



CITY OF WILLARD
PLANNING AND ZONING REGULAR MEETING
June 02, 2026 at 6:00 PM
Willard City Hall, 224 W. Jackson St., Willard, MO
AGENDA

Update Posted on May 28, 2026 12:00 p.m.

The tentative agenda of this meeting includes:

PLEDGE OF ALLEGIANCE

CALL THE MEETING TO ORDER

1. ROLL CALL

2. AGENDA AMENDMENTS/APPROVAL OF AGENDA

3. APPROVAL OF MINUTES

A. Planning and Zoning Minutes from May 5, 2026

4. CITIZEN INPUT

5. PUBLIC HEARING

A. REZONE OF PROPERTIES LOCATED AT 504 & 506 S HWY AB

B. PLAT AMMENDMENT FOR BRAYFIELD ESTATES

6. DISCUSSION

A. PLAT AMMENDMENT FOR BRAYFIELD ESTATES

B. REZONE OF PROPERTIES LOCATED AT 504 & 506 S HWY AB

7. NEW BUSINESS

8. UNFINISHED BUSINESS

9. ADJOURN MEETING

If you have special needs which require accommodation, please notify personnel at the City Hall. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at 417-742-5302.

Courtney Myers, City Clerk

CITY OF WILLARD
PLANNING AND ZONING MINUTES
MAY 5, 2026

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

CITIZENS PRESENT: Sam Sanders, Connie Gould, Paul Bird, Michael White, and Terry Kathcart, Macie Hill

PLEDGE OF ALLEGIANCE

Chairwoman Marianne Hill led the The Pledge of Allegiance

CALL THE MEETING TO ORDER

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

1. ROLL CALL

Roll call conducted by the Secretary Valorie Simpson. Present: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Josh Breeze, Gary Walker and Burnis Coleman. Not present: Celeen Thedell and Alder Carol Wilson

2. AGENDA AMENDMENTS/AGENDA APPROVAL

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

3. APPROVAL OF MINUTES APRIL 21, 2026

Motion made by Valorie Simpson to approve the minutes of 4/21/26 seconded by Marianne Hill. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

4. COMMISSION MEMBER ELECTIONS

A. Steve Cobb made the motion to elect Marianne Hill as the Chairperson, seconded Gary Walker. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

- B. Marianne Hill made the motion to elect Jeff LaMontia as Vice-Chairperson, seconded by Valorie Simpson. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0
- C. Motion made by Burnis Coleman to elect Valorie Simpson as Secretary, seconded by Marianne Hill. Voting aye: Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Voting Nay: Valorie Simpson. Motion carried 6-1

5. CITIZENS INPUT

Mike Ruesch spoke, thanking the board for donating their time.

6. PUBLIC HEARING

Chairwomen Marianne Hill opened the public hearing for 200 Hughes Rd.

- A. Rezoning of 200 Hughes from AG to AR.
- B. Minor subdivision 200 Hughes.

Mike Ruesch showed the board a map of the property. It consists of 78.8 acres and will be split into 3 tracts. Tract 1 is 13.4 acres and will stay AG, Tract 2 will consist of 7.85 acres and is being rezoned AR. Tract 3 the remaining acreage will stay AG.

Chairwoman Marianne Hill closed the public hearing for 200 Hughes Road.

Chairwoman Marianne Hill opened the hearing for rezoning of 7875 W. Farm Road 76.

- C. Rezoning AG to R1 7875 W. Farm Rd.76 consisting of 39 acres.

Mike showed the map of the property where they want to build a 1700 sq. ft. church.

Chairwoman Marianne Hill closed the public hearing.

7. DISCUSSION

- A. Rezoning of 200 Hughes Rd 7.85 acres to AR
- B. Minor subdivision 200 Hughes Rd.

The board reviewed the property and had no issues with the rezoning and the minor subdivision. Motion made by Valorie Simpson to approve the rezoning of 7.85 acres and the minor subdivision, seconded by Jeff LaMontia. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

- C. Rezoning of 7875 W. Farm Rd. 76 from AG to R1

Mike Ruesch spoke that a church in our regulations require the property to be zoned to R1. There was some discussion if the road could handle the traffic. They will be building parking lot for 300 vehicles. Mike Ruesch spoke that's they will have to have a traffic study done to see if they'll need to do any road improvements and they will have to run 1,300 ft. water line. Motion made by Valorie Simpson to approve the rezoning to R1, seconded by Marianne Hill. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

8. NEW BUSINESS

Mike Ruesch spoke that the City Administrator wants Planning and Zoning to start recording the boards meetings and will be posted Online beginning with our next meeting.

9. UNFINISHED BUSINESS

Steve Cobb spoke about how he changed his mind for the property located at 404 Beam and attended the Board of Alders meeting to speak. He told us that the neighborhood attended the meeting and spoke against the rezoning. The Board of Alders denied the rezoning.

10. ADJOURN

Steve Cobb made the motion to adjourn at 6:29 seconded by Marianne Hill. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Gary Walker, Josh Breeze and Burnis Coleman. Motion carried 7-0

Submitted by Valorie Simpson, Secretary

Chairwoman Marianne Hill

Secretary Valorie Simpson

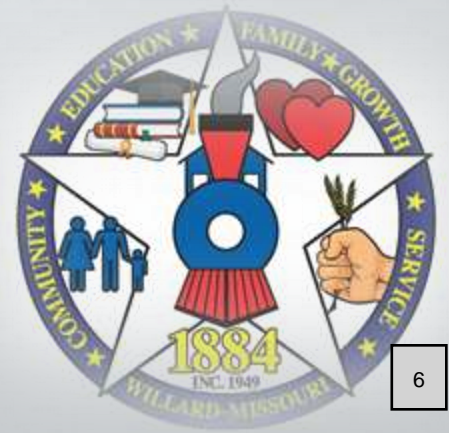
Courtney Myers, City Clerk



Planning and Zoning Meeting

PLAT AMMENDMENT FOR BRAYFIELD ESTATES

A PLATT AMMENDMENT FOR BRAYFIELD ESTATES LOCATED AT 504 & 506 SOUTH AB IN WILLARD MO



**AN ORDINANCE TO GRANT THE
APPLICATION TO APPROVE A PLAT
AMMENDMENT AT THE PROPERTIES
LOCATED AT 504 & 506 S STATE HIGHWAY
AB IN WILLARD, MISSOURI.**



LEGAL REQUIREMENTS PURSUANT TO §71.012

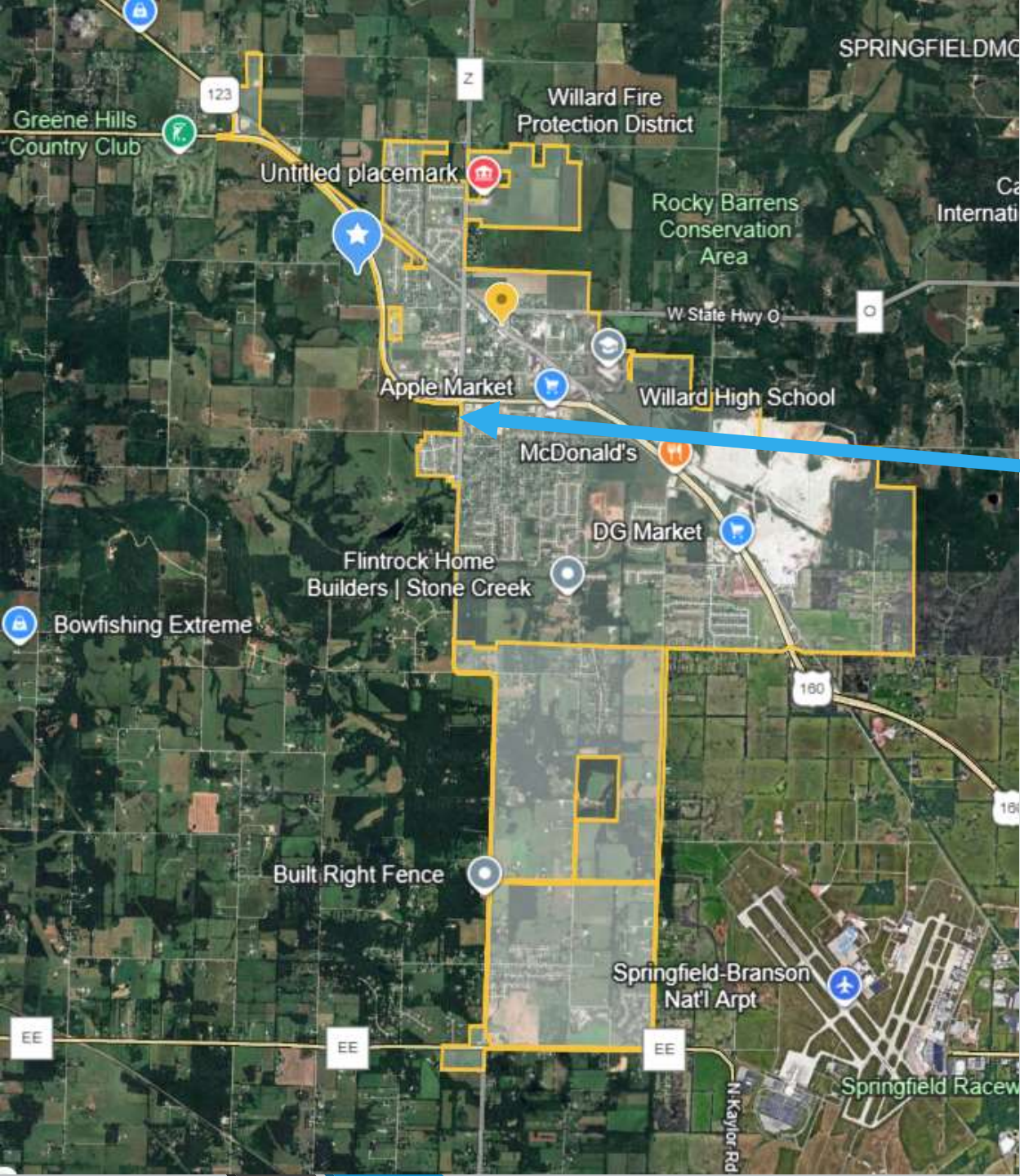
Application filed by owner May 4th ,2026

Public Hearing noticed May 13, 2026

Planning Commission Public Hearing held June 2, 2026

Board of Aldermen Public Hearing held June 8th 2026





**Location of
property in
Willard, Greene
County MO**

PROPER PUBLICATION OF THE PUBLIC HEARING

Item # A.



NOTICE IS HEREBY GIVEN THAT THE WILLARD PLANNING AND ZONING COMMISSION

shall meet on Tuesday January 6, 2026 at 6:00 p.m. and the Willard Board of Alders shall meet on January 12, 2026, at 6:00 p.m. to conduct a public hearing to Annex part of parcel 0722400036. This parcel is on the corner of W Farm Road 76 and State Highway 160. The Subject Property is more particularly described as:

NOTICE IS HEREBY GIVEN THAT THE WILLARD PLANNING AND ZONING COMMISSION

shall meet on Tuesday January 6, 2026 at 6:00 p.m. and the Willard Board of Alders shall meet on January 12, 2026, at 6:00 p.m. to conduct a public hearing to Annex part of parcel 0722400036. This parcel is on the corner of W Farm Road 76 and State Highway 160. The Subject Property is more particularly described as:

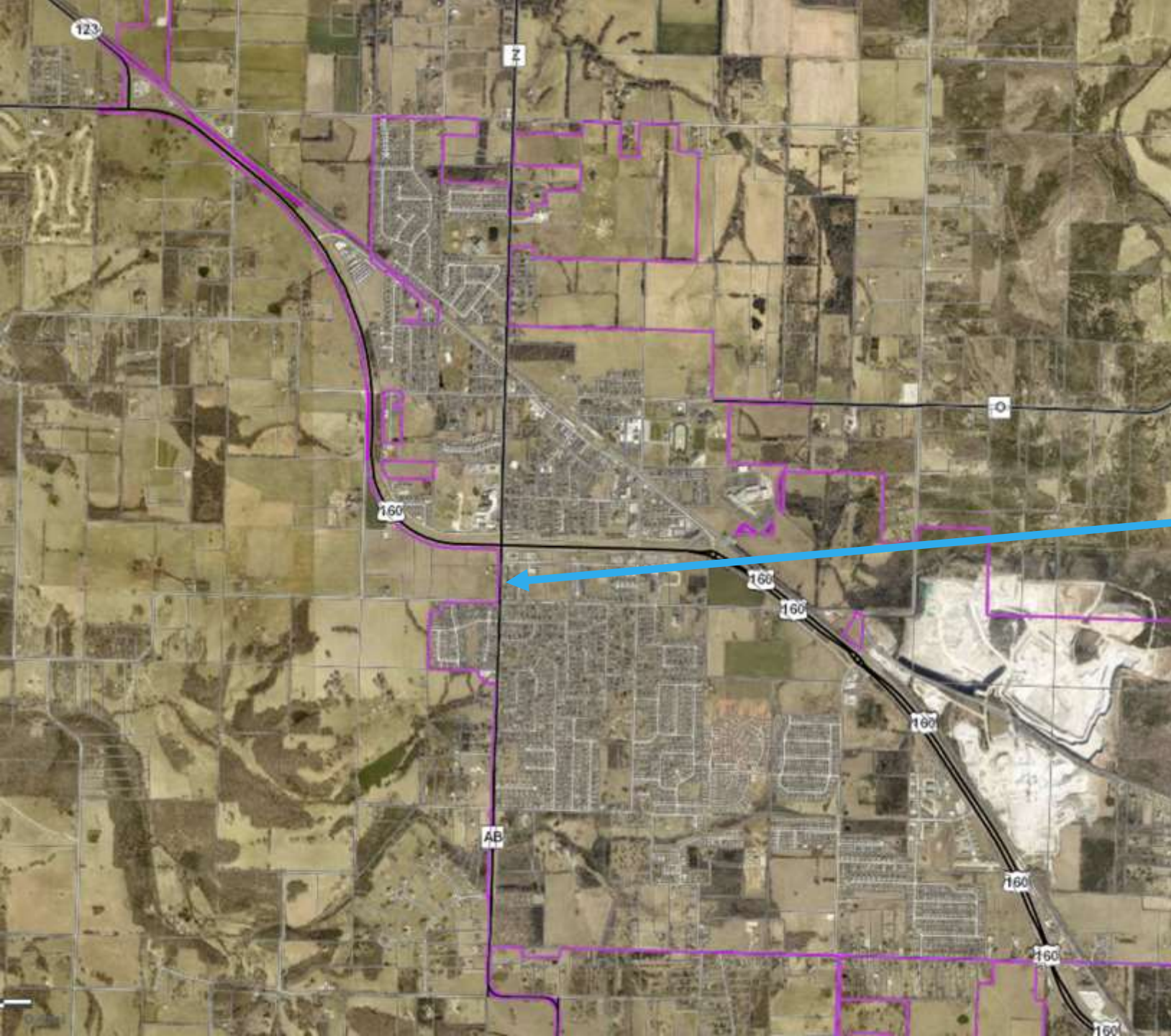
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 21 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 36 NORTH, RANGE 21 WEST, THENCE 302' 09" 1" ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 132.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE 847' 99" 1" ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1011.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160, THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160 THE FOLLOWING SEVEN COURSES: SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08° 07' 14", A RADIUS OF 1508.56 FEET AND A CHORD OF 273.66 FEET BEARING S13° 07' 23" E, AN ARC DISTANCE OF 767.67 FEET; S23° 13' 04" E, 103.30 FEET; SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07° 08' 16", A RADIUS OF 1594.58 FEET AND A CHORD OF 338.01 FEET BEARING S08° 02' 28" E, AN ARC DISTANCE OF 718.07 FEET; S05° 29' 14" W, 34.91 FEET; N67° 54' 44" W, 122.92 FEET; S72° 38' 11" W, 46.82 FEET; AND S02° 59' 16" W, 38.93 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, THENCE 688' 50" 49" W ALONG SAID SOUTH LINE, 124.34 FEET TO THE POINT OF BEGINNING.

The Commission will take public comments at this meeting. If you are unable to attend the meeting, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the proposed annex change to Alder Blumh, Director of Planning and Development at:

City of Willard
PO Box 187
Willard, MO 65781
417-743-8300
planning@cityofwillard.org

If you have special needs, which require accommodations, please notify City personnel at City Hall. Accommodations will be made for your needs. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at (417) 742-5912. Published in The Daily Events 12/23, 2025





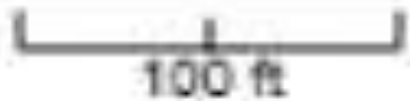


Item # A.





Legend



Official Zoning Map

ZONING

| | |
|---------|--|
| (blank) | |
| AG | |
| C1 | |
| C2 | |
| M1 | |
| M2 | |
| MU | |
| PDD-R1 | |
| PDD-R3 | |
| R1 | |
| R2 | |
| R3 | |
| R4 | |

Item # A.



Non-Conforming Parcels

Both parcels have buildings built over property lines

Non-conforming properties cannot edit or enlarge without coming back into compliance

Wanting to remodel all units

Add an onsite office





Lot Lines

Board must find:

- Zoning conforms to Willard Conceptual Plan
- Meets the criteria for the proposed Zoning
- Brings property into Compliance



STAFF REPORT**REQUEST FOR A PLAT AMENDMENT FOR BRAYFIELD ESTATES AND REZONE
GONING FROM R-3 TO MU FOR THE PROPERTY LOCATED AT 504 & 506 HWY
AB, WILLARD, MISSOURI.****DATE: JUNE 2ND, 2026**

FACTS:**File Number:** Z-2026-011**Applicant:** Carlson Consultants**Property Owner:** Kenneth Hamilton**Location:** 504 & 506 Hwy AB**Current Parcels:** 4**Proposed Parcels:** 1**Community Plan Future Land Use Designation:** MU**Surrounding Zoning:****North:** C**South:** R-2**East:** C**West:** COUNTY

Request: The applicant, is asking for a plat amendment for Brayfield estates and a rezone from R-3 to MU. This will bring the above parcels into zoning compliance with the intent to remodel the existing apartments and adding an onsite office for the patrons.

Existing Conditions: The parcel is currently a non conforming use as is over our current density requirements and has builds built over platted property lines. This rezone will allow for the current density and not allow additional units.

Community Plan - The Community Plan Future Land Use map designates this area as **R-3** area.

DETAILED ANALYSIS:

Section 400.350 Amendments.

- A. *Amendments Authorized.* The Board of Aldermen may from time to time by ordinance amend, supplement, change, modify or repeal the boundaries of the zoning districts or the regulations herein or subsequently established. The Board of Aldermen must receive the recommendation and report of the Commission before it may take any such action.
- B. *Initiation Of Amendment.* Amendments may be proposed by the Board of Aldermen, the Planning and Zoning Commission or by any person owning or having an interest in property in the City of Willard. If the Board of Aldermen initiates an amendment, the Board's proposal shall be transmitted to the Commission for the Commission's report and recommendation.
- C. *Application For Amendment.* An application for an amendment, along with pertinent data and information as may be required by the Commission, shall be submitted to the Commission at least thirty (30) working days prior to the public hearing to be held by the Commission on the application. Applications for amendments initiated by the Commission or the Board of Aldermen shall be accompanied by a motion of such body pertaining to the proposed amendment. The application shall be submitted on forms provided by the City Clerk and shall contain the following information, dependent on the type of amendment requested:
1. For changes in the zoning district classification (rezoning).
 - a. Applicant's name, address, phone number and interest in the property.
 - b. Owner's name, address and phone number and, if different than the applicant, the owner's signed consent to the filing of the application and authorization for the applicant to act on the owner's behalf.
 - c. The street address of such property and if there is no street address, a sufficient description of the location of said property to enable the ordinary person to determine its location.
 - d. Legal description of the property proposed for rezoning.
 - e. The current zoning classification of the property and current use of the property.
 - f. The amendment or zoning classification requested.
 - g. The names and addresses of all property owners within one hundred eighty-five (185) feet of the subject property. The list of property owners shall be compiled from the property ownership records of the Greene County Assessor's office or by a title company authorized to issue title policies in the State of Missouri.
 - h. Such additional information that the Commission may, by rule, require.
 - i. Application fee in the amount of fifty dollars (\$300.00).
 2. For text amendments.

- a. The name, address and phone number of the applicant.
 - b. The Section of the text of the ordinance proposed to be amended.
 - c. The wording of the proposed amendment.
 - d. An identification of any property owned, controlled or occupied by the applicant that would benefit by the proposed amendment.
 - e. An explanation of the extent to which other properties in the City that are subject to the regulations proposed to be amended would be affected by the proposed amendment.
 - f. Application fee in the amount of fifty dollars (\$50.00).
- D. *Public Hearing Before Commission.* The Commission shall hold a public hearing on all proposed amendments in zoning district classifications or the text of this Chapter. Notice of public hearing shall be provided in accordance with the requirements of Section 400.360. The applicant or his/her agent shall present evidence to the Commission in regard to the applicant's request for the amendment.
- E. *Commission Recommendations.* Within thirty (30) days after the public hearing, except when the applicant requests the amendment be tabled, the Commission shall make one (1) of the following recommendations in connection with the proposed amendment in zoning district classification or the text of this Chapter:
1. Recommend against the proposal
 2. Recommend the proposal
 3. Recommend the proposal together with recommendations that, in the judgment of the Commission, will protect adjacent or other affected property and ensure that the proposed amendment is consistent with the intent of this Chapter and the Willard Comprehensive Plan.
- F. *Report Of Commission Action Taken.* The Commission shall make written findings of fact on the proposed amendment and shall submit same together with its recommendations to the Board of Aldermen. The Commission shall not, however, forward its recommendations to the Board of Aldermen when at the meeting before the Commission the applicant or his/her agent did not appear and present evidence in regard to the applicant's request for the amendment.
- G. *Public Hearing Before Board Of Aldermen.* A public hearing shall be held before the Board of Aldermen before adopting any proposed amendment, change, supplement or repeal to this Chapter. Notice of public hearing shall be made in accordance with the requirements of Section 400.360.
- H. *Evidentiary Matters Before Board Of Aldermen.*

1. No person shall present testimony to the Board of Aldermen which is substantially different from that presented to the Commission at its hearing on the matter and no exhibit will be accepted by the Board of Aldermen that has not been presented to the Commission at its hearing on the matter. However, this Subsection is not intended to prevent the introduction of new testimony, new exhibits or other new evidence when there is a clear showing, as determined by a majority of the Board of Aldermen, that the introduction of such evidence before the Commission was not in good faith, reasonably possible.
2. Should a person present testimony that is substantially or materially different from that presented to the Commission at its hearing on the matter or should an exhibit be offered that has not been presented to the Commission at its hearing on the matter, subject to the exception contained in Subsection (H)(1), any person on the opposing side of the matter before the Board of Aldermen may claim prejudice from such presentation or offering and the Board of Aldermen shall upon such a claim have sole discretion to determine whether the person claiming prejudice has in fact been prejudiced from such presentation or offering. Upon a determination that a prejudice exists, the Board of Aldermen shall refer the matter back to the Commission for a new notice and public hearing.

I. *Actions Of Board Of Aldermen.*

1. When the Commission has recommended a subdivision of parcels or the text of this Chapter together with recommendations for additional requirements pursuant to Subsection (E)(3), the Board of Aldermen shall have the discretion to accept, reject or make other or additional requirements. Any such requirements shall become a part of the ordinance changing the zoning classification of such property or the text of this Chapter. Such requirements regarding a change in zoning district classification shall be considered as an amendment to this Chapter insofar as it is applicable to such property. Such requirements shall be considered as conditions precedent to the granting of a certificate of occupancy and there shall be compliance with such requirements before a certificate of occupancy will be issued by the City Clerk for the use or occupancy of the building, land or structure on such property.
2. The Board of Aldermen shall not consider any zoning classification for a property in cases which involve a change from an existing zoning classification to another other than the zoning classification requested in the amendment application or the zoning classification expressly stated as considered by the motion of the Commission in its written report to the Board of Aldermen. If the applicant files a written request with the City Clerk prior to the final action of the Board of Aldermen stating that the applicant will pay the fees set forth for a zoning amendment application, then the Board of Aldermen may consider such different zoning classification only after referring the written request to the Commission for new public hearing and after receipt of the Commission's written report and decision and after new notice and public hearing before the Board of Aldermen.

J. *Limitations On subdivision Applications.* No application for subdivision of any tract, lot or parcel of land shall be allowed prior to the expiration of six (6) months from the time the Board of Aldermen shall have finally acted on any application for subdivision of all or any part of the same lot, tract or parcel, unless the application previously acted upon was initiated by the Commission or the Board of Aldermen or unless the applicant can demonstrate substantial change in condition that should warrant consideration of a new application.

STAFF RECOMMENDATION:

The proposed plat amendment and rezone is needed to bring the property into zoning conformity.

Staff recommends approval of the request.

BACKUP DOCUMENTATION:

- Staff Report Exhibit 1- Plat amendment and rezone Application
- Staff Report Exhibit 2- Published Notice 15 days prior to hearing, Posting Notice in 3 places on property 10 days prior to hearing, 1st class mailing of owners within 185 feet.
- Staff Report Exhibit 3- Community Plan Preferred Land Use
- Staff Report Exhibit 4- Vicinity Maps
- Staff Report Exhibit 5- Replat Exhibit

EXHIBIT 2

PUBLIC NOTICE

Notice is hereby given that the **Willard Planning and Zoning Commission** shall meet on **Tuesday June 2, 2026**, and the **City of Willard Alders** will meet on **Monday June 8, 2026, at 6:00 p.m.** to consider the rezoning request of two City of Willard parcels of property from Multi-Family Residence District (R-3) to Mixed Use (MU). These parcels are located at 504 S State Highway AB and 506 S State Highway AB, further identified by Greene County Assessor as Parcels #0726402037 and #0726402038. The Commissions will take public comments at these meetings. If you are unable to attend these meetings, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the proposed zone change to Michael Ruesch, Director of Planning and Development at:

**City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5310**

planning@cityofwillard.org


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*Published in The Daily Events
5/13, 2026 (W)*

EXHIBIT 3









Item # A.

Legend 

200 ft 

Future Use Map

ZONING

- (blank) 
- AG 
- C 
- G 
- GI 
- M 
- MF-R 
- MU-1 
- MU-2 
- PDD 
- R-1 


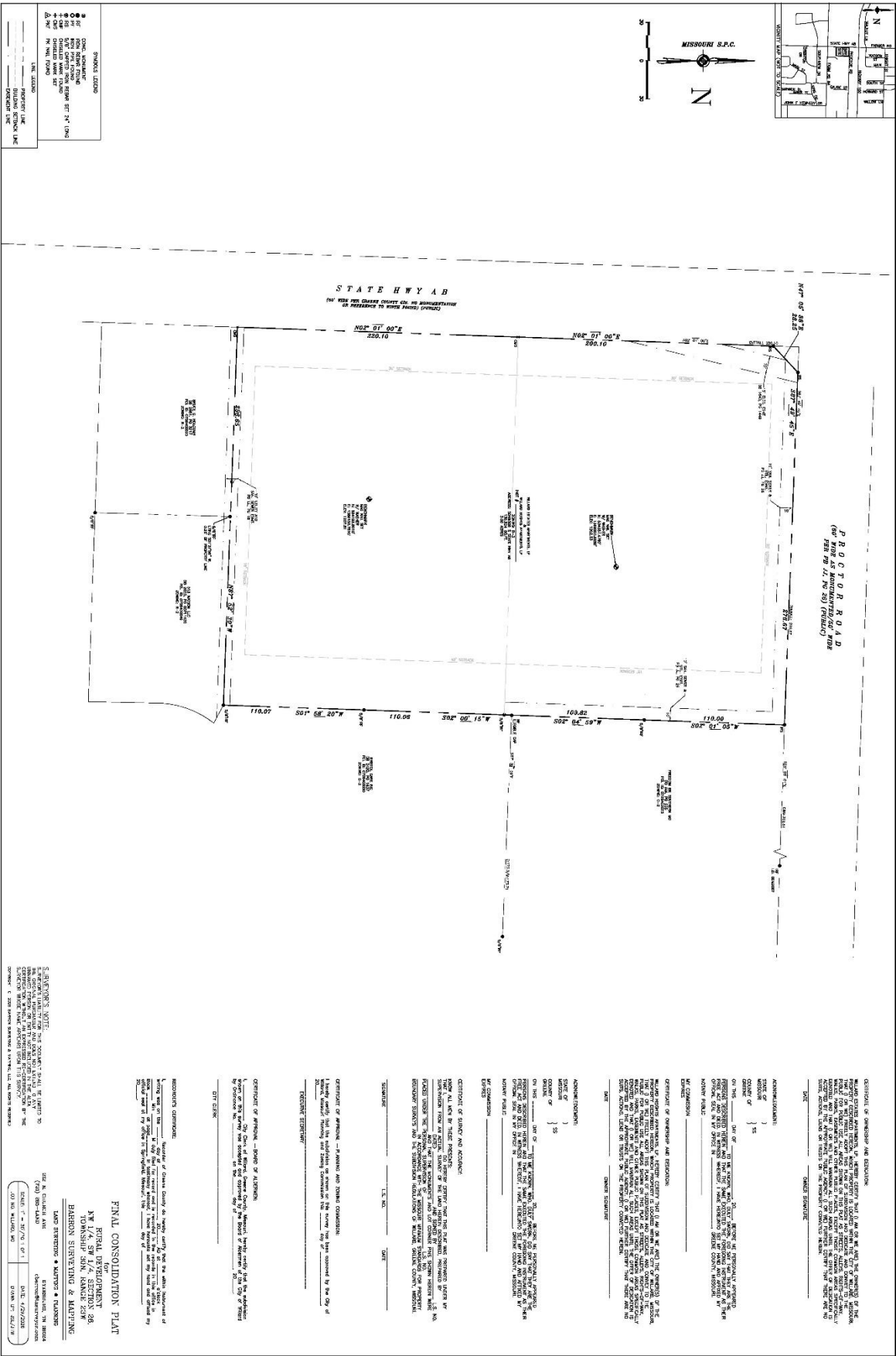
Parcels 



EXHIBIT 4





CERTIFICATE OF CORRECTION AND ENDORSEMENT
 I, the undersigned, being a duly qualified and licensed Surveyor in the State of Minnesota, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office, and that the same conforms to the provisions of the laws of this State relating to the recording of surveys.

DATE: _____

DEPT. SURVEYOR

ACKNOWLEDGMENT
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DATE: _____

DEPT. SURVEYOR

NECESSARY CORRECTIONS
 I, the undersigned, being a duly qualified and licensed Surveyor in the State of Minnesota, do hereby certify that the above described plat is a true and correct copy of the original as filed in my office, and that the same conforms to the provisions of the laws of this State relating to the recording of surveys.

DATE: _____

DEPT. SURVEYOR

FINAL CONSOLIDATION PLAT
 FOR
 RURAL DEVELOPMENT
 IN THE TOWNSHIP 35N, RANGE 23E,
 BARRON SURVEYING & MAPPING

LAND SURVEYORS • SURVEYORS & ENGINEERS

DATE: _____

BY: _____

EXHIBIT 5 SEE APLICATION PRESENTATION

RESOLUTION NO. PZ 2026-01

RESOLUTION OF THE CITY OF WILLARD, MISSOURI APPROVING PLAT AMMENDMENT FOR BRAYFIELD ESTATES LOCATED AT 504 & 506 HWY AB IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Carlson Consulting for Kenneth E Hamilton, Owner for approval of a subdivision of his property located at 504 & 506 Hwy AB, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, The owner would like to remodel the apartments and add an office. And,

WHEREAS, 305 and 306 S AB are defined as a nonconforming use due to density of units and buildings that have been built across property lines. Nonconforming properties are not allowed to expand said uses. and,

WHEREAS, the ordinance approving the plat amendment will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a change of a plat and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on June 2nd, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission recommended approval for the tract of land, situated in 504 & 506 Hwy AB, Willard, Greene County, Missouri to be amended as provided by the maps in Exhibit B.

Section 2: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.

Section 3: The Planning and Zoning Commission exercised its legislative authority to decide the request to amend the property. The Commission evaluated the application to subdivide, reviewed the evidence presented by proponents, objectors, and staff, and

determined that the approval of the subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 2nd day of June 2026.

Mariann Hill, Chairperson

ATTEST:

Valorie Simpson, Secretary

ORDINANCE NO. _____

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING PLAT AMMENDMENT FOR BRAYFIELD ESTATES LOCATED AT 504 & 506 HWY AB IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Carlson Consulting for Kenneth E Hamilton, Owner for approval of a subdivision of his property located at 504 & 506 Hwy AB, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, The owner would like to remodel the apartments and add an office. And,

WHEREAS, 305 and 306 S AB are defined as a nonconforming use due to density of units and buildings that have been built across property lines. Nonconforming properties are not allowed to expand said uses. and,

WHEREAS, the ordinance approving the plat amendment will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a change of a plat and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on June 2nd, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Alderment on June 8th, 2026 at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission recommended approval for the tract of land, situated in 504 & 506 Hwy AB, Willard, Greene County, Missouri to be ammended as provided by the maps in Exhibit B.

Section 2: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.

Section 3: The Planning and Zoning Commission exercised its legislative authority to decide the request to amend the property. The Commission evaluated the application to subdivide, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

The Board of Aldermen exercised its legislative authority to decide the request to amend the property considering the findings of fact from the Planning and Zoning Commission, the evidence presented, and the public hearings. The Board of Aldermen evaluated the application to subdivide, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the subdivide request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan.

This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and signature of the Mayor and attested to by the City Clerk

Read, this first time on this 8th day of June, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 8th day of June, 2026

Troy Smith, Mayor

ATTEST:

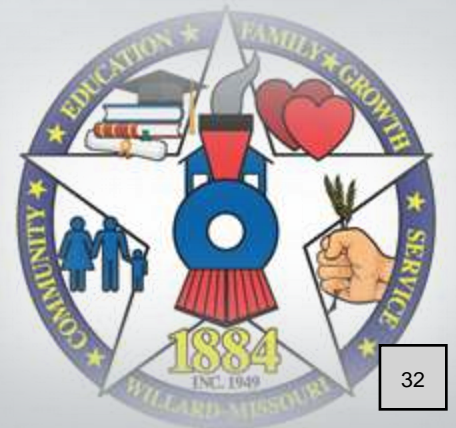
Courtney Myers, City Clerk



Planning and Zoning Meeting

**REZONE OF PROPERTIES LOCATED AT 504 & 506 S HWY
AB**

**A PLATT AMMENDMENT
FOR BRAYFIELD ESTATES
LOCATED AT 504 & 506
SOUTH AB IN WILLARD
MO**



**AN ORDINANCE TO GRANT THE
APPLICATION TO APPROVE A PLAT
AMMENDMENT AT THE PROPERTIES
LOCATED AT 504 & 506 S STATE HIGHWAY
AB IN WILLARD, MISSOURI.**



LEGAL REQUIREMENTS PURSUANT TO §71.012

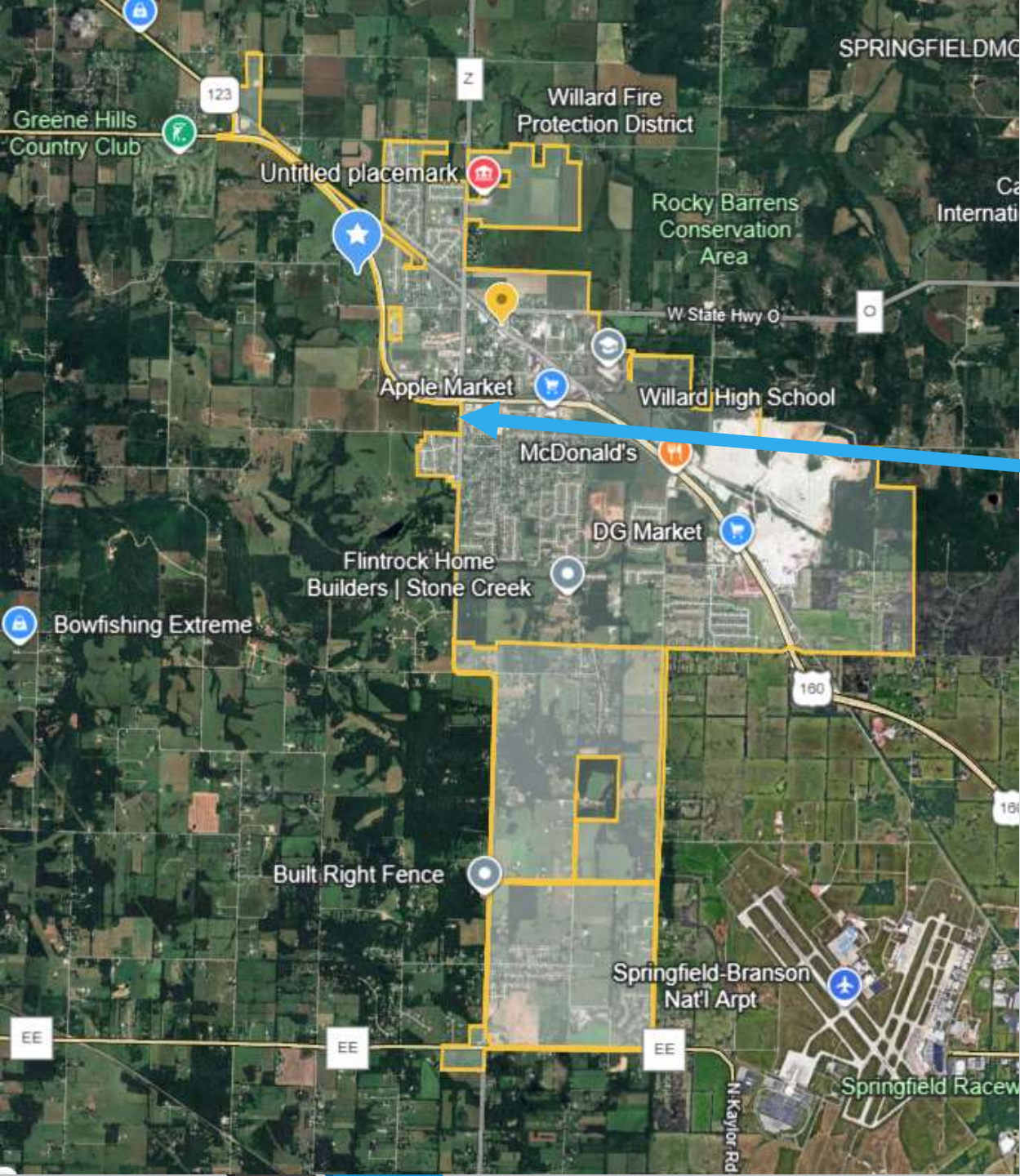
Application filed by owner May 4th ,2026

Public Hearing noticed May 13, 2026

Planning Commission Public Hearing held June 2, 2026

Board of Aldermen Public Hearing held June 8th 2026





**Location of
property in
Willard, Greene
County MO**

PROPER PUBLICATION OF THE PUBLIC HEARING

Item # B.



NOTICE IS HEREBY GIVEN THAT THE WILLARD PLANNING AND ZONING COMMISSION

shall meet on Tuesday January 6, 2026 at 6:00 p.m. and the Willard Board of Alders shall meet on January 12, 2026, at 6:00 p.m. to conduct a public hearing to Annex part of parcel 0722400036. This parcel is on the corner of W Farm Road 76 and State Highway 160. The Subject Property is more particularly described as:

NOTICE IS HEREBY GIVEN THAT THE WILLARD PLANNING AND ZONING COMMISSION

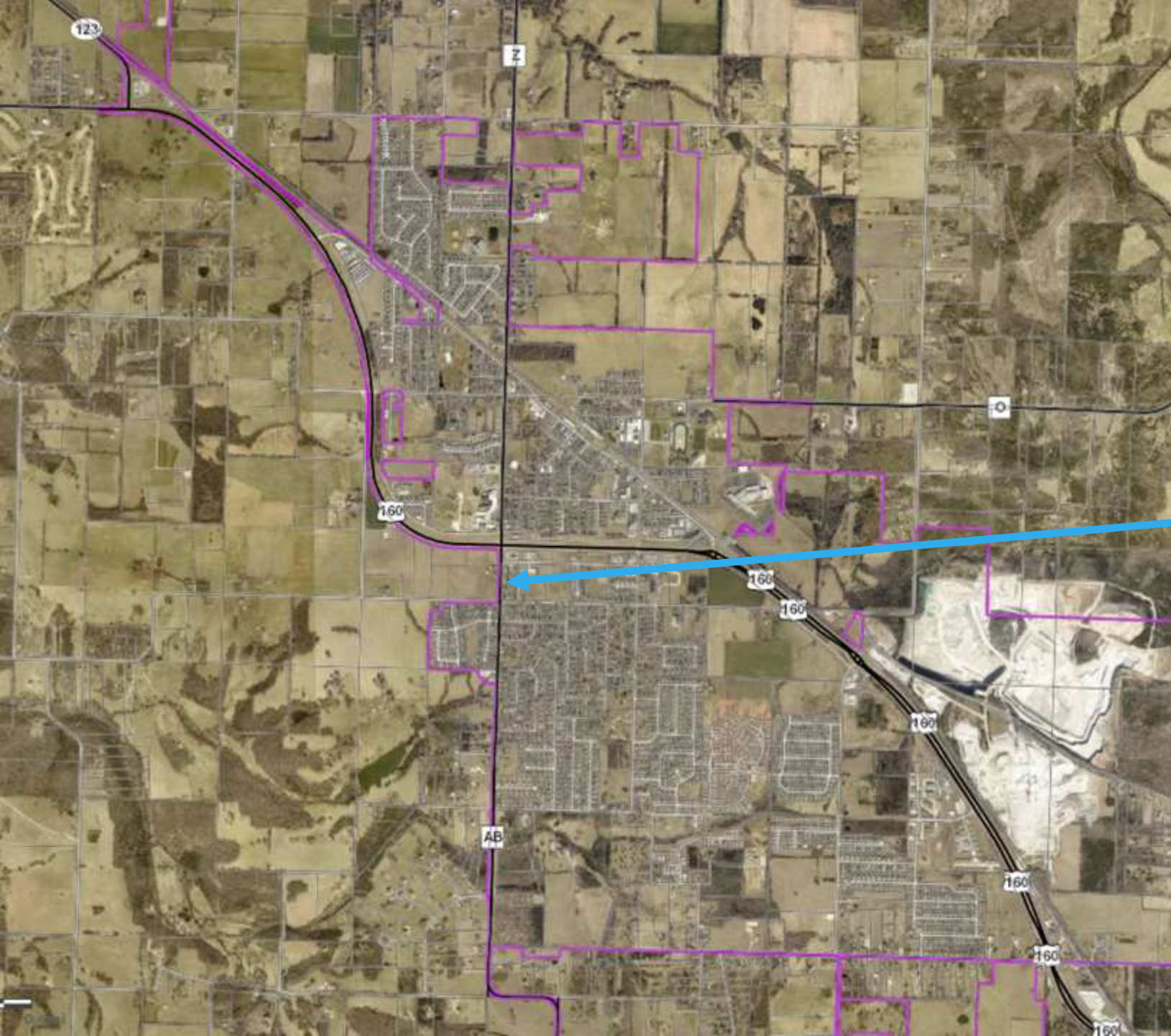
shall meet on Tuesday January 6, 2026 at 6:00 p.m. and the Willard Board of Alders shall meet on January 12, 2026, at 6:00 p.m. to conduct a public hearing to Annex part of parcel 0722400036. This parcel is on the corner of W Farm Road 76 and State Highway 160. The Subject Property is more particularly described as:

PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 21 WEST IN GREENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 21 WEST, THENCE 302' 09 1/4" ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 132.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, THENCE 847' 99 21/4" ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1041.77 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160, THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 160 THE FOLLOWING SEVEN COURSES: SOUTHEASTERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 08° 07' 14", A RADIUS OF 1508.56 FEET AND A CHORD OF 273.66 FEET BEARING S13° 07' 23"E, AN ARC DISTANCE OF 276.47 FEET, S23° 13' 04"E, 103.30 FEET, SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07° 08' 14", A RADIUS OF 1594.58 FEET AND A CHORD OF 288.01 FEET BEARING S08° 07' 28"E, AN ARC DISTANCE OF 288.07 FEET, S05° 29' 14"W, 84.91 FEET, N67° 54' 44"W, 122.92 FEET, S72° 38' 17"W, 46.82 FEET, AND S02° 59' 16"W, 38.93 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 22, THENCE 688' 82 49/16" W ALONG SAID SOUTH LINE, 124.34 FEET TO THE POINT OF BEGINNING.

The Commission will take public comments at this meeting. If you are unable to attend the meeting, you are welcome to send any comments in support of, in opposition to, or general input regarding this request for the proposed annex change to Alder Bland, Director of Planning and Development at:

City of Willard
 P.O. Box 187
 Willard, MO 65781
 417-743-8300
planning@cityofwillard.org
 If you have special needs, which require accommodation, please notify City personnel at City Hall. Accommodations will be made for your needs. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at (417) 742-5912. Published in The Daily Events 12/23, 2025





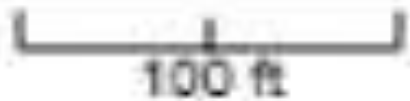


Item # B.





Legend



Official Zoning Map

| ZONING | Color |
|---------|-------------|
| (blank) | White |
| AG | Red |
| C1 | Pink |
| C2 | Yellow |
| M1 | Brown |
| M2 | Orange |
| MU | Blue |
| PDD-R1 | Pink |
| PDD-R3 | Pink |
| R1 | Light Green |
| R2 | Light Green |
| R3 | Light Green |
| R4 | Light Green |

Item # B.



Non-Conforming Parcels

Both parcels have buildings built over property lines

Non-conforming properties cannot edit or enlarge without coming back into compliance

Wanting to remodel all units

Add an onsite office





Lot Lines

Board must find:

- Zoning conforms to Willard Conceptual Plan
- Meets the criteria for the proposed Zoning
- Brings property into Compliance



RESOLUTION NO. 2026-02

RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO REZONE THE PROPERTY LOCATED AT 504 & 506 HWY AB IN WILLARD MISSOURI.

WHEREAS, an Application has been submitted by Carlson Consulting for Kenneth E Hamilton, Owner for approval of a rezone from AG to AR for property located at 200 East Hughes, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, The owner would like to remodel the apartments and add an office. And,

WHEREAS, 305 and 306 S State Highway AB is defined as a nonconforming use due to density of units and buildings that have been built across property lines. Nonconforming properties are not allowed to expand said uses. and,

WHEREAS, rezoning is needed to correct the allowable density of the above parcel, and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on June 2, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission hereby recommends approval for the tract of land, situated at 504 & 506 HWY AB, Willard, Greene County, Missouri to be zoned AR, as provided by the maps in Exhibit B.

Section 2: The Planning and Zoning Commission is exercising its legislative authority to decide a request to rezone a property. The approval of said rezone would help bring the property into zoning compliance. The Commission has evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and has determined that the approval of the rezone request is for the public benefit and is in compliance with the Master Plan. The approval of the rezone is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 5th day of May 2026.

Mariann Hill, Chairperson

ATTEST:

Valorie Simpson_, Secretary

ORDINANCE NO. _____

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM R-3 TO MU FOR THE PROPERTY LOCATED AT 304 & 306 AB IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Carlson Consulting representing Kenneth E Hamilton, Owner for approval of a rezone from R-3 to MU for property located at 304 & 306 South AB, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, The owner would like to remodel the apartments and add an office. And,

WHEREAS, 305 and 306 S AB are defined as a nonconforming use due to density of units and buildings that have been built across property lines. Nonconforming properties are not allowed to expand said uses. and,

WHEREAS, the ordinance approving the rezone will be invalid within 360 days if the final plat has not been approved and recorded with the Greene County Recorder of Deeds; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a zoning change and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on June 2nd , 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, a Public Hearing was held before the Board of Alderment on June 8th, 2026, at 6:00 PM in the Willard City Hall located at 224 West Jackson Street, Willard, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1: The Planning and Zoning Commission recommended approval for the tract of land, situated at 304 & 306 AB, Willard, Greene County, Missouri to be zoned AR as provided by the maps in Exhibit B.

Section 2: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.

- Section 3: The Planning and Zoning Commission exercised its legislative authority to decide the request to rezone the property. The Commission evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the rezone request is for the public benefit and is in compliance with the Master Plan. The approval of the rezone is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.
- Section 4: The Board of Aldermen exercised its legislative authority to decide the request to rezone the property considering the findings of fact from the Planning and Zoning Commission, the evidence presented, and the public hearings. The Board of Aldermen evaluated the application to rezone, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the rezone request is for the public benefit and is in compliance with the Master Plan. The approval of the rezone is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan.
- Section 5: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and signature of the Mayor and attested to by the City Clerk

Read, this first time on this 2nd day of June 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 2nd day of June 2026

Troy Smith, Mayor

ATTEST:

Courtney Myers, City Clerk