



CITY OF WILLARD

PLANNING AND ZONING REGULAR MEETING

October 21, 2025 at 6:00 PM

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

AGENDA

Update Posted on Month DD, 20YY, at 00:00 p.m.

The tentative agenda of this meeting includes:

PLEDGE OF ALLEGIANCE

CALL THE MEETING TO ORDER

ROLL CALL

1. Meeting minutes from September 2, 2025.

AGENDA AMENDMENTS/APPROVAL OF AGENDA

APPROVAL OF MINUTES

CITIZEN INPUT

PUBLIC HEARING

2. Hoffman Hills Phase 1

DISCUSSION

3. Hoffman Hills Phase 1 replat

NEW BUSINESS

UNFINISHED BUSINESS

ADJOURN MEETING

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Rebecca Hansen, City Clerk

CITY OF WILLARD
PLANNING AND ZONING MINUTES
September 2, 2025

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

Guest Present: Jacob Hill, Brandon Baker

PLEDGE OF ALLEGIANCE

Chairwoman Marianne Hill led the Pledge of Allegiance

CALL THE MEETING TO ORDER

Chairwoman Marianne called the meeting to order at 6:01 P.M.

ROLL CALL

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

AGENDA AMENDMENTS/AGENDA APPROVAL

Motion made by Sam Baird to approve the agenda, seconded by Gary Walker. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Sam Baird, Celeen Thedell. Motion carried 8-0

1. APPROVAL OF MINUTES July 1, 2025

Mike Ruesch spoke reviewing the meeting. Motion made by Marianne Hill to approve the minutes, seconded by Celeen Thedell. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Sam Baird, Celeen Thedell. Motion carried 8-0

Citizens Input

None

PUBLIC HEARING

2. Zoning Change Hearing

Chairman Hill opened the public hearing.

Property location is on S. Farm Road 103 just north of Simpson St. Subdivision/Sec-Twp-Rng 36-30-23 Block/Qtr NE Lot/Qtr SE Parcel ID 0736400019 consisting of 10 acres.

Requested zoning change to Mixed Use (MU)

Brandon Baker, 685 E. Simpson St. spoke of his concerns because of the flooding that occurs on the property. The flood plain maps were reviewed by the board. A long discussion followed about flood plains and how the maps are used. It was also discussed that 2/3 of the property is in the flood plain.

Jacob Hill stated that he is only using a small area to build a tax office with an apartment on top (approx. 2500 sq. ft.) similar to the State Farm Office located at Miller and Jackson St. The plan is to use Hughes Rd. to access the property with a small parking lot.

Mike Ruesch spoke the on the future plans for Hughes Rd. is to connect it all the way to Granite St. which would run north of the property line.

Chairwoman Marianne Hill closed the public hearing.

DISCUSSION

3. Zoning Change Discussion and Vote

The board discussed this for a very long time with Brandon Baker and Jacob Hill during the public hearing. Motion made by Celeen Thedell to approve the zoning change, with a second by Jeff LaMontia. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Jeff LaMontia, Gary Walker, Sam Baird, Celeen Thedell. Marianne Hill abstained. Motion carried 7-0

4. Comp Plan Discussion

Mike Ruesch spoke about a Master Plan and asked the board to review the 2019 Comprehensive for the City of Willard. Board members asked for hard copies and Tammy Swisher will supply. We will be reviewing and updating for future use. Some of the things mentioned were sidewalks along Miller to Jackson, an underpass at AB and Hwy160 and working on a plan for the downtown area with the Greenways Trail. Mike also mentioned that when Hughes Rd get connected to Granite St. there is a possibility of a roundabout at Fr. 103 (Hunt Rd)

NEW BUSINESS

None

UNFINISHED BUSINESS

None

9. ADJOURN

Motion made by Steve Cobb and seconded by Gary Walker to adjourn @ 7:15 P.M.
Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Sam Baird, Celeen Thedell. Motion carried 8-0

Submitted by Valorie Simpson, Secretary

Chairwoman Marianne Hill

Secretary Valorie Simpson

Rebecca Hansen, City Clerk



Item # 3.

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DAVID D. DRUMM
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04-30-2025
PROFESSIONAL LAND SURVEYOR

Digitally signed by David D. Drumm
Date: 2025.04.30 14:10:03-0500

BY

REVISIONS DESCRIPTION

DATE

REV. NO.

2024

REPLAT OF LOTS 1 - 28
FINAL PLAT OF HOFFMAN HILLS PHASE I
PART OF THE E½ OF THE NW¼, SECTION 36, T-30-N, R-23-W
WILLARD, GREENE COUNTY, MISSOURI
WILLARD, MISSOURI

drawn by: CDA
surveyed by: BP
checked by: DDD
approved by: DDD
project no.: 020-2824
drawing no.: 04-29-2025

SHEET
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