CITY OF WILLARD

PLANNING AND ZONING MINUTES

October 6, 2026

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

Guest: Chris Wynn

CITIZENS PRESENT: Terry Kathcart

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, Gary Walker. Not present: Marianne Hill, Celeen Thedell, Alder Wilson, and Burnis Coleman

2. AGENDA AMENDMENTS/AGENDA APPROVAL

Jeff LaMontia noted that under agenda approval, items A and B need to be moved to item #3 approval of minutes. Motion made by Valorie Simpson to amend the agenda, seconded by Josh Breeze. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Gary Walker. Motion carried 5-0

3. APPROVAL OF MINUTES May 5, 2026

A. Motion made by Steve Cobb to approve the minutes of 6/16/26 seconded by Valorie Simpson. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Gary Walker. Motion carried 5-0

B. Motion made by Gary Walker to approve the minutes of 8/7/26 seconded by Josh Breeze. Meeting Minutes for October 6, 2026Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Gary Walker. Motion carried 5-0

4. CITIZENS INPUT

None

5. PUBLIC HEARING

Vice-Chairman Jeff LaMontia opened the public hearing for major subdivision at 510 S Miller. Emanuel Romanian Church is asking to unite 5 parcels of land into 1 parcel totally 4.53 acres. All the property is zoned C-2. Steve Cobb asked about storm water run off. Chris Wynn spoke that a detention will be planned using the 100 year flood plan. Question asked about R-1 property located at Miller and New Melville. The detention will be built across the street which should be some protection to those neighbors. Valorie Simpson asked if we could review the plans. Mike Ruesch said he can bring them to the board when he has them.

Vice-Chairman Jeff LaMontia closed the public hearing.

6. DISCUSSION

Major subdivision at 510 S. Miller

A lot of the discussion took place under the public hearing. Motion made by Valorie Simpson to approve, seconded by Gary Walker. Voting aye: Valorie Simpson, Jeff LaMontia, Josh Breeze, Gary Walker. Voting nay: Steve Cobb Motion carried 4-1

7. NEW BUSINESS

Major subdivision at 200 Hughes Rd. will be coming before the board. Mike Ruesch is working on the accessory building regulations. There will be a couple of small items to be added to Mix-use.

8. UNFINISHED BUSINESS

None

9. ADJOURN

Valorie Simpson made the motion to adjourn at 6:35 seconded by Steve Cobb. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Gary Walker. Motion carried 5-0

Submitted by Valorie Simpson, Secretary

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Vice-Chairman Jeff LaMontia

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Secretary Valorie Simpson

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Courtney Myers, City Clerk