

CITY OF WILLARD, MO
PLANNING AND ZONING MINUTES

October 21, 2025

Staff present: Planning Assistant: Tammy Swisher

Guest: Ricky Haase: Olson and Associates

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

CALL THE MEETING TO ORDER

Chairwoman Marianne Hill called the meeting to order at 6:00 P.M.

ROLL CALL

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

AGENDA AMENDMENTS/APPROVAL

Motion made by Sam Baird to approve the agenda seconded by Gary Walker. Voting aye: Marianne Hill, Celeen Thedell, Sam Baird, Gary Walker, Valorie Simpson and Josh Breeze. Motion carried 6-0

APPROVAL OF MINUTES September 2, 2025

Motion was made by Sam Baird to approve the minutes of September 2, 2025 seconded by Valorie Simpson. Voting aye: Marianne Hill, Celeen Thedell, Sam Baird, Gary Walker, Valorie Simpson and Josh Breeze. Motion carried 6-0

CITIZENS INPUT

None

PUBLIC HEARING

Chairwoman Marianne Hill opened the public hearing for Hoffman Hills Phase 1.

Ricky Haase spoke about the changes made in the subdivision. They removed 28 patio homes (56 units) and replaced them with 39 single family homes. They removed the water lines, sewer lines and electric meters. Celeen Thedell asked about flood plain and was shown the large detention area on the plat.

Chairwoman Marianne Hill closed the Public Hearing

DISCUSSION

Sam Baird asked about the differences between patio homes and duplexes. Tammy Swisher explained that they are basically two separate homes joined together by a firewall. The property line runs down the middle of the units and can be sold separately. A duplex cannot be sold separately and can't be divided.

Motion made by Sam Baird to approve Hoffman Hills Phase 1, seconded by Valorie Simpson. Voting aye: Marianne Hill, Celeen Thedell, Sam Baird, Gary Walker, Valorie Simpson and Josh Breeze. Motion carried 6-0

NEW BUSINESS

None

UNFINISHED BUSINESS

Chairman Marianne Hill asked about copies of the Comprehensive Plan for the board members. Tammy Swisher apologized for not having them ready but will get them to the board.

ADJOURN

Motion made by Sam Baird to adjourn at 6:14 with a second by Valorie Simpson. Voting aye: Marianne Hill, Celeen Thedell, Sam Baird, Gary Walker, Valorie Simpson and Josh Breeze. Motion carried 6-0

Submitted by Valorie Simpson, Secretary

Chairwoman Marianne Hill

Valorie Simpson, Secretary

Rebecca Hansen, City Clerk
