



**CITY OF WILLARD**  
**PLANNING AND ZONING REGULAR MEETING**  
**April 21, 2026 at 6:00 PM**  
**Willard City Hall, 224 W. Jackson St., Willard, MO**  
**AGENDA**

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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**

- 1. ROLL CALL**
- 2. AGENDA AMENDMENTS/APPROVAL OF AGENDA**
- 3. APPROVAL OF MINUTES**
  - [A.](#) P&Z Meeting Minutes from March 17, 2026.
- 4. CITIZEN INPUT**
- 5. PUBLIC HEARING**
  - A.** 404 Beam Rezone
- 6. DISCUSSION**
  - [A.](#) 404 Beam Rezone
- 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

March 17, 2026

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

Guest: Gina Robbin, Ginny Lacy, Chuck Lacy, Terry Kathcart

**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 6:00 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 and Alderman David Keene, Gary Walker. Not present: Burnis Coleman

**2. AGENDA AMENDMENTS/AGENDA APPROVAL**

Motion made by Alderman Keene to approve the agenda, seconded by Marianne Hill. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, CeleenThedell, David Keene, Gary Walker. Motion carried 8-0

**3. APPROVAL OF MINUTES FOR February 17, 2026**

Motion made by David Keene to approve the minutes of 2-17-2026 seconded by Gary WALKER. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, David Keene, Gary Walker. Motion carried 8-0

**4. CITIZENS INPUT**

None

**5. PUBLIC HEARING**

**A. RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD APPROVING AN ORDINANCE AMENDING SECTION 400.405-AGRICULTURAL RESIDENTIAL DISTRICT TO THE MUNICIPAL CODE OF THE CITY OF WILLARD.**

Chairwoman Hill opened the PUBLIC HEARING

Mike Ruesch spoke about how this a step between agricultural zoning and R-1. Celeen asked about A-4 Lodging (camp grounds only) and if that would allow RV's and campgrounds, Mike Ruesch said it would be allowed.

Question was asked, why now? Mike Ruesch spoke about people south of Miller Park and FR. 103 are looking to annex into the city. Terry Kathcart asked about annexation of that property. Mike Ruesch stated that what ever their zoning is now in Greene County, it would stay the same when annexed. They would have to apply to rezoned to Agricultural Resident District (AR) or mixed use. A lot of that area is in the Airport Zone and are required to have 10 acres.

Valorie Simpson asked about K.1.a. Large animals shall be no more than 1 animal per dedicated acre. Mike Ruesch spoke that each animal would have be penned separately.

Celeen Thedell asked about K.1.b moderate animals. Mike Ruesch the same would be applied.

Valorie Simpson stated that K.1.k conflicts with Municipal Code section 205.070 Exception: Any lot or tract of land greater than or equal to five (5) acres or more shall be allowed to increase the number of cats or dogs to five (5)in lieu of three (3); all other provisions of Subsections (A) and (B) of this section remaining the same.

There were a lot of discussion about having to feed large animals and moderate animals year round since 1 acre is not enough pasture to sustain.

Jeff LaMontia looked up state regulations and stated that 1 large animals per 2 acres. Steve Cobb talked about goats and sheep and how they'll forage until there's no grass.

Chairwoman Hill closed the public Hearing

**6. DISCUSSION**

**A. RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD APPROVING AN ORDINANCE AMENDING SECTION 400.405-AGRICULTURAL RESIDENTIAL DISTRICT TO THE MUNICIPAL CODE OF THE CITY OF WILLARD.**

The board discussed changes and have agreed to amend these sections:

**A. Allowed Uses**

A.4. Remove Lodging (camp grounds only)

**K. Limitations and Regulations**

K.1.a Large animals shall be no more than 1 animal per 2 dedicated acres.

K.1.b Moderate animals shall be no more than 6 animals per 2 dedicated acres.

K.1.h Remove: A maximum of 3 dogs/cats are permitted. Replace with Section 205.070 Exception.

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

**B. ACTIVE TRANSPORTATION PLAN DISCUSSION/VOTE**

Marianne Hill complicated Mike Ruesch on a well designed plan. Mike stated that there was a great many dedicated people that help put this together. Mike talked about future underpasses that will be installed at Miller and Hwy 160 plus another at Wiley/FR 76 and Hwy 160. When Hwy 160 is widen, MODot will have to expand the underpasses. The city will be focusing on the downtown area first and most of it will be applied as the city develops.

Celeen asked about Miller sidewalks. Mike didn't have a current answer on that project.

**7. NEW BUSINESS**

NONE

**8. UNFINISHED BUSINESS**

NONE

**9. ADJOURN MEETING**

Valorie Simpson made the motion to adjourn the meeting @7:15, seconded by Marianne Hill. Voting aye: Valorie Simpson, Josh Breeze, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell, David Keene, Gary Walker. Motion carried 8-0

Submitted by Valorie Simpson, Secretary

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Chairwoman Marianne Hill

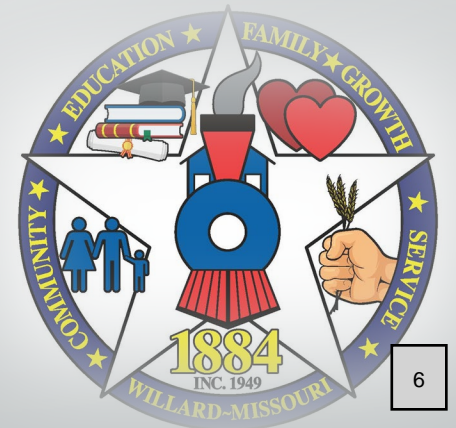
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Secretary Valorie Simpson

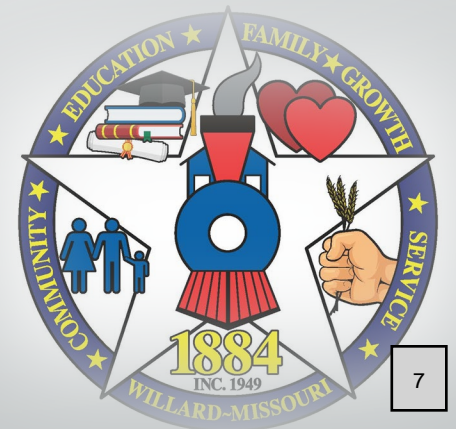
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Courtney Myers, City Clerk

# REZONE OF 404 BEAM STREET OF 1.27 ACRES TO MU-MIXED USE



# AN ORDINANCE TO REZONE 404 BEAM STREET CONTAINING 1.27 ACRES IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI



Rezoned in accordance to 400.350

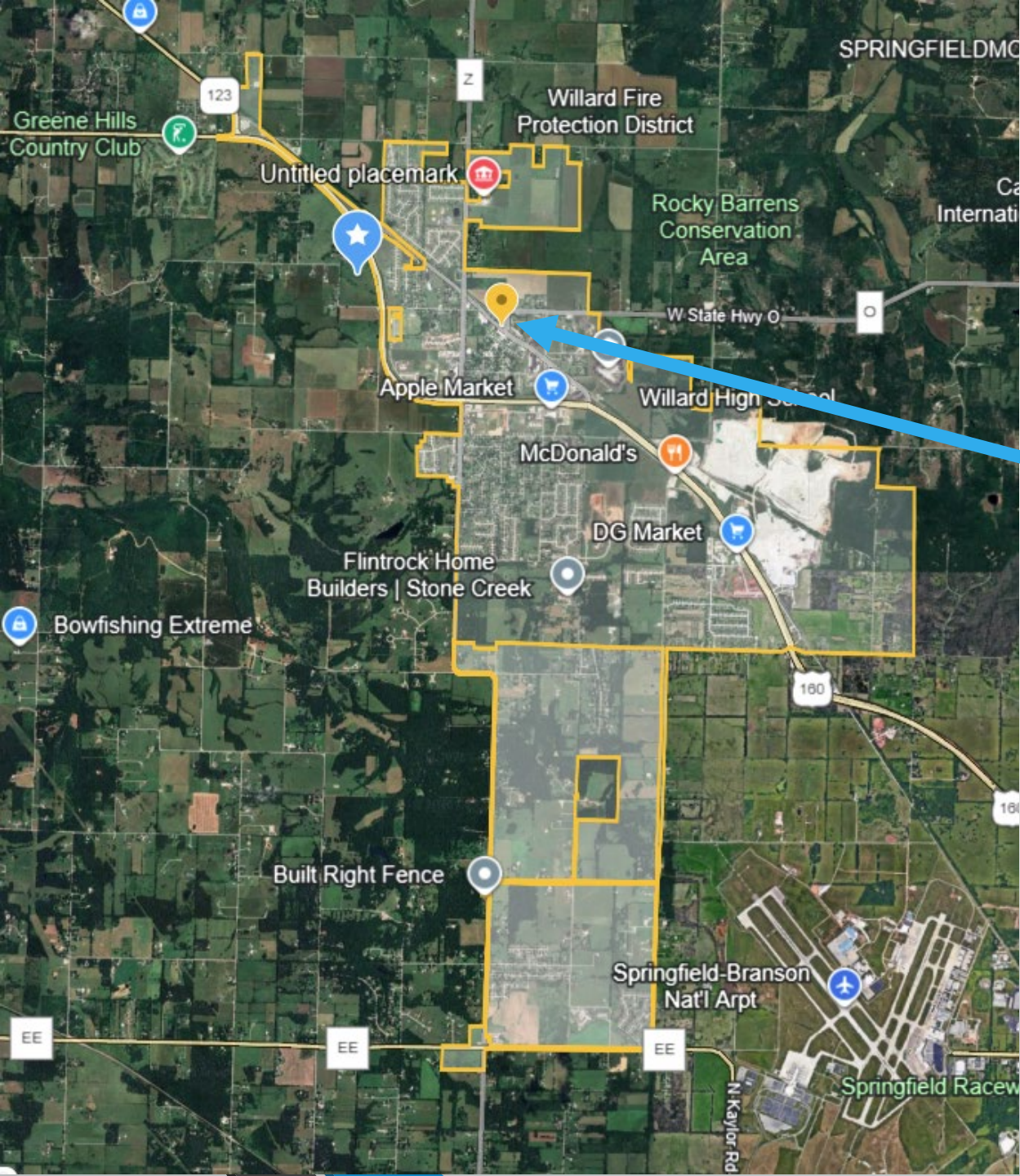
Application filed by owner April 1, 2026

Public Hearing noticed April 1, 2026

Public Hearing planning commission held April 21, 2026

Public Hearing for BOA held April 27, 2026





**Proposed  
Property rezone  
within Willard  
city limits**

# PROPER PUBLICATION OF THE PUBLIC HEARING

## THE DAILY EVENTS

Established 1881

*Invoice & Affidavit of Publication*

### NOTICE IS HEREBY GIVEN THAT THE WILLARD PLANNING AND ZONING COMMISSION

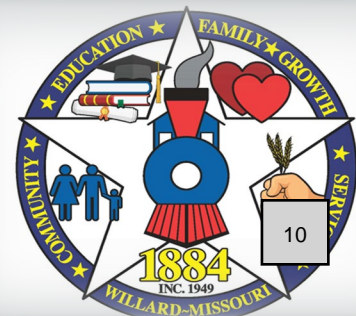
shall meet on Tuesday January 6, 2026 at 6:00 p.m. and the Willard Board of Alders shall meet on January 12, 2026, at 6:00 p.m. to conduct a public hearing to Annex part of parcel 0722400036. This parcel is on the corner of W Farm Road 76 and State Highway 160. The Subject Property is more particularly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

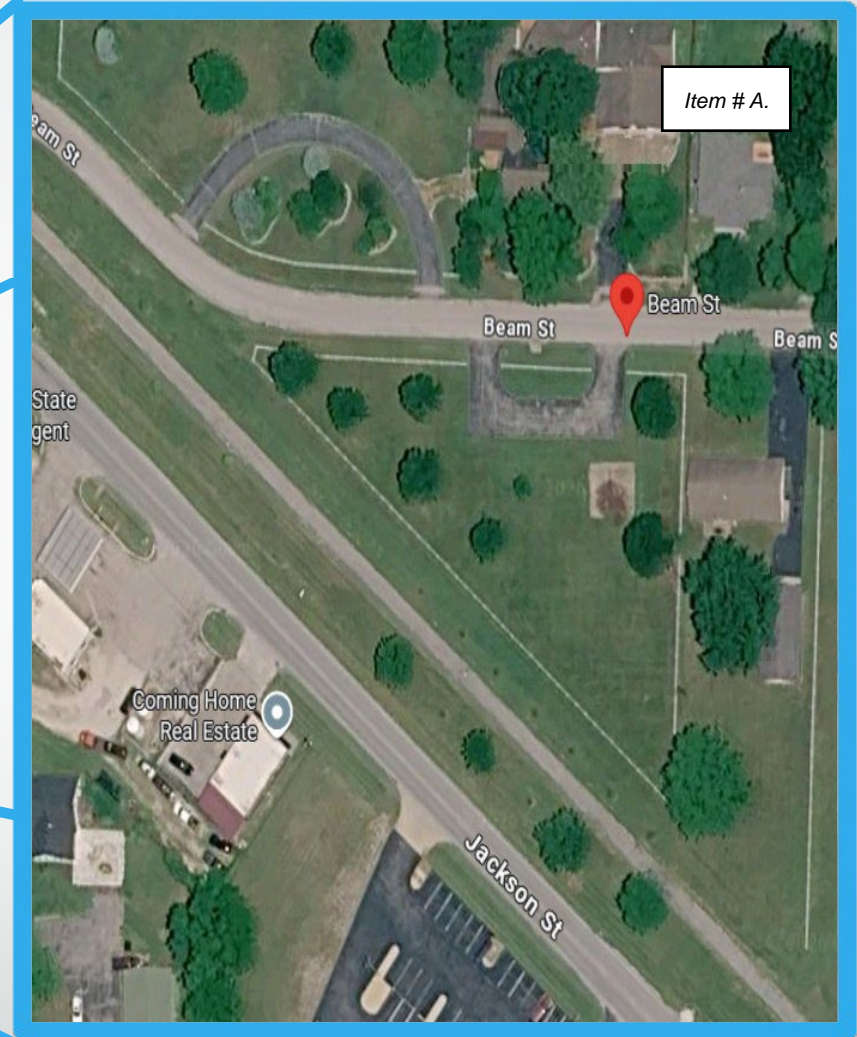
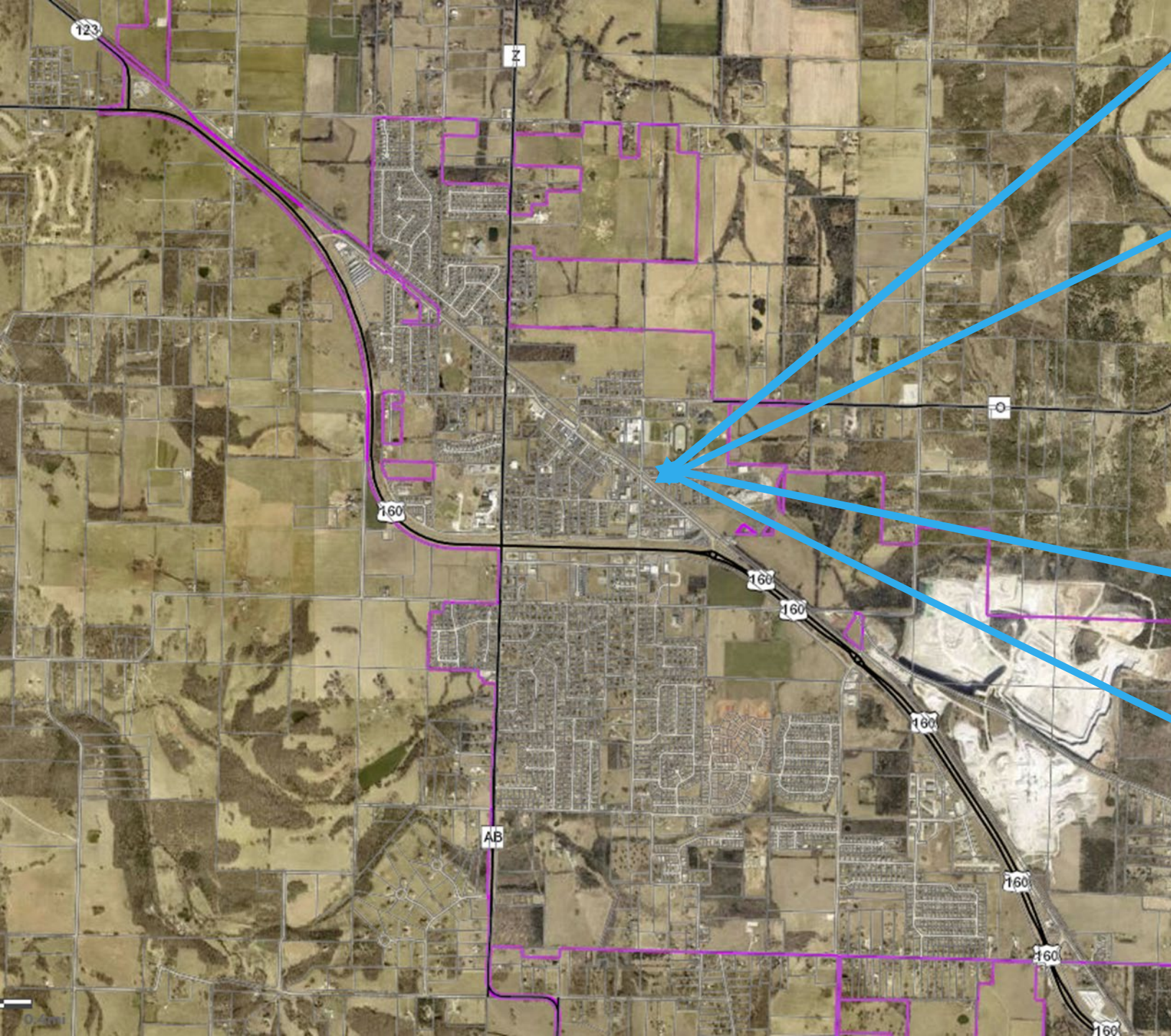
NOTICE IS HEREBY GIVEN THAT THE WILLARD PLANNING AND ZONING COMMISSION shall meet on Tuesday January 6, 2026 at 6:00 p.m. and the Willard Board of Alders shall meet on January 12, 2026, at 6:00 p.m. to conduct a public hearing to Annex part of parcel 0722400036. This parcel is on the corner of W Farm 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 23 WEST IN ORENE COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 30 NORTH, RANGE 23 WEST; THENCE N02° 09'41" E ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1322.99 FEET TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE S87° 59' 31" E ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER, 1012.77 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 09° 01' 14", A RADIUS OF 5569.58 FEET AND A CHORD OF 875.96 FEET BEARING S13° 07' 33" E, AN ARC DISTANCE OF 876.87 FEET; S22° 33' 00" E, 100.30 FEET; SOUTHERLY THROUGH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 03° 09' 18", A RADIUS OF 5594.58 FEET AND A CHORD OF 308.03 FEET BEARING S06° 02' 28" E, AN ARC DISTANCE OF 308.07 FEET; S38° 29' 34" W, 58.95 FEET; N87° 54' 44" W, 122.92 FEET; S72° 06' 17" W, 46.82 FEET; AND S02° 05' 16" W, 16.95 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE N88° 02' 49" W ALONG SAID SOUTH LINE, 1124.34 FEET TO THE POINT OF BEGINNING.

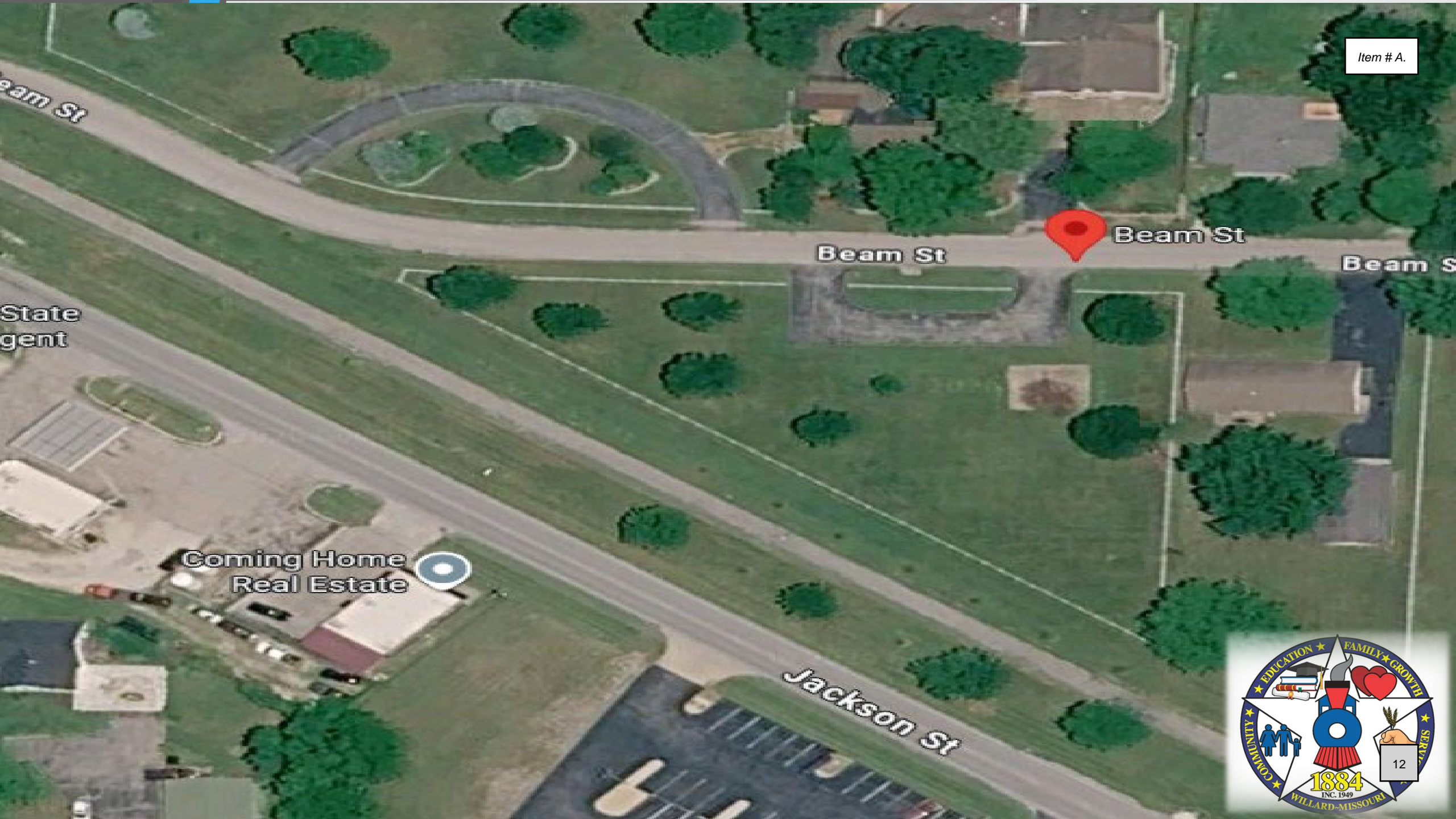
accommodation, please notify City personnel at City Hall. Accommodations will be made for your needs. Representatives of the news media may obtain copies of this notice by contacting the City Clerk at (417) 742-5302. Published in The Daily Events 12/22, 2025

The Commissions will take public comments at this meetings. If you are unable to attend the 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 Mike Rausch, 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





Item # A.



Beam St

Beam St

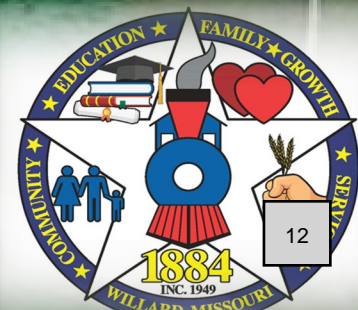
Beam St

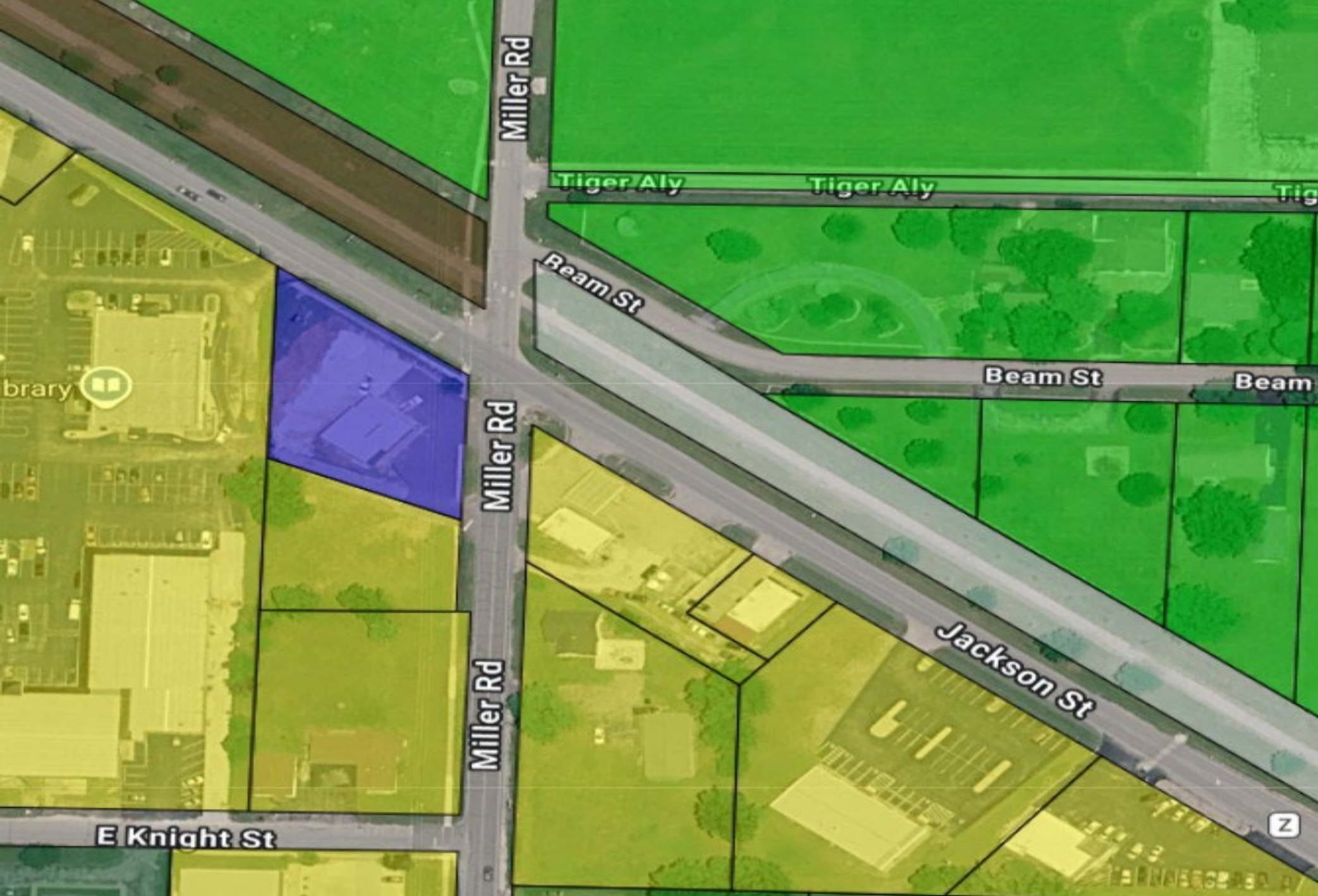
Beam St

State  
gent

Coming Home  
Real Estate

Jackson St





**Legend**

Item # A.

100 ft

**Official Zoning Map**

**ZONING**

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

13

# Board must review:

- **Zoning conforms to Willard Conceptual Plan**
- **Meets the criteria for the proposed Zoning**

