

CITY OF WILLARD, MO
PLANNING AND ZONING MINUTES

February 17, 2026

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

Chairwoman Marianne Hill lead the **PLEDGE OF ALLEGIANCE**

CALL THE MEETING TO ORDER

Chairwoman Marianne Hill called the meeting to order at 6:04 P.M.

ROLL CALL

Roll call conducted by Planning Assistant, Tammy Swisher. Present: Marianne Hill, Josh Breeze, Steve Cobb, Gary Walker, Celeen Thedell. Not Present: Valorie Simpson, Jeff LaMontia, David Keene, Sam Baird, Burnis Colman.

AGENDA AMENDMENTS/APPROVAL

Mike Ruesch said that the code is correct now in the packet. Motion made by Gary Walker to approve the agenda with the amendment seconded by Steve Cobb.

Voting aye: Marianne Hill, Steve Cobb, Gary Walker, Celeen Thedell, Josh Breeze.

Motion Carried 5-0.

APPROVAL OF MINUTES January 6, 2026

Motion made by Steve Cobb to approve the minutes of January 6, 2026, seconded by Gary Walker.

Voting aye: Marianne Hill, Steve Cobb, Gary Walker, Celeen Thedell, Josh Breeze.

Motion Carried 5-0.

CITIZENS INPUT

None

PUBLIC HEARING

Tammy Swisher explained that the meaning of an Administrative Subdivision is for a platted subdivision that needs a little change. The change can only be one time, and it can consist of:

1. a replat less than 5 tracts,
2. a lot combination, but it cannot increase any demands on public infrastructure
3. Property line adjustment
4. Some zoning certifications
5. Condominiums that have already been approved but need modified

None of these changes are allowed to mess with streets, utility mains, or drainages. Chairwoman Marianne Hill closed the public hearing.

DISCUSSION

A. Administrative Subdivision

- a. Administrative subdivisions are only allowed one time they cannot come back after getting approved and ask for another approval.
- b. The Administrative subdivisions stay with the land once approved.

Motion made by Gary Walker to approve the Ordinance adding section 400.991 of the city code Administrative Subdivisions, seconded by Marianne Hill. Voting aye: Marianne Hill, Steve Cobb, Gary Walker, Celeen Thedell, Josh Breeze. Motion Carried 5-0.

B. Code of Ethics Policy

- a. Mike Ruesh spoke about the changes that was asked for with the attendance policy.
- b. Moving forward all appointees will need to sign and take home so they know what is expected of them.

Motion made by Celene Thedell to approve the code of Ethics Policy as written, seconded by Josh Breeze.

Voting aye: Marianne Hill, Steve Cobb, Gary Walker, Celeen Thedell, Josh Breeze. Motion Carried 5-0.

C. Active Transportation Plan

- a. The packet will be resent by Tammy Swisher as only the agenda was sent via email.
- b. Tammy Swisher will print out copies of the active transportation plan for those who would like one.

D. Municipal Code Revisions for Active Transportation

- a. Tammy Swisher explained that in the Active Transportation Network Plan 2026 they recommended some Municipal Code Revisions.
- b. Please look these over and plan to discuss what we would like to change at the next meeting.

NEW BUSINESS

- A. Next year we will be redoing the Comprehensive Plan. We will have to hire consultants to help with the research. Planning already has it in the budget we do not make taxpayers pay for it.
- B. Agricultural Residential District
 - a. 1 parcel

