

CITY OF WILLARD
PLANNING AND ZONING MINUTES

June 2, 2026

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

CITIZENS PRESENT: Olivia Dupuy

PLEDGE OF ALLEGIANCE

Vice-Chairman Jeff LaMontia led the The Pledge of Allegiance

CALL THE MEETING TO ORDER

Vice-Chairman Jeff LaMontia called the meeting to order at 6:00 P.M.

1. ROLL CALL

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

2. AGENDA AMENDMENTS/AGENDA APPROVAL

Motion made by Burnis Coleman to approve the agenda, seconded by Carol Wilson. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Alder Carol Wilson, Celeen Thedell, and Burnis Coleman. Motion carried 7-0

3. APPROVAL OF MINUTES May 5, 2026

Motion made by Valorie Simpson to approve the minutes of 5/5/26 seconded by Burnis Coleman. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Alder Carol Wilson, Celeen Thedell, and Burnis Coleman. Motion carried 7-0

4. CITIZENS INPUT

None

5. PUBLIC HEARING

Vice-Chairman Jeff LaMontia opened the public hearing

- A. Rezoning of property located at 504 & 506 HWY AB
- B. Plat amendment for Brayfield Estates

Mike Ruesch showed the board a map of the property at 504 & 506 Hwy AB. The apartments have been there many years. The density is greater than we now allow. The owners of the apartments would like to remodel but they need to be brought up correct the zoning since they are non-conforming. They will be relocation the playground and adding a community building with an office and doing extensive inside work on the apartments.

Plat amendment Brayfield Estates. Mike Ruesch stated that is a minor property line adjustment.

Vice-Chairman Jeff LaMontia closed the public hearing.

6. DISCUSSION

- A. Plat amendment for Brayfield Estates. This is a minor lot line adjustment. Motion made by Valorie Simpson to approve, seconded by Burnis Coleman. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Alder Carol Wilson, Celeen Thedell, and Burnis Coleman. Motion carried 7-0
- B. Rezoning of properties located at 504 & 506 Hwy. AB from R-3 to MU (Mixed Use) Mike Ruesch spoke about the need to rezone, they need to be compliant with our current regulations. He has suggested MU. They will be redoing the front of the building, update the stairs, kitchen cabinets, paint, bathrooms, etc. Steve Cobb asked about the residents. Mike Ruesch didn't know but will find out and send information to the board. They will be starting the fall 2026 or the spring 2027. Motion made by Valorie Simpson to approve the rezoning to MU, seconded by Carol Wilson. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Alder Carol Wilson, Celeen Thedell, and Burnis Coleman. Motion carried 7-0

7. NEW BUSINESS

We will have a special work session meeting with the board of Alders June 16th. We will be going over the comprehensive plan.

8. UNFINISHED BUSINESS

Celeen Thedell asked about the property located at 7875 W. FR 76 that we zoned at the last meeting and the Bird property. Mike Ruesch updated her.

9. ADJOURN

Celeen Thedell made the motion to adjourn at 6:34 seconded by Carol Wilson. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Alder Carol Wilson, Celeen Thedell, and Burnis Coleman. Motion carried 7-0

Submitted by Valorie Simpson, Secretary

Vice-Chairman Jeff LaMontia

Secretary Valorie Simpson

Courtney Myers, City Clerk