

CITY OF WILLARD
PLANNING AND ZONING MINUTES

January 7, 2025

Staff present: Planning and Zoning Director: Mike Ruesch, Planning Assistant: Tammy Nephew, Mayor Troy Smith

Pledge of Allegiance

Chairman Terry Kathcart led the The Pledge of Allegiance

1. Call the meeting to order

Chairman Kathcart called the meeting to order at 6:02 P.M.

2. Roll Call

Roll call conducted by the Secretary Valorie Simpson. Present: Chairman Terry Kathcart, Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker. Not present: Sam Baird, Burnis Coleman, Alderman David Keene, David Kinsman

3. Agenda Amendments/Agenda Approval

Motion made by Valorie Simpson to approve the agenda, seconded by Jeff LaMontia. Voting aye: Chairman Terry Kathcart, Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker. Motion carried 7-0.

4. Approval of Minutes November 19, 2024

Motion was made by Chairman Kathcart and seconded by Steve Cobb to approve the minutes of November 19, 2024. Voting aye: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman. Motion carried 7-0.

5. Citizens Input

None

6. Discussion

6-1. An ordinance Revising and Replacing Section 400.1500 Excavation

Mike Ruesch spoke of the need to update the regulations. Some of the changes included: certificate of insurance, permit fees, performance bond, excavation provision and violation/penalties. Motion made by Steve Cobb and seconded by Marianne Hill to amend the **Ordinance 400.1500 Section H** to read: Violation of this Section, including any of its parts, may result in the immediate cancellation of the permit issued for the project; or a fine of not less than one hundred dollars (\$100.00) or no more than five hundred dollars (\$500.00) per violation; or such confinement and fine and cancellation of permit as applicable. Voting aye: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman. Motion carried 7-0.

6-2. An Ordinance Add Section 400.155 of the City Code-Park Land Contribution in Lieu of Facility Fees

The board discussed removing section **3.A** section 1 acre of land per 10 residential houses and section **5.A** All property shall comply with 500.118.3 of this code. (There is no code by that number) In Section **4.C** No more than 5 homes shall be permitted for construction before completion of the park was discussed. The board suggest more flexibility since not all new subdivisions are the same size. A percentage was discussed. Mike Ruesch will research more options. Motion made by Chairman Kathcart to **TABLE 400.155**, seconded by Jeff LaMontia. Voting aye: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman. Motion carried 7-0.

6-3. An Ordinance Add Section 405.156 of the City Code-Linear Park Trails and Connecting Trails

Section **2.C** To read: All trails shall be installed in accordance to Willard Trail Plan Engineering. Section **3.C** instead of a 15 foot wide easement change to ten (10) foot and a one (1) foot shoulder. Motion made by Chairman Kathcart to **TABLE 405.156**, seconded by Marianne Hill. Voting aye: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman. Motion carried 7-0.

7. New Business:

Mike Ruesch will be working on a Landlord Ordinance as well as a long term/short term rentals. The City will be limited but Homeowners Associations could add stronger regulations.

8. Old Business:

None

9. Adjourn

Motion made by Marianne Hill and seconded by Gary Walker to adjourn @ 7:00P.M.
Voting aye: Chairman Terry Kathcart, Alderman David Keene, Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, David Kinsman. Motion carried 7-0.

Submitted by Valorie Simpson, Secretary

Terry Kathcart, Chairman

Valorie Simpson, Secretary

Janice Gargus, City Clerk