

CITY OF WILLARD and BOARD OF ALDERS

PLANNING AND ZONING MINUTES

June 16, 2026

Staff present: Planning and Zoning Director: Mike Ruesch, Planning Assistant: Tammy Swisher

Alders present: Casey Biellier, Jeremy Hill, David Keene, Joyce Lancaster, Rachel Mathison and Carol Wilson

Mayor Smith and Attorney Holly Dodge

Guest: Linda Howell, Sam Sanders

PLEDGE OF ALLEGIANCE

Chairwoman Marianne Hill led the The Pledge of Allegiance

CALL THE MEETING TO ORDER

Chairwoman Marianne Hill called the meeting to order at 6:03 P.M.

1. ROLL CALL

Roll call conducted by the Secretary Valorie Simpson. Present: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, Alder Carol Wilson and Gary Walker. Not present: Burnis Coleman

2. AGENDA AMENDMENTS/AGENDA APPROVAL

Motion made by Celeen Thedell to amend the agenda: 1. Remove public hearing. 2. Under discussion, switch A and B to A. Legal training and B. Comprehensive plan seconded by Valorie Simpson. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, CeleenThedell, Carol Wilson, Gary Walker. Motion carried 8-0

3. APPROVAL OF MINUTES FOR February 17, 2026

Motion made by Jeff LaMontia to approve the minutes of June 2, 2026 seconded by Marianne Hill. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, Carol Wilson, Gary Walker. Motion carried 8-0

4. CITIZENS INPUT

None

5. DISCUSSION

- A. LEGAL TRAINING; Attorney Holly Dodge gave a history lesson on how planning and zoning was created in NYC in 1916. She reviewed Missouri Revisor of Statutes Chapter 89 with the board. She quoted case law and went over the process to change zoning and how to hold a proper meeting. She spoke about the importance of good minutes. She went over spot zoning, conditional use and how it expires when the property is sold.
- B. COMPREHENSIVE PLAN: Mike Ruesch spoke that our Comprehensive Plan was completed in 2019 and it's time to review where we are in the plan and add items such as the Transportation Plan and Economic Development. Mike gave us an update on the sewer project and the updated city web site. 404 Beam St. is going to the Board of Adjustment. Marianne Hill spoke about the Comprehensive Plan being very valuable tool as a new board member

6. NEW BUSINESS

NONE

7. UNFINISHED BUSINESS

NONE

8. ADJOURN MEETING

Celeen Thedell made the motion to adjourn the meeting @7:27, seconded by Steve Cobb. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, Carol Wilson, Gary Walker. Motion carried 8-0

Submitted by Valorie Simpson, Secretary

Chairwoman Marianne Hill

Secretary Valorie Simpson

Courtney Myers, City Clerk