

CITY OF WILLARD, MO
PLANNING AND ZONING MINUTES

May 20, 2025

Staff present: Planning and Zoning Director: Mike Ruesch, Planning Assistant: Tammy Nephew, City Attorney Nate Dally

Chairwoman Marianne Hill led 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: Chairwoman Hill, Valorie Simpson, Steve Cobb, Burnis Coleman, Alderman Keene, Josh Breeze. Not present: Sam Baird, David Kinsman, Vice-Chairman Jeff LaMontia and Gary Walker

AGENDA AMENDMENTS/APPROVAL

Scrivener's error: Under Public Hearing **ADD** the Ordinance Section 400.515. It was advertised for 5/20/2025 meeting. Under **DISCUSSION** Section 400.515 should read 400.510 (MU)

Motion made by Alderman Keene to add to the agenda Section 400.515 under public hearing and change 400.515 to 400.510 under discussion, seconded by Burnis Coleman. Voting aye: Chairwoman Hill, Valorie Simpson, Steve Cobb, Burnis Coleman, Alderman Keene, Josh Breeze. Motion carried 6-0

APPROVAL OF MINUTES May 6, 2025

1. Motion was made by Valorie Simpson, seconded by Alderman Keene to approve minutes of May 6, 2025. Voting aye: Chairwoman Hill, Valorie Simpson, Steve Cobb, Burnis Coleman, Alderman Keene, Josh Breeze. Motion carried 6-0

CITIZENS INPUT

None

PUBLIC HEARING

Chairwoman Marianne Hill opened the public hearings.

2. An Ordinance Revising and Replacing Section 400.1520 of the City Code; Floodplain Management

Hearing no comment.

3. An Ordinance Adding Section 400.515 Planned Development District (PDD) of the City Code.

Hearing no comment.

Chairwoman Marianne Hill closed the Public Hearings.

DISCUSSION

4. An Ordinance Revising and Replacing Section 400.1520

Mike Ruesch spoke that this is the long awaited FLOODPLAIN MANAGEMENT ORDINANCE. Steve Cobb asked if there are any paper copies of the new floodplain. Mike Ruesch said the new maps can be found online but he can request paper copies.

5. An Ordinance Revising and Replacing Section 400.510 (MU) of the City Code.

The board has reviewed Section 400.510 MIXED USE DISTRICT **(MU)**. Mike Ruesch spoke that after a (MU) development is approved, if any major changes would occur it would be brought back to the board for approval.

Motion made by Alderman Keene, seconded by Burnis Coleman to approve Section 400.510 (MU). Voting aye: Chairwoman Hill, Valorie Simpson, Steve Cobb, Burnis Coleman, Alderman Keene, Josh Breeze. Motion carried 6-0

NEW BUSINESS

The board reviewed Section 400.515 Planned Development District (PDD). Mike Ruesch spoke about the need to add back a Planned Development District to the City Code. It was mentioned that a Homeowners Association needs to be added back to the ordinance. It was noted that Section I and P1 400.530 is temporary uses.

Mr. Ruesch spoke about the agenda for the next meeting. Hoffman Hills is bringing a change in their subdivision, discussion on fence height, conditional use permits and accessory structures.

UNFINISHED BUSINESS

None

ADJOURN

Motion made by Alderman Keene to adjourn, seconded by Burnis Coleman at 6:39. Voting aye: Chairwoman Hill, Valorie Simpson, Steve Cobb, Burnis Coleman, Alderman Keene, Josh Breeze. Motion carried 6-0

Submitted by Valorie Simpson, Secretary

Marianne Hill, Chairman

Valorie Simpson, Secretary

Rebecca Hansen, City Clerk