



CITY OF WILLARD

PLANNING AND ZONING REGULAR MEETING

May 06, 2025 at 6:00 PM

Willard City Hall, 224 W. Jackson St., Willard, MO

MINUTES

Staff Present: Planning and Zoning Director Mike Ruesch, Planning Assistant Tammy Nephew, City Clerk Rebecca Hansen, Attorney Anna Yendes

Board of Aldermen Present: Mayor Troy Smith, Casey Biellier, Jeremy Hill, David Keene, Joyce Lancaster, Rachel Mathison

PLEDGE OF ALLEGIANCE

David Keene led the Pledge of Allegiance

CALL THE MEETING TO ORDER

David Keene called the meeting to order at 6:02.

ROLL CALL

Roll call conducted by City Clerk Rebecca Hansen

Present: David Keene, Valorie Simpson, Sam Baird, Josh Breeze, Marianne Hill, Jeff LaMontia, Gary Walker. Not present: Burnis Coleman, David Kinsman, Steve Cobb

AGENDA AMENDMENTS/APPROVAL OF AGENDA

Agenda amended to vote for officers prior to Public Hearing

Motion made by Sam Baird to approve the agenda, seconded by Marianne Hill. Voting aye: David Keene, Valorie Simpson, Josh Breeze, Sam Baird, Marianne Hill, Jeff LaMontia, Gary Walker. Motion carried 7-0

APPROVAL OF MINUTES

1. Minutes from April 15, 2025

Motion made by Sam Baird to approve the agenda, seconded by Gary Walker. Voting aye: David Keene, Valorie Simpson, Josh Breeze, Sam Baird, Marianne Hill, Jeff LaMontia, Gary Walker. Motion carried 7-0

The motion was made to recess for a short time.

Motion made by Sam Baird to recess the meeting, seconded by Jeff LaMontia. Voting aye: David Keene, Valorie Simpson, Josh Breeze, Sam Baird, Marianne Hill, Jeff LaMontia, Gary Walker. Motion carried 7-0

The motion was made to resume the meeting.

Motion made by Valorie Simpson to resume the meeting, seconded by Josh Breeze. Voting aye: David Keene, Valorie Simpson, Josh Breeze, Sam Baird, Marianne Hill, Jeff LaMontia, Gary Walker. Motion carried 7-0

CITIZEN INPUT

VOTING OF OFFICERS:

APPOINTING NEW CHAIRPERSON

David Keene opened the floor to nominations. There was some discussion about the duties of the Chairman and about nominations. Marianne Hill was nominated and accepted. A motion was made by Valorie Simpson that Marianne Hill act as the new Chairman. It was seconded by Jeff LaMontia. Voting aye: David Keene, Valorie Simpson, Josh Breeze, Sam Baird, Marianne Hill, Jeff LaMontia, Gary Walker. Motion carried 7-0

APPOINTING NEW VICE-CHAIR

David Keene opened the floor to nominations. There was some discussion about the duties of the Vice-Chair. Jeff LaMontia was nominated and accepted. A motion was made by Marianne Hill that Jeff LaMontia act as the new Vice-Chair. It was seconded by Valorie Simpson. Voting aye: David Keene, Valorie Simpson, Josh Breeze, Sam Baird, Marianne Hill, Jeff LaMontia, Gary Walker. Motion carried 7-0

APPOINTING NEW SECRETARY

David Keene opened the floor to nominations. Valorie Simpson was nominated and accepted. A motion was made by David Keene that Valorie Simpson act as the new Secretary. It was seconded by Sam Baird. Voting aye: David Keene, Valorie Simpson, Josh Breeze, Sam Baird, Marianne Hill, Jeff LaMontia, Gary Walker. Motion carried 7-0

PUBLIC HEARING

DISCUSSION

2. An Ordinance Revising and Replacing Section 400.510 of the City Code.

Planning Director Mike Ruesch set forth why a revision of Section 400.510 will increase flexibility in future development, especially in regards to Mixed-Use Development. The City Zoning Plan mentions mixed-use, but the City had no mixed-use code. Mixed-use zoning overlays streamline the approval process; developers will submit development plans along with a request for zone change. These development plans will be detailed with 3-D views. The Approval Process will begin with the Director of

Planning and Zoning, move on to the Planning Commission, and then be passed to the Board of Aldermen. There was some discussion about how this will be a slight change, in that plans will not go back to the Planning Commission for finalization. There will be a 24-month limit on a mixed-use zone change. There will also be a 24-month time limit in between phases. Developers will be encouraged to work with the City's Master Transportation Plan and put in trails for connectivity, open spaces, etc. Residential-only developments will not qualify for any of the mixed-use encouragements or requirements.

NEW BUSINESS

UNFINISHED BUSINESS

ADJOURN MEETING

Motion made by Valorie Simpson to adjourn the meeting, seconded by Gary Walker. Voting aye: David Keene, Valorie Simpson, Josh Breeze, Sam Baird, Marianne Hill, Jeff LaMontia, Gary Walker. Motion carried 7-0

Meeting was adjourned at 7:55 pm.

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Rebecca Hansen, City Clerk