

CITY OF WILLARD, MO
PLANNING AND ZONING MINUTES

January 6, 2026

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

Guest: Terry Kathcart

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

CALL THE MEETING TO ORDER

Chairwoman Marianne Hill called the meeting to order at 6:02 P.M.

ROLL CALL

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

AGENDA AMENDMENTS/APPROVAL

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

APPROVAL OF MINUTES November 18, 2025

Motion was made by Alderman Keene to approve the minutes of November 18, 2025 seconded by Steve Cobb. Voting aye: Marianne Hill, Jeff LaMontia, Valorie Simpson, Josh Breeze, Steve Cobb, Alderman David Keene, Gary Walker. Motion carried 7-0

CITIZENS INPUT

None

DISCUSSION

- A. Chapter 105.452 and 105.454 At the last meeting City Attorney Holly Dodge spoke about conflict of interest and referred to chapters 105.452 and 105.454. Copies of these chapters have been giving to the board. Pages are to be added to the Planning and Development Land Regulation Book.
- B. Chapter 119 of the Willard Code. Copies of Chapter 119 have been giving to the board. Pages are to be added to Planning and Development Land Regulation Book.
- C. Code of Ethics. The board discussed the resolution adopting a code of ethics for the Planning Commission. The board feels that attendance needs to be addressed and suggests that a board member must attend 75% of the meetings and if they miss three (3) meetings in a row, the Mayor may remove them from the board. Mike Ruesch will amend the code of ethics and bring back to the board for approval.

NEW BUSINESS

Mike Ruesch spoke about an administration ordinance that he will be bringing to the board. This would involve minor changes such as lot lines, re-plats, lot splits etc.

Public works is wanting revive all their standards, Chapter 405. Changes will be coming before the board.

UNFINISHED BUSINESS

Mike Ruesch spoke about the two sewer contracts that have been approved, this will improve the ability to develop areas in the city. The city will be annexing 40 acres on Farm Road 76.

ADJOURN

Motion made by Gary Walker to adjourn at 6:43 with a second by Alderman Keene. Voting aye: Marianne Hill, Jeff LaMontia, Valorie Simpson, Josh Breeze, Steve Cobb, Alderman David Keene, Gary Walker. Motion carried 7-0

Submitted by Valorie Simpson, Secretary

Chairwoman Marianne Hill

Valorie Simpson, Secretary

Courtney Myers, City Clerk
