

CITY OF WILLARD
PLANNING AND ZONING MINUTES

March 17, 2026

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

Guest: Gina Robbin, Ginny Lacy, Chuck Lacy, Terry Kathcart

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 6:00 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 and Alderman David Keene, Gary Walker. Not present: Burnis Coleman

2. AGENDA AMENDMENTS/AGENDA APPROVAL

Motion made by Alderman Keene to approve the agenda, seconded by Marianne Hill. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, CeleenThedell, David Keene, Gary Walker. Motion carried 8-0

3. APPROVAL OF MINUTES FOR February 17, 2026

Motion made by David Keene to approve the minutes of 2-17-2026 seconded by Gary WALKER. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, David Keene, Gary Walker. Motion carried 8-0

4. CITIZENS INPUT

None

5. PUBLIC HEARING

A. RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD APPROVING AN ORDINANCE AMENDING SECTION 400.405-AGRICULTURAL RESIDENTIAL DISTRICT TO THE MUNICIPAL CODE OF THE CITY OF WILLARD.

Chairwoman Hill opened the PUBLIC HEARING

Mike Ruesch spoke about how this a step between agricultural zoning and R-1. Celeen asked about A-4 Lodging (camp grounds only) and if that would allow RV's and campgrounds, Mike Ruesch said it would be allowed.

Question was asked, why now? Mike Ruesch spoke about people south of Miller Park and FR. 103 are looking to annex into the city. Terry Kathcart asked about annexation of that property. Mike Ruesch stated that what ever their zoning is now in Greene County, it would stay the same when annexed. They would have to apply to rezoned to Agricultural Resident District (AR) or mixed use. A lot of that area is in the Airport Zone and are required to have 10 acres.

Valorie Simpson asked about K.1.a. Large animals shall be no more than 1 animal per dedicated acre. Mike Ruesch spoke that each animal would have be penned separately.

Celeen Thedell asked about K.1.b moderate animals. Mike Ruesch the same would be applied.

Valorie Simpson stated that K.1.k conflicts with Municipal Code section 205.070 Exception: Any lot or tract of land greater than or equal to five (5) acres or more shall be allowed to increase the number of cats or dogs to five (5)in lieu of three (3); all other provisions of Subsections (A) and (B) of this section remaining the same.

There were a lot of discussion about having to feed large animals and moderate animals year round since 1 acre is not enough pasture to sustain.

Jeff LaMontia looked up state regulations and stated that 1 large animals per 2 acres. Steve Cobb talked about goats and sheep and how they'll forage until there's no grass.

Chairwoman Hill closed the public Hearing

6. DISCUSSION

A. RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD APPROVING AN ORDINANCE AMENDING SECTION 400.405-AGRICULTURAL RESIDENTIAL DISTRICT TO THE MUNICIPAL CODE OF THE CITY OF WILLARD.

The board discussed changes and have agreed to amend these sections:

A. Allowed Uses

A.4. Remove Lodging (camp grounds only)

K. Limitations and Regulations

K.1.a Large animals shall be no more than 1 animal per 2 dedicated acres.

K.1.b Moderate animals shall be no more than 6 animals per 2 dedicated acres.

K.1.h Remove: A maximum of 3 dogs/cats are permitted. Replace with Section 205.070 Exception.

Motion made by Gary Walker to approve the changes, seconded by Jeff LaMontia. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, David Keene, Gary Walker. Motion carried 8-0

B. ACTIVE TRANSPORTATION PLAN DISCUSSION/VOTE

Marianne Hill complicated Mike Ruesch on a well designed plan. Mike stated that there was a great many dedicated people that help put this together. Mike talked about future underpasses that will be installed at Miller and Hwy 160 plus another at Wiley/FR 76 and Hwy 160. When Hwy 160 is widen, MODot will have to expand the underpasses. The city will be focusing on the downtown area first and most of it will be applied as the city develops.

Celeen asked about Miller sidewalks. Mike didn't have a current answer on that project.

7. NEW BUSINESS

NONE

8. UNFINISHED BUSINESS

NONE

9. ADJOURN MEETING

Valorie Simpson made the motion to adjourn the meeting @7:15, seconded by Marianne Hill. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, David Keene, Gary Walker. Motion carried 8-0

Submitted by Valorie Simpson, Secretary

Chairwoman Marianne Hill

Secretary Valorie Simpson

Courtney Myers, City Clerk