



CITY OF WILLARD

PLANNING AND ZONING REGULAR MEETING

October 06, 2026 at 6:00 PM

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

AGENDA

Update Posted on October 2, at 09:30 a.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**
 - A. Planning and Zoning Minutes June 16,2026
 - B. Planning and Zoning Minutes July 7, 2026
- 3. APPROVAL OF MINUTES**
- 4. CITIZEN INPUT**
- 5. PUBLIC HEARING**
 - A. Major Subdivision at 510 South Miller Road
- 6. DISCUSSION**
 - A. Major Subdivision at 510 South Miller Road
- 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 and BOARD OF ALDERS

PLANNING AND ZONING MINUTES

June 16, 2026

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

Alders present: Casey Biellier, Jeremy Hill, David Keene, Joyce Lancaster, Rachel Mathison and Carol Wilson

Mayor Smith and Attorney Holly Dodge

Guest: Linda Howell, Sam Sanders

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 6:03 P.M.

1. ROLL CALL

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

2. AGENDA AMENDMENTS/AGENDA APPROVAL

Motion made by Celeen Thedell to amend the agenda: 1. Remove public hearing. 2. Under discussion, switch A and B to A. Legal training and B.Comprehensive plan seconded by Valorie Simpson. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, CeleenThedell, Carol Wilson, Gary Walker. Motion carried 8-0

3. APPROVAL OF MINUTES FOR February 17, 2026

Motion made by Jeff LaMontia to approve the minutes of June 2, 2026 seconded by Marianne Hill. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, Carol Wilson, Gary Walker. Motion carried 8-0

4. CITIZENS INPUT

None

5. DISCUSSION

- A. LEGAL TRAINING; Attorney Holly Dodge gave a history lesson on how planning and zoning was created in NYC in 1916. She reviewed Missouri Revisor of Statutes Chapter 89 with the board. She quoted case law and went over the process to change zoning and how to hold a proper meeting. She spoke about the importance of good minutes. She went over spot zoning, conditional use and how it expires when the property is sold.
- B. COMPREHENSIVE PLAN: Mike Ruesch spoke that our Comprehensive Plan was completed in 2019 and it's time to review where we are in the plan and add items such as the Transportation Plan and Economic Development. Mike gave us an update on the sewer project and the updated city web site. 404 Beam St. is going to the Board of Adjustment. Marianne Hill spoke about the Comprehensive Plan being very valuable tool as a new board member

6. NEW BUSINESS

NONE

7. UNFINISHED BUSINESS

NONE

8. ADJOURN MEETING

Celeen Thedell made the motion to adjourn the meeting @7:27, seconded by Steve Cobb. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, Carol Wilson, Gary Walker. Motion carried 8-0

Submitted by Valorie Simpson, Secretary

Chairwoman Marianne Hill

Secretary Valorie Simpson

Courtney Myers, City Clerk

CITY OF WILLARD and BOARD OF ALDERS

PLANNING AND ZONING MINUTES

June 16, 2026

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

Alders present: Casey Biellier, Jeremy Hill, David Keene, Joyce Lancaster, Rachel Mathison and Carol Wilson

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Submitted by Valorie Simpson, Secretary

Chairwoman Marianne Hill

Secretary Valorie Simpson

Courtney Myers, City Clerk

PUBLIC NOTICE

Notice is hereby given that the **Willard Planning and Zoning Commission** shall meet on **Tuesday October 6, 2026**, and the **City of Willard Alders** will meet on **Monday October 12, 2026, at 6:00 pm.** to consider the Final Plat of Emanuel Romanian Christian Church Subdivision. These tracks of land are located at **510 S. Miller** further identified by **Greene County Assessor as Parcels #0725301028, #0726402027, #0725301017, #0725301013, and #0725301012.** 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

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 the information above.

Published in The Daily Events
9/10, 2026 (Th)

RESOLUTION NO. _____

**RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING APPROVING
A SUBDIVISION FOR THE PROPERTY LOCATED AT 510 SOUTH MILLER ROAD IN
WILLARD, MISSOURI**

WHEREAS, an Application has been submitted by Cornelius Puia for the Emanuel Romanian Christian Church for approval of a subdivision of the property located at 510 South Miller Road Willard, Missouri and legally described in Exhibit A; and

WHEREAS, Exhibit A, is the proposed legal description and

WHEREAS, the recommendation of approval by the Willard Planning and Zoning Commission of this subdivision is conditioned upon the approval and recording of a final subdivision plat legally described in Exhibit A; 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 October 6th, 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 at 510 South Miller Road Willard, Greene County, Missouri to be subdivided as provided by the maps in Exhibit B.
- Section 2: The recommended approval of the subdivision by the Planning and Zoning Commission was conditioned upon the approval and recording of the final subdivision plat legally described in Exhibit A.
- Section 3: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.
- Section 4: The Planning and Zoning Commission exercised its legislative authority to decide the request to subdivide 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.

Marianne Hill, Commission Chair

ATTEST:

Valorie Simpson, Secretary

STAFF REPORT**REQUEST FOR A SUBDIVISION FOR THE PROPERTY LOCATED AT 510 SOUTH MILLER ROAD, WILLARD, MISSOURI.****DATE:** OCTOBER 6TH ,2026

FACTS:**File Number:** Z-2026-016**Applicant:** Cornelius Puia**Property Owner:** Emanuel Romainian Christian Church**Location:** 510 South Miller Road**Current Parcels:** 5**Proposed Parcels:** 1**Community Plan Future Land Use Designation:** C-2**Surrounding Zoning:****North:** C-2**South:** R-1**East:** C-2**West:** R-2

Request: The applicant requests to combine 5 lots of approximately 4.53 acres, forming the revised lot 1 to the Green Meadows Shopping Center.

Existing Conditions: The subject properties are currently located near intersection of Miller Road and New Melville. The property is bordered with commercial parcels on all sides

Community Plan - The Community Plan Future Land Use map designates this area as **C-2** area.

DETAILED ANALYSIS:

- 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 (\$300.00).
- 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 proposed subdivision;
 - 2. Recommend a subdivision;
 - 3. Recommend a subdivision 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 subdivision request is compatible with the existing parcels. The surrounding area has a mixture of zoning districts including, AG, and R-1. This development will be a single-family residence which is compatible with the proposed zoning

Staff recommends approval of the subdivision request.

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Subdivision 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- Subdivision Exhibit

EXHIBIT #1

Final Plat of Emanuel Romanian Christian Church Subdivision

Final-review saved.

Application Summary

Submitted:
08/24/2026

Approved:
09/17/2026

Approval **APPROVED**

Review Status

Reviewing **Approved** Denied

Notes for the Applicant

Sent to the applicant when a final review is made.

Save Review

Review History

In a few seconds
Approved by Michael Ruesch
08/31/2026 10:27 am
Set to Reviewing by Michael Ruesch

Plan Reviews

+ Start a plan review

Permit Overview

Permit Type
Subdivision

Status
Active

Contacts
cornelius@stc-info.net Edit

Permit/License #
Z - 2026-016

Reference #
22dc3b40-9fed-11f1-a31e-4542d32374a4

PIN
864944409

8:01 am (in a few seconds) → cornelius@stc-info.net
Fee payment required for Subdivision
View all email logs

Inspections

Create an inspection project

+ New Inspection

Fee Classification

General

Term & Fees Overview

09/17/2026 - 09/16/2027

View/Edit

Application Status
\$ Awaiting Payment

Fees

Major Subdivision	\$75.00
Final Plat - Commercial	\$705.00
Subtotal	\$780.00
Amount Paid	\$0.00

Full payment history

Messages

Send the applicant a new message...

Sent by Michael Ruesch • Aug 31 at 10:27 am

The plat needs to read lot 1 of the Green Meadows Shopping Center. Is the address for the lot going to be 510 South Miller Road?

Applicant Yes

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City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5310
planning@cityofwillard.org

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EXHIBIT 3

Item # A.



EXHIBIT 4



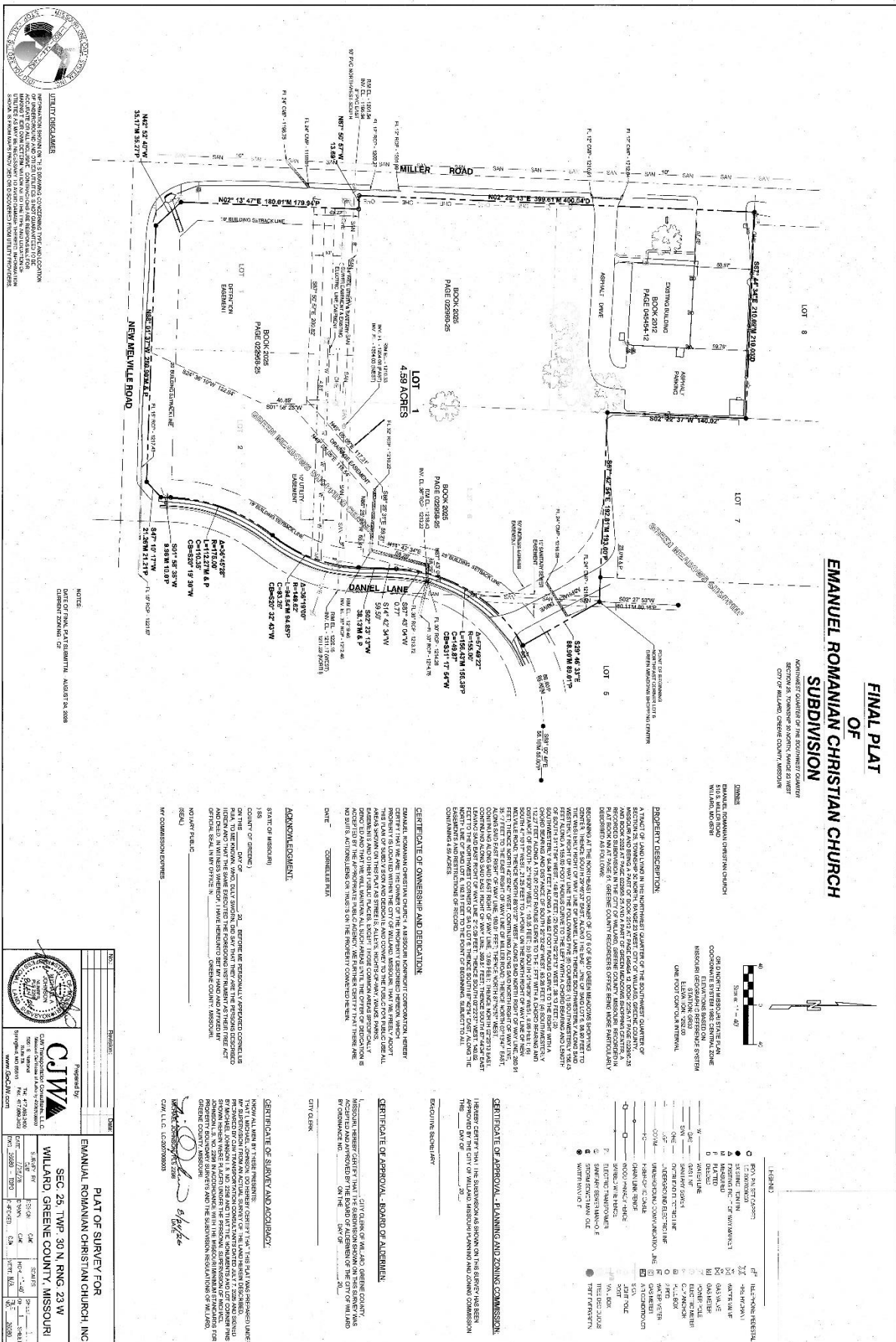


EXHIBIT 5 SEE APPLICATION PRESENTATION

ORDINANCE NO. _____

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING A SUBDIVISION FOR THE PROPERTY LOCATED AT 510 SOUTH MILLER ROAD IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted Cornelius Puia for the Emanuel Romanian Christian Church for approval of a subdivision of the property located at 510 South Miller Road Willard, Missouri and legally described in Exhibit A; and

WHEREAS, Exhibit A, is the proposed legal description and

WHEREAS, The combination of the following parcels shall constitute the Revised Lot 1 of the Greene Meadows Shopping Center, these lots include, 510 S Miller Road Parcel # 0725301028, Parcel # 0725301027, Parcel # 0725301027 formerly Lot 1 of the Greene Meadows Shopping Center, Parcel # 0725301013 formerly Lot 2 of the Greene Meadows Shopping Center, Parcel # 0725301017 formerly Lot 6 of the Greene Meadows Shopping Center

WHEREAS, the recommendation of approval by the Willard Planning and Zoning Commission of this subdivision is conditioned upon the approval and recording of a final subdivision plat legally described in Exhibit A; and

WHEREAS, the ordinance approving the subdivision 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 October 6th, 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 Aldermen on October 12th, 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:

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- Section 5: The Board of Aldermen exercised its legislative authority to decide the request to subdivide 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 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.
- Section 6: 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, except if a final plat is not filed in 360 days.

Read, this first time on this 10th day of July, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 10th day of July, 2026

Troy Smith, Mayor

ATTEST:

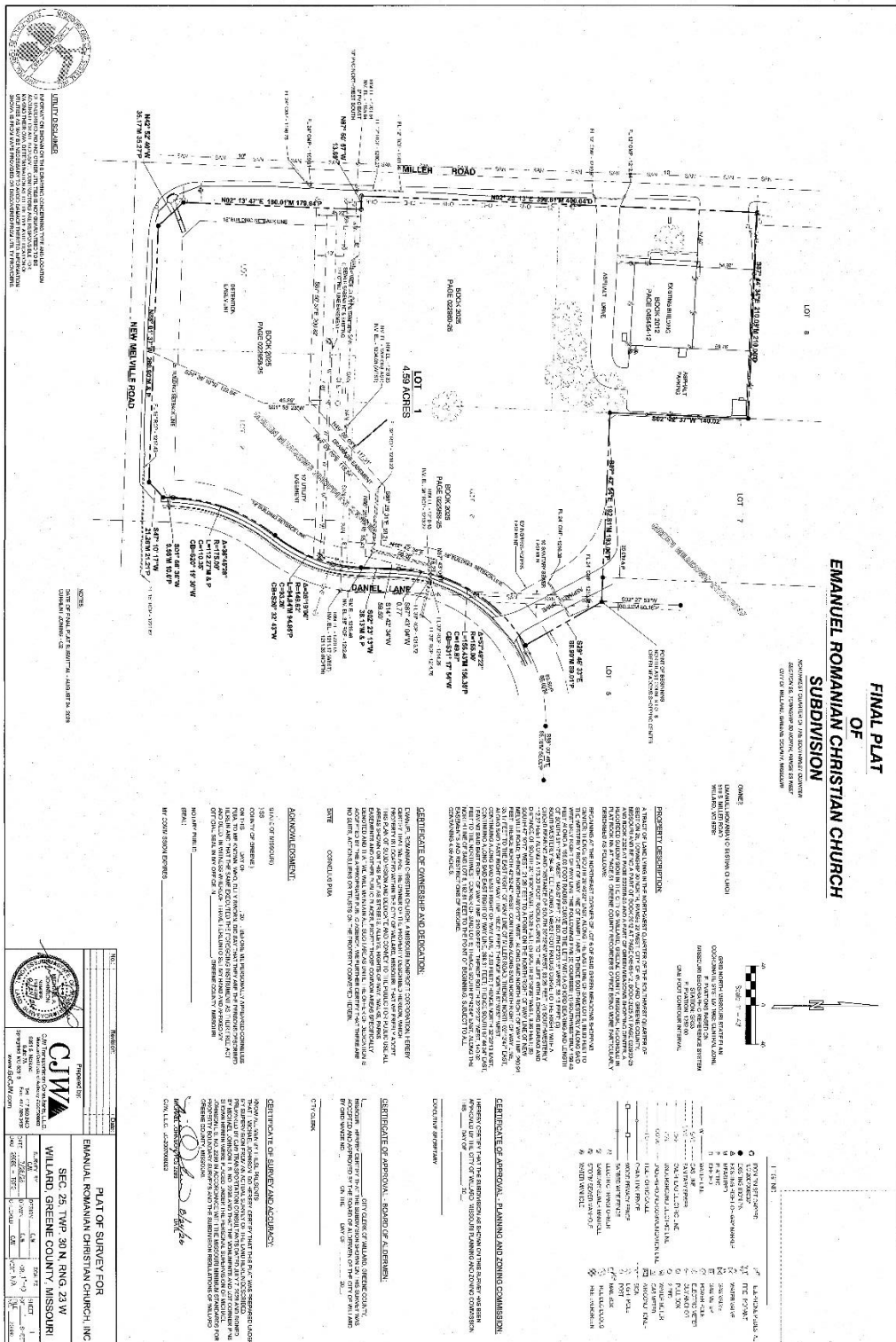
Courtney Myers, City Clerk

Exhibit A

PROPERTY DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 23 WEST, CITY OF WILLARD, GREENE COUNTY, MISSOURI AND BEING A PART OF BOOK 2012 AT PAGE 045454-12, BOOK 2025 AT PAGE 022960-25 AND BOOK 2025 AT PAGE 022958-25 AND A PART OF GREEN MEADOWS SHOPPING CENTER, A RECORDED SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, RECORDED IN PLAT BOOK NN AT PAGE 51, GREENE COUNTY RECORDER'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

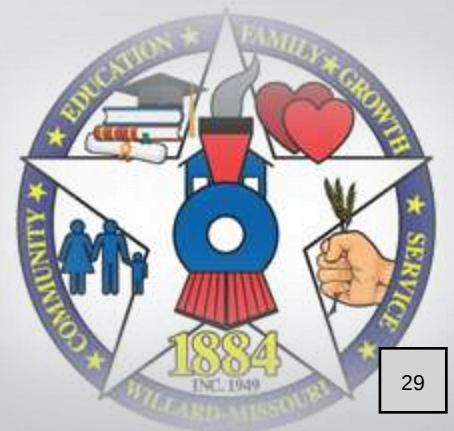
BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF SAID GREEN MEADOWS SHOPPING CENTER; THENCE SOUTH 29°46'33" EAST, ALONG THE EAST LINE OF SAID LOT 6, 88.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DANIEL LANE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (6) COURSES: (1) SOUTHWESTERLY 156.43 FEET ALONG A 155.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND LENGTH OF SOUTH 31°17'54" WEST, 149.87 FEET; (2) SOUTH 02°23'13" WEST, 38.13 FEET; (3) SOUTHWESTERLY 94.84 FEET ALONG A 149.62 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF SOUTH 20°32'43" WEST, 93.26 FEET; (4) SOUTHWESTERLY 112.27 FEET ALONG A 175.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF SOUTH 20°19'30" WEST, 110.35 FEET; (5) SOUTH 01°58'36" WEST, 9.96 FEET; (6) SOUTH 47°10'17" WEST, 21.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NEW MELVILLE ROAD; THENCE NORTH 88°01'37" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 260.91 FEET; THENCE NORTH 42°52'40" WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 35.17 FEET TO THE EAST RIGHT OF WAY LINE OF MILLER ROAD; THENCE NORTH 02°13'47" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 180.01 FEET; THENCE NORTH 87°50'57" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 13.69 FEET; THENCE NORTH 02°25'13" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 399.61 FEET; THENCE SOUTH 87°44'34" EAST, LEAVING SAID EAST RIGHT OF WAY LINE, 210.09 FEET; THENCE SOUTH 02°22'37" WEST, 140.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 87°42'54" EAST, ALONG THE NORTH LINE OF SAID LOT 6, 192.81 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. CONTAINING 4.59 ACRES.



A MAJOR SUBDIVISION OF 510 SOUTH MILLER ROAD



AN ORDINANCE TO COMBINE 4.53 ACRES IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI



Rezoned in accordance to 400.350

Application filed by owner August 24th, 2026

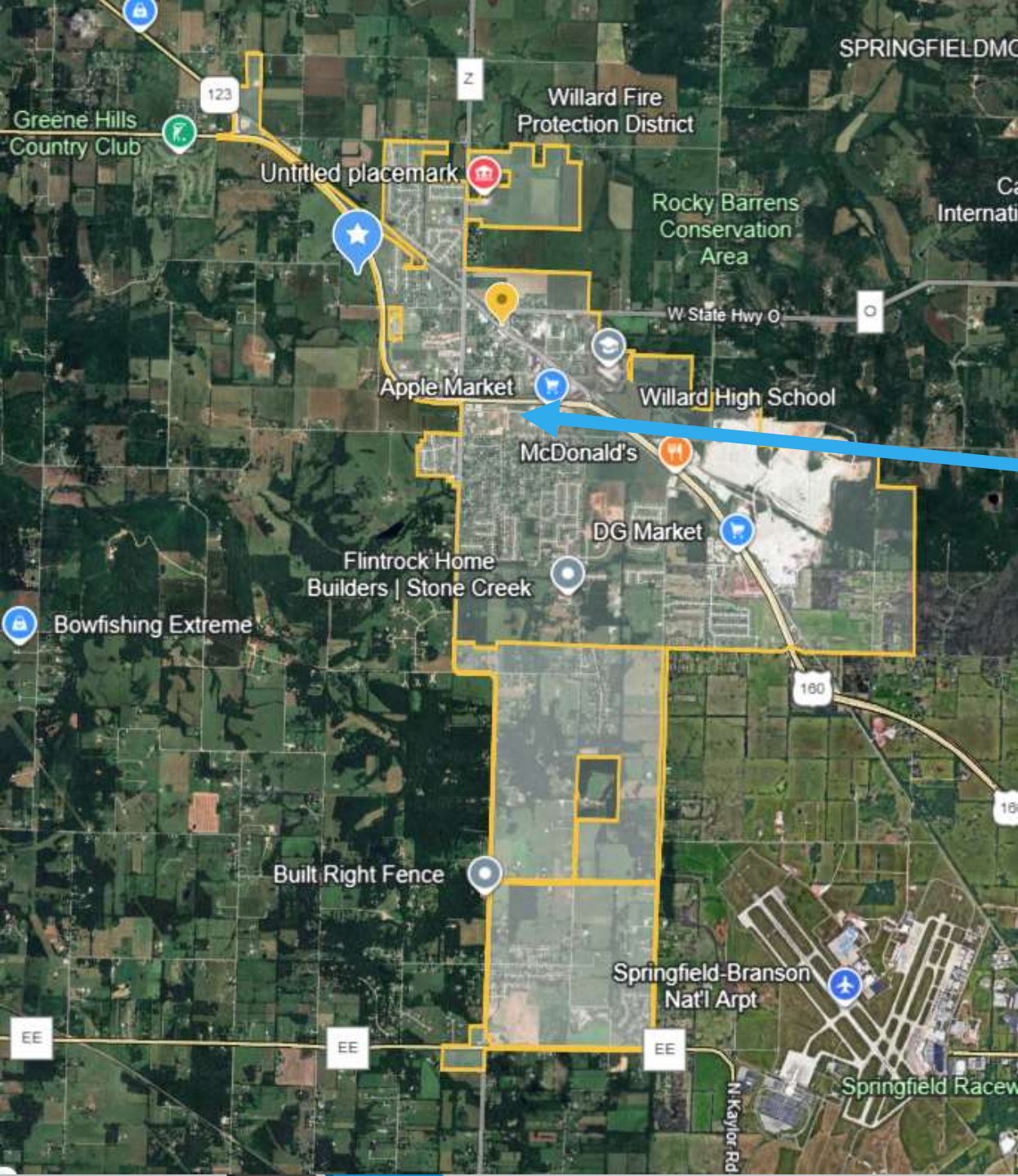
Public Hearing noticed October 6th, 2026

Public Hearing Planning Commission held
October 6th, 2026

Public Hearing for BOA held October 12th, 2026



Proposed subdivision within Willard city limits



PROPER PUBLICATION OF THE PUBLIC HEARING

THE
DAILY
EVENTS
Established 1881
*Invoice &
Affidavit of
Publication*

PUBLIC NOTICE

Notice is hereby given that the **Willard Planning and Zoning Commission** shall meet on **Tuesday October 6, 2026**, and the **City of Willard Alders** will meet on **Monday October 12, 2026, at 6:00 pm.** to consider the Final Plat of Emanuel Romanian Christian Church Subdivision. These tracks of land are located at **510 S. Miller** further identified by **Greene County Assessor as Parcels #0725301028, #0726402027, #0725301017, #0725301013, and #0725301012.** 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

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 the information above.

PUBLIC HEARING NOTICES

PUBLIC NOTICE

Item # A.

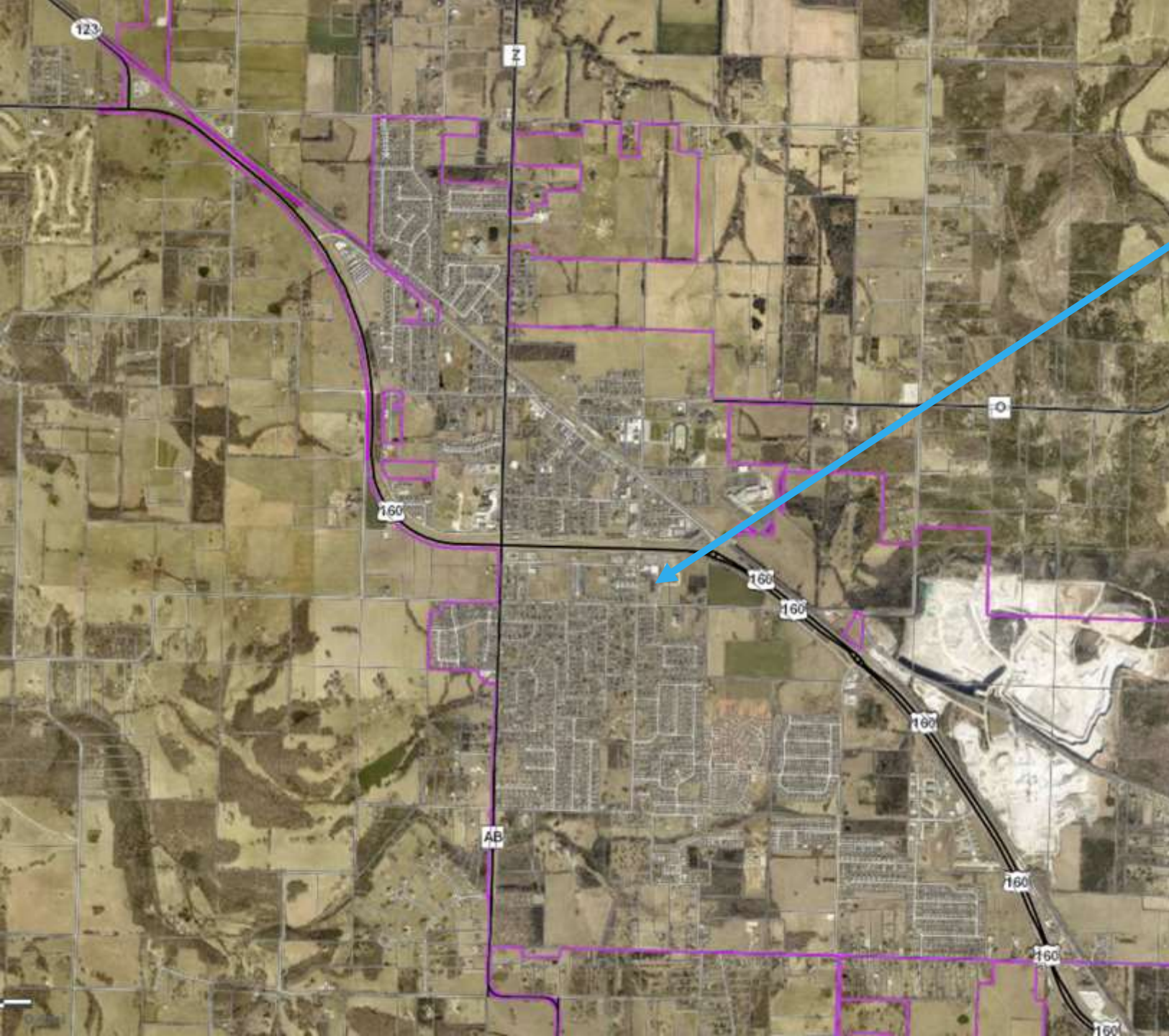
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Published in The Daily Events
9/10, 2026 (Th)





FINAL PLAT OF EMANUEL ROMANIAN CHRISTIAN CHURCH SUBDIVISION

NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 25, TOWNSHIP 30 NORTH, RANGE 23 WEST
CITY OF WILLARD, GREENE COUNTY, MISSOURI

OWNER:
EMANUEL ROMANIAN CHRISTIAN CHURCH
510 S. MILLER ROAD
WILLARD, MO 65751

GRID NORTH MISSOURI STATE PLAT
COORDINATE SYSTEM 1983 CENTRAL ZONE
ELEVATIONS BASED ON:
NATION: 1283.00
ONE FOOT CONTOUR INTERVAL

PROPERTY DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 23 WEST, CITY OF WILLARD, GREENE COUNTY, MISSOURI AND BEING A PART OF BOOK 2012 AT PAGE 045454-12, BOOK 2025 AT PAGE 022960-25 AND BOOK 2025 AT PAGE 022960-25 AND A PART OF GREEN MEADOWS SHOPPING CENTER, A RECORDED SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, RECORDED IN PLAT BOOK 901 AT PAGE 31, GREENE COUNTY RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF SAID GREEN MEADOWS SHOPPING CENTER, THENCE SOUTH 28°40'33" EAST, ALONG THE EAST LINE OF SAID LOT 8, 86.91 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DANIEL LANE, THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTHWESTERLY 152.43 FEET ALONG A 155.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND LENGTH OF SOUTH 31°17'54" WEST, 148.81 FEET; (2) SOUTH 02°32'12" WEST, 38.13 FEET; (3) SOUTHWESTERLY 98.88 FEET ALONG A 190.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF SOUTH 32°32'42" WEST, 30.26 FEET; (4) NORTHWESTERLY 112.37 FEET ALONG A 178.55 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF SOUTH 30°18'00" WEST, 116.35 FEET; (5) SOUTH 01°16'00" WEST, 0.96 FEET; (6) SOUTH 47°02'17" WEST, 21.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NEW MELVILLE ROAD, THENCE NORTH 86°01'33" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 283.81 FEET, THENCE NORTH 40°52'40" WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 30.17 FEET TO THE EAST RIGHT OF WAY LINE OF MILLER ROAD, THENCE NORTH 27°12'41" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 140.51 FEET, THENCE NORTH 87°00'00" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 13.83 FEET, THENCE NORTH 52°25'13" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 30.81 FEET, THENCE SOUTH 07°44'34" EAST, LEAVING SAID EAST RIGHT OF WAY LINE, 210.89 FEET, THENCE SOUTH 02°32'33" WEST, 145.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, THENCE SOUTH 87°42'54" EAST, ALONG THE NORTH LINE OF SAID LOT 6, 190.81 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, CONTAINING 4.59 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

EMANUEL ROMANIAN CHRISTIAN CHURCH, A MISSOURI NONPROFIT CORPORATION, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE CITY OF WILLARD, MISSOURI, THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, RIGHTS-OF-WAY, WALKS, PARKS, EASEMENTS AND OTHER PUBLIC PLACES, EXCEPT THOSE COMMON AREAS SPECIFICALLY DEDICATED AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNITS, THE DEDICATION BEING ACCEPTED BY THE APPROPRIATE PUBLIC AGENCY. WE FURTHER CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LITIGATIONS OR TRUSTS ON THE PROPERTY CONVEYED HEREIN.

DATE: CORNELIUS FLUA

ACKNOWLEDGMENT:

STATE OF MISSOURI
(IN)
COUNTY OF GREENE)
ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED CORNELIUS FLUA, TO ME KNOWN, WHO, DULY SWORN, DO SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN AND THAT THE SAME EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN _____ GREENE COUNTY, MISSOURI.

NOTARY PUBLIC:
(SEAL)

MY COMMISSION EXPIRES _____

LEGEND	
●	IRON PIN SET CAPPED
○	1/2" BENCHMARK
●	EXISTING IRON PIN
△	EXISTING RIGHT-OF-WAY MARKER
■	MEASURED
□	PLATING
○	DRIBBIT
—	WATER LINE
—	GAS LINE
—	SEWAGE LINE
—	OVERHEAD ELECTRIC LINE
—	UNDERGROUND ELECTRIC LINE
—	UNDERGROUND COMMUNICATION LINE
—	FIBER OPTIC CABLE
—	CHAIN LINK FENCE
—	WOOD PRIVACY FENCE
—	BARBED WIRE FENCE
—	ELECTRIC TRANSFORMER
—	BANTARY SEWER MANHOLE
—	STORM SEWER MANHOLE
—	WATER MANHOLE
—	TELEPHONE POLE/STAKE
—	RISE HYDRANT
—	WATER VALVE
—	GAS VALVE
—	GAS METER
—	POWER POLE
—	ELECTRIC WATER
—	GUTTER/DOOR
—	FULL BOX
—	SPRO
—	WATER METER
—	GAS METER
—	AIR CONDITIONER
—	SIGN
—	LIGHT POLE
—	POST
—	MAIL BOX
—	TREE DECIDUOUS
—	TREE EVERGREEN

CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION:

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN ON THIS SURVEY HAS BEEN APPROVED BY THE CITY OF WILLARD, MISSOURI PLANNING AND ZONING COMMISSION THIS _____ DAY OF _____, 20____.

EXECUTIVE SECRETARY

CERTIFICATE OF APPROVAL - BOARD OF ALDERMEN:

I, _____, CITY CLERK OF WILLARD, GREENE COUNTY, MISSOURI, HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS SURVEY WAS ACCEPTED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD BY ORDINANCE NO. _____ ON THE _____ DAY OF _____, 20____.

CITY CLERK

CERTIFICATE OF SURVEY AND ACCURACY:

KNOW ALL MEN BY THESE PRESENTS, THAT I, MICHAEL JOHNSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY C.J.W. TRANSPORTATION CONSULTANTS DATED JULY 1, 2024 AND EXAMINED BY MICHAEL JOHNSON, S. NO. 2288 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL JOHNSON, S. NO. 2288 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF WILLARD, GREENE COUNTY, MISSOURI.

DATE: 7/1/2024
C.J.W. L.L.C. 10-307-006005

No. _____		Revised: _____		Date: _____	
 Prepared by CJW C.J.W. Transportation Consultants, L.L.C. Missouri Certificate of Authority #2010-0003 300 S. National Blvd. Ste. 100 Springfield, MO 65801 Phone: 417-886-0428 Fax: 417-886-3442 www.GoCJW.com					
PLAT OF SURVEY FOR EMANUEL ROMANIAN CHRISTIAN CHURCH, INC. SEC. 25, TWP. 30 N, RNG. 23 W WILLARD, GREENE COUNTY, MISSOURI					
SURVEY BY CJW DATE: 7/1/2024 TRK: 2588 - 1185		DESIGN: CJW CHECKED: CJW DATE: 7/1/2024		REVIEW: CJW DATE: 7/1/2024 FILE NO.: 2588	



UTILITY EASEMENTS

INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL AND UTILITY CONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREBY. INFORMATION SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.

NOTES:

DATE OF FINAL PLAT SUBMITTAL: AUGUST 24, 2025
CURRENT ZONING: C-2



Legend

Item # A.

100 ft

Official Zoning Map

ZONING

(blank)

AG

C1

C2

M1

M2

MU

PDD-R1

PDD-R3

R1

R2

R3

R4

35