

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

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.

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)

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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



SS/E Platted Sanitary Sewer Easement (Plat Book AAA, Page 905)

U/E Platted Utility Easement (Plat Book AAA, Page 905)

Coordinate System 1983 by use of MoDOT

continuously operating GNSS RTK Network

Central Zone

Sec. 36, T-30-N, R-23-W

Scale: 1"=2000'

"Olsson LC 366".

District No. 2020-108

10. All of the property contained in this replat is a part of approved Planned Development

REPLAT

ALL OF LOTS 1 - 28 HOFFMAN HILLS PHASE I

PART OF THE E1/2 OF THE NW1/4 SECTION 36, TOWNSHIP 30 NORTH, RANGE 23 WEST CITY OF WILLARD, GREENE COUNTY, MISSOURI

DEVELOPMENT NOTES

405,953± sf - 9.319± acres Total Area: Total Number of Lots:

Smallest Lot: Lot 8: 7,890± sf - 0.181± ac Largest Lot: Lot 39: 17,136± sf - 0.393± ac Hoffman Hills Development, LLC **Property Owner:** Source of Title: Book 2021, Page 016106-21

Current Zoning: PD 2020-108 Front Yard Setback: 25 feet Rear Yard Setback: 25 feet

7 feet except when adjacent to a street R/W, Side Yard Setback: in which case the setback shall be 15 feet

Plat Book AAA, Page 905

BOUNDARY DESCRIPTION

25A, 25B, 26A, 26B, 27A, 27B, 28A, and 28B, of the Final Plat of Hoffmans Hills Phase I, recorded in Plat Book AAA at Pag 905, in the City of Willard, Greene County, Missouri.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Stuart M. Stenger, Manager of Hoffman Hills Development, LLC, hereby certify that I am the Manager of the property described hereon, which property is within the jurisdiction of the City of Willard, Missouri, that I freely adopt this plan of subdivision.

Hoffman Hills Development, LLC Stuart M. Stenger, Manager of Hoffman Hills Development, LLC

	LINE TABLE					
#	Direction	Length				
L1	S02°07'14"W	24.13'				
L2	S87°57'59"E	45.02'				
L3	N47°19'39"E	35,54'				
L4	N42°55'22"W	35.33'				
L5	N47°07'21"E	35.35'				
L6	S42°52'39"E	35.36'				
L7	S47°02'57"W	35.40'				
L8	S42°41'40"E	35.15'				
L9	N32°08'16"E	20.73'				
L10	N43°51'57"W	35.59'				
L11	S01°30'47"W	26.35'				
L12	S19°58'30"W	30.12'				
L13	S31°23'42"W	7.89'				
L14	S31°23'42"W	20.49'				
L15	S38°32'09"W	18.60'				
L16	S87°01'54"W	22.64'				
L17	S05°04'16"W	21.41'				

L18 S46°45'05"W 35.50'

	CURVE TABLE						
#	Radius	Length	Delta	Chord	Ch. Bearing		
C1	600.00'	102.63'	9°48'00"	102.50'	S02°54'38"E		
C2	600.00'	134.90'	12°52'55"	134.61'	S01°22'11"E		
C3	1500.00'	77.24'	2°57'02"	77.24'	S03°35'45"W		
C4	475.00'	68.89'	8°18'33"	68.82'	N87°52'45"E		
C5	490.00'	110.36'	12°54'14"	110.12'	S89°49'25"E		
C6	600.00'	288.85'	27°34'58"	286.06'	N82°50'13"E		
C7	275.00'	275.09'	57°18'54"	263.77'	N40°23'18"E		
C8	290.00'	120.08'	23°43'26"	119.22'	N23°35'33"E		
C9	150.00'	90.84'	34°41'58"	89.46'	N18°06'17"E		
C10	625.00'	18.43'	1°41'21"	18.43'	N06°57'58"W		
C11	575.00'	7.64'	0°45'39"	7.64'	N04°41'27"E		
C12	1525.00'	2.62'	0°05'54"	2.62'	N05°01'19"E		
C13	500.00'	22.07'	2°31'46"	22.07'	S84°59'21"W		
C14	625.00'	13.28'	1°13'03"	13.28'	N83°58'49"W		
C15	300.00'	38.03'	7°15'47"	38.00'	S65°24'51"W		
C16	300.00'	20.01'	3°49'21"	20.01'	N45°30'35"E		
C17	300.00'	29.69'	5°40'15"	29.68'	S14°33'58"W		
C18	265.00'	38.36'	8°17'36"	38.32'	S15°52'38"W		
C19	125.00'	19.96'	9°08'50"	19.93'	N05°19'44"E		
C20	315.00'	34.85'	6°20'18"	34.83'	N32°17'07"E		
C21	315.00'	25.17'	4°34'39"	25.16'	N14°01'10"E		
C22	250.00'	22.16'	5°04'47"	22.16'	N66°30'21"E		
C23	575.00'	36.30'	3°37'00"	36.29'	S85°10'48"E		
C24	625.00'	4.27'	0°23'30"	4.27'	S07°36'54"E		
C25	575.00'	32.17'	3°12'19"	32.16'	S00°23'13"W		

ACKNOWLEDGEMENT

STATE OF MISSOURI COUNTY OF GREENE SS.

, 2025, before me personally appeared Stuart M. Stenger, who ___ day of _

duly sworn did say that he is the Manager of Hoffman Hills Development, LLC, a Missouri Limited Liability Company, and that the foregoing instrument was signed and sealed on behalf of said Limited Liability Company and acknowledged to be the free act and deed of said company.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.

Notary Public

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

Valorie Simpson, Executive Secretary

CERTIFICATE OF APPROVAL - BOARD OF ALDERMEN

I, Janice Gargus, 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. the _____ day of ____

Janice Gargus, City Clerk

RECORDER'S CERTIFICATE

I, Cheryl Dawson-Spaulding, Recorder of Greene County do hereby certify that the within instrument of writing was on the __, 2025 AD at _____ o'clock ____Min ___M duly filed for record and is recorded in the records in this office in Book _____ at Page _____. In testimony whereof, I have hereunto set my hand and affixed my official seal at my office in Springfield, Missouri, this day of

CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents:

That I, David D. Drumm, do hereby certify that this plat was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., dated April 29, 2025, and signed by David D. Drumm, PLS 2017017958, and that the monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm, PLS 2017017958, in accordance with the current Missouri Standards For Urban Property Boundary Surveys and the Subdivision Regulations of Willard, Greene County, Missouri.

Olsson, Inc., MO LC 366 ddrumm@olsson.com

drawn by: surveyed by: checked by: DDD approved by: project no.: 020-2824 drawing no.: V RPLT 0202824 04.29.2025

THE NW1/4, SECTION 36, T-30-GREENE COUNTY, MISSOURI

THE E½ OF WILLARD, (

REPLAT OF LOTS 1 - 28 AT OF HOFFMAN HILLS

DRUMM

NUMBER

\PLS-2007017958 04-30-2025

Digitally signed by David D. Drumn

Date: 2025.04.30 14:10:03-05'00

SHEET of