CITY OF WILLARD

PLANNING AND ZONING REGULAR MEETING

November 17, 2026 at 6:00 PM

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

AGENDA

Update Posted on November 12, 2026 9:00am

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.** Meeting Minutes for October 6, 2026
4. **CITIZEN INPUT**
5. **PUBLIC HEARING**
   - **A.** ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING A PRELIMINARY PLAT FOR THE PROPERTY LOCATED AT 510 SOUTH MILLER ROAD IN WILLARD, MISSOURI
   - **B.** ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING FINAL PLAT FOR A SUBDIVISION OF THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI
   - **C.** ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM AG TO AR FOR THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI
6. **DISCUSSION**
   - **A.** ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING A PRELIMINARY PLAT FOR AMMENDED SUBDIVISION FOR THE PROPERTY LOCATED AT 510 SOUTH MILLER ROAD IN WILLARD, MISSOURI
   - **B.** ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING FINAL PLAT FOR A MAJOR SUBDIVISION OF THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI
   - **C.** ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM AG TO AR FOR THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI
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.

Sara Hurt, City Clerk

CITY OF WILLARD

PLANNING AND ZONING MINUTES

October 6, 2026

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

Guest: Chris Wynn

CITIZENS PRESENT: Terry Kathcart

PLEDGE OF ALLEGIANCE

Vice-Chairman Jeff LaMontia led the The Pledge of Allegiance

CALL THE MEETING TO ORDER

Vice-Chairman Jeff LaMontia called the meeting to order at 6:00 P.M.

1. ROLL CALL

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

2. AGENDA AMENDMENTS/AGENDA APPROVAL

Jeff LaMontia noted that under agenda approval, items A and B need to be moved to item #3 approval of minutes. Motion made by Valorie Simpson to amend the agenda, seconded by Josh Breeze. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Gary Walker. Motion carried 5-0

3. APPROVAL OF MINUTES May 5, 2026

A. Motion made by Steve Cobb to approve the minutes of 6/16/26 seconded by Valorie Simpson. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Gary Walker. Motion carried 5-0

B. Motion made by Gary Walker to approve the minutes of 8/7/26 seconded by Josh Breeze. Meeting Minutes for October 6, 2026Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Gary Walker. Motion carried 5-0

4. CITIZENS INPUT

None

5. PUBLIC HEARING

Vice-Chairman Jeff LaMontia opened the public hearing for major subdivision at 510 S Miller. Emanuel Romanian Church is asking to unite 5 parcels of land into 1 parcel totally 4.53 acres. All the property is zoned C-2. Steve Cobb asked about storm water run off. Chris Wynn spoke that a detention will be planned using the 100 year flood plan. Question asked about R-1 property located at Miller and New Melville. The detention will be built across the street which should be some protection to those neighbors. Valorie Simpson asked if we could review the plans. Mike Ruesch said he can bring them to the board when he has them.

Vice-Chairman Jeff LaMontia closed the public hearing.

6. DISCUSSION

Major subdivision at 510 S. Miller

A lot of the discussion took place under the public hearing. Motion made by Valorie Simpson to approve, seconded by Gary Walker. Voting aye: Valorie Simpson, Jeff LaMontia, Josh Breeze, Gary Walker. Voting nay: Steve Cobb Motion carried 4-1

7. NEW BUSINESS

Major subdivision at 200 Hughes Rd. will be coming before the board. Mike Ruesch is working on the accessory building regulations. There will be a couple of small items to be added to Mix-use.

8. UNFINISHED BUSINESS

None

9. ADJOURN

Valorie Simpson made the motion to adjourn at 6:35 seconded by Steve Cobb. Voting aye: Valorie Simpson, Steve Cobb, Jeff LaMontia, Josh Breeze, Gary Walker. Motion carried 5-0

Submitted by Valorie Simpson, Secretary

Vice-Chairman Jeff LaMontia

_____

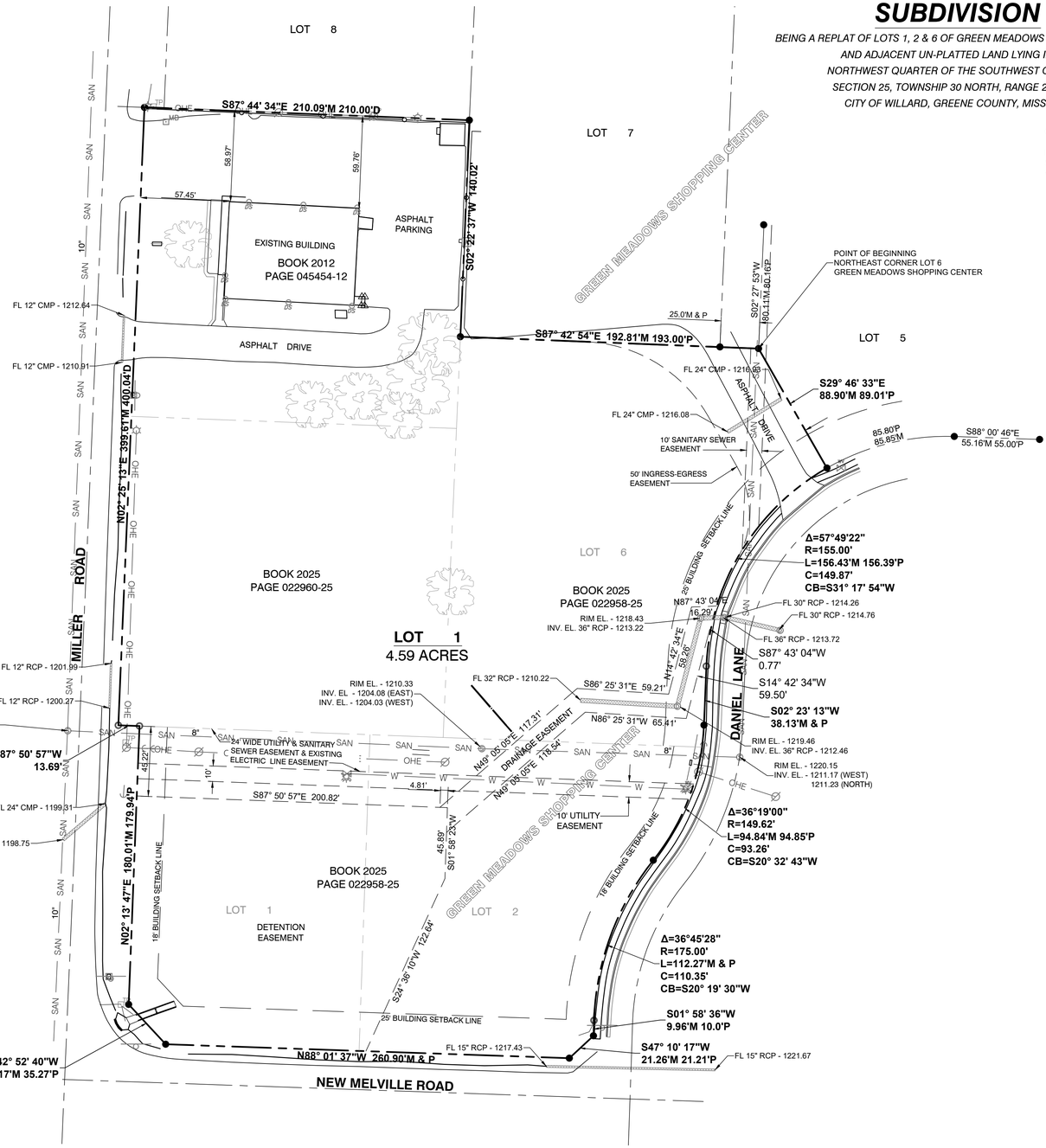
Secretary Valorie Simpson

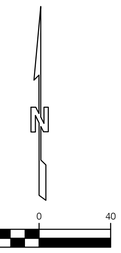
_____

Courtney Myers, City Clerk

PRELIMINARY PLAT
OF
EMANUEL ROMANIAN CHRISTIAN CHURCH
SUBDIVISION

BEING A REPLAT OF LOTS 1, 2 & 6 OF GREEN MEADOWS SHOPPING CENTER
AND ADJACENT UN-PLATTED LAND LYING IN THE
NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 25, TOWNSHIP 30 NORTH, RANGE 23 WEST
CITY OF WILLARD, GREENE COUNTY, MISSOURI





GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983: CENTRAL ZONE
ELEVATIONS BASED ON
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
STATION: GR33
ELEVATION: 1252.00
ONE FOOT CONTOUR INTERVAL

OWNER

EMANUEL ROMANIAN CHRISTIAN CHURCH
510 S. MILLER ROAD
WILLARD, MO 65781

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.

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 PLAT AS STREETS, ALLEYS, RIGHTS-OF-WAY, WALKS, PARKS, EASEMENTS AND OTHER PUBLIC PLACES, EXCEPT THOSE COMMON AREAS SPECIFICALLY DENOTED AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AGENCY. WE FURTHER CERTIFY THAT THERE ARE NO SUITS, ACTIONS,LIENS OR TRUSTS ON THE PROPERTY CONVEYED HEREIN.

_____ _____
DATE CORNELIUS PUIA

ACKNOWLEDGMENT:

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED CORNELIUS PUIA, TO ME KNOWN, WHO, DULY SWORN, DID 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 "LC 2007008003"
- EXISTING IRON PIN
- EXISTING RIGHT-OF-WAY MARKER
- M MEASURED
- P PLATTED
- D DEEDED
- W WATER LINE
- GAS GAS LINE
- SAN SANITARY SEWER
- OHE OVERHEAD ELECTRIC LINE
- UGE UNDERGROUND ELECTRIC LINE
- COMM UNDERGROUND COMMUNICATION LINE
- FO FIBER-OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- POWER POLE
- ELECTRIC METER
- GUY ANCHOR
- PULL BOX
- 2 PED
- 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 CJW TRANSPORTATION CONSULTANTS DATED JULY 7, 2026 AND SIGNED BY MICHAEL JOHNSON L.S. NO. 2298 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL JOHNSON L.S. NO. 2298 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF WILLARD, GREENE COUNTY, MISSOURI.

_____
MICHAEL JOHNSON, PLS 2298 DATE

CJW, L.L.C. LC-2007008003

NOTES:

DATE OF FINAL PLAT SUBMITTAL - AUGUST 24, 2026
CURRENT ZONING - C2

MISSOURI ONE CALL SYSTEM, INC. 1-800-344-7483 STOP! CALL BEFORE YOU DIG!

UTILITY DISCLAIMER

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

No.:	Revision:	Date:

STATE OF MISSOURI — MICHAEL A. JOHNSON — NUMBER PLS-2298 — PROFESSIONAL LAND SURVEYOR

Prepared by:
CJW Transportation Consultants, L.L.C.
Missouri Certificate of Authority #2007008003
5051 S. National
Suite 7A
Springfield, MO 65810
Tel: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

PLAT OF SURVEY FOR
EMANUAL ROMANIAN CHRISTIAN CHURCH, INC.

SEC. 25, TWP. 30 N, RNG. 23 W
WILLARD, GREENE COUNTY, MISSOURI

SURVEY BY	CJW	DESIGN	CJW	SCALES	SHEET 1
DATE	7/28/26	DRAWN	CJW	HOR. 1"=40'	OF 1 SHEETS
DWG	26080 - TOPO	CHECKED	CJW	VERT. N/A	FILE NO. 26080

A MAJOR SUBDIVISION OF 510 SOUTH MILLER ROAD

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

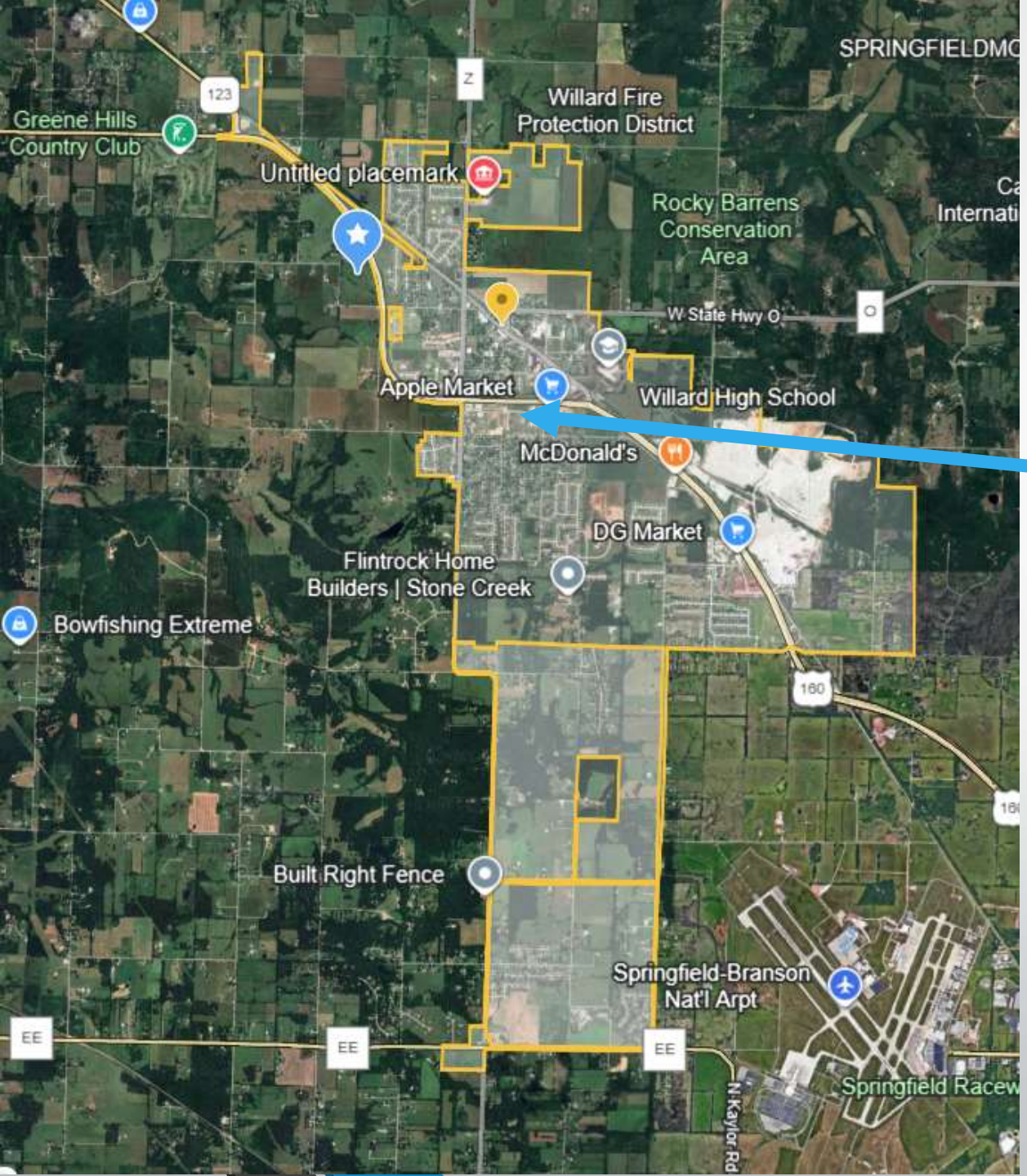
Rezoned in accordance to 400.350

Application filed by owner August 24th, 2026

Public Hearing noticed October,17th 2026

Public Hearing Planning Commission held November 17th, 2026

Public Hearing for BOA held November 23, 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 November 17, 2026**, and the **City of Willard Alders** will meet on **Monday November 23, 2026, at 6:00 p.m.** to consider the Preliminary Plat of Emanuel Romanian Christian Church Subdivision. These tracks of land are 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.

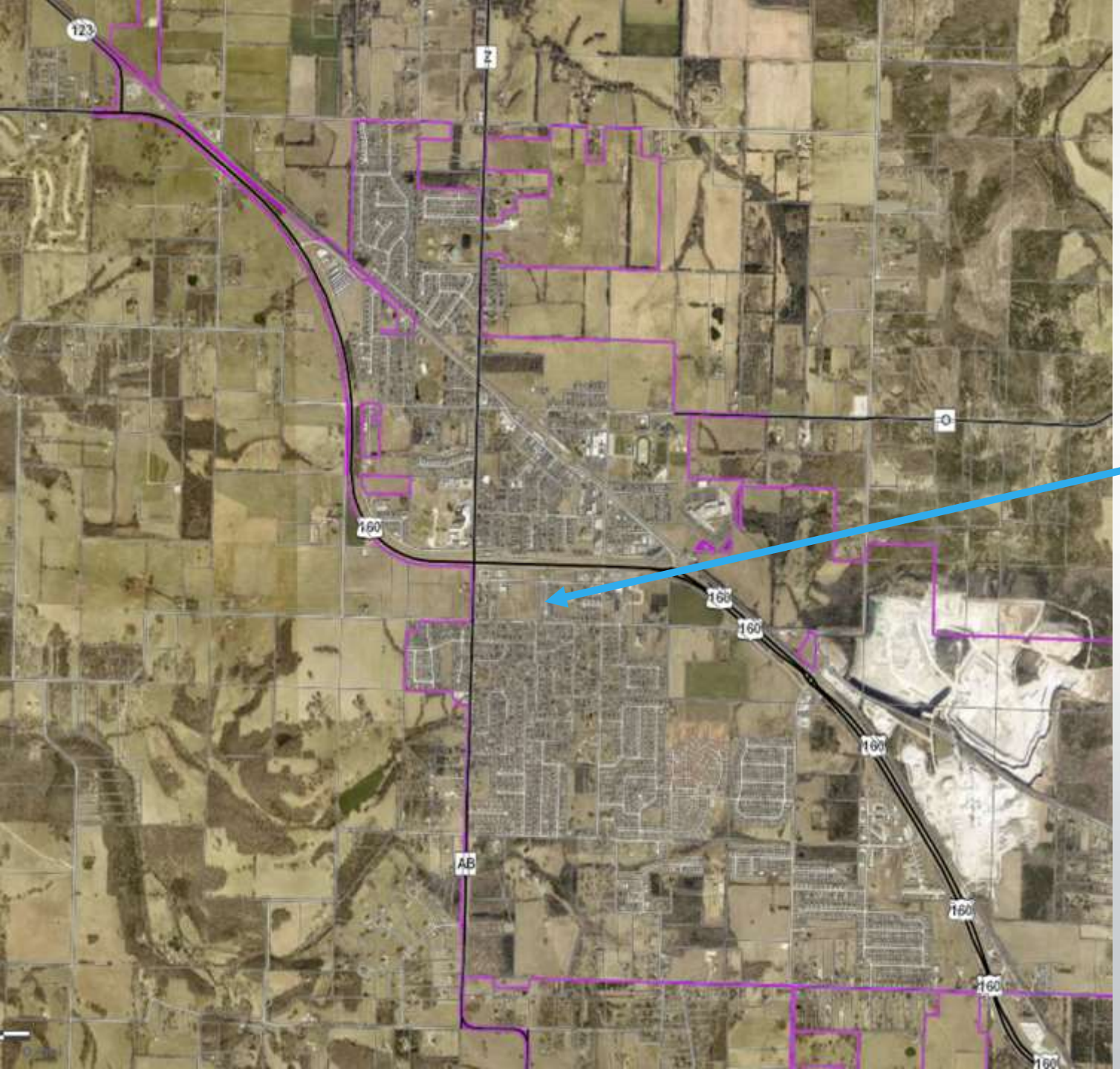
PUBLIC NOTICE

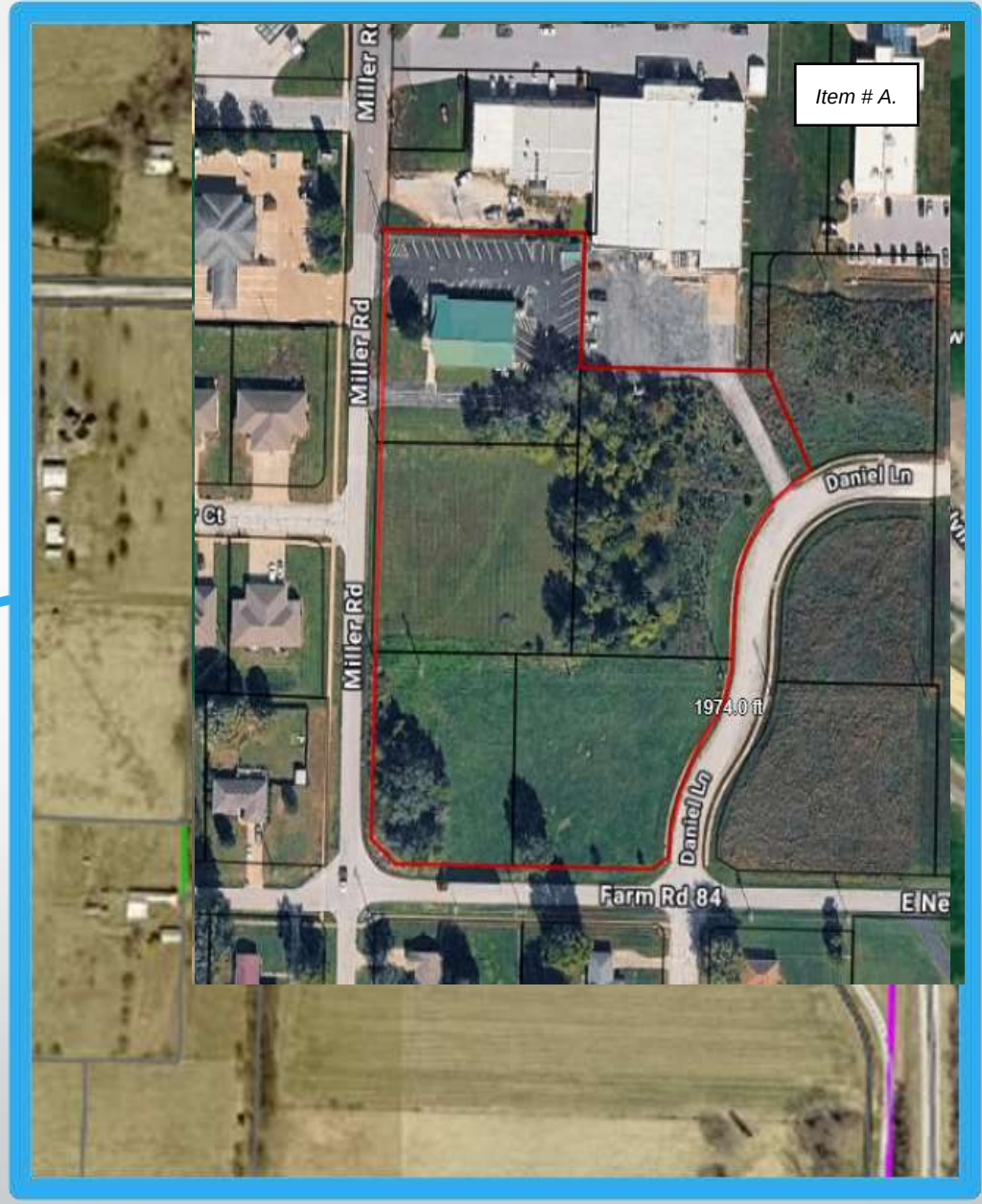
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Published in The Daily Events
10/17, 2026 (Sa)


123
Z
O
160
AB


Miller Rd
Miller Rd
Daniel Ln
Daniel Ln
1974.0 ft
Farm Rd 84



Legend

N

100 ft

Official Zoning Map

ZONING

(blank)

AG

C1

C2

M1

M2

MU

PDD-R1

PDD-R3

R1

R2

R3

R4

STAFF REPORT

REQUEST FOR A PRELIMINARY PLAT FOR A MAJOR SUBDIVISION FOR THE PROPERTY LOCATED AT 510 SOUTH MILLER ROAD,WILLARD, MISSOURI.

DATE: NOVEMBER 17TH ,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:

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 ($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

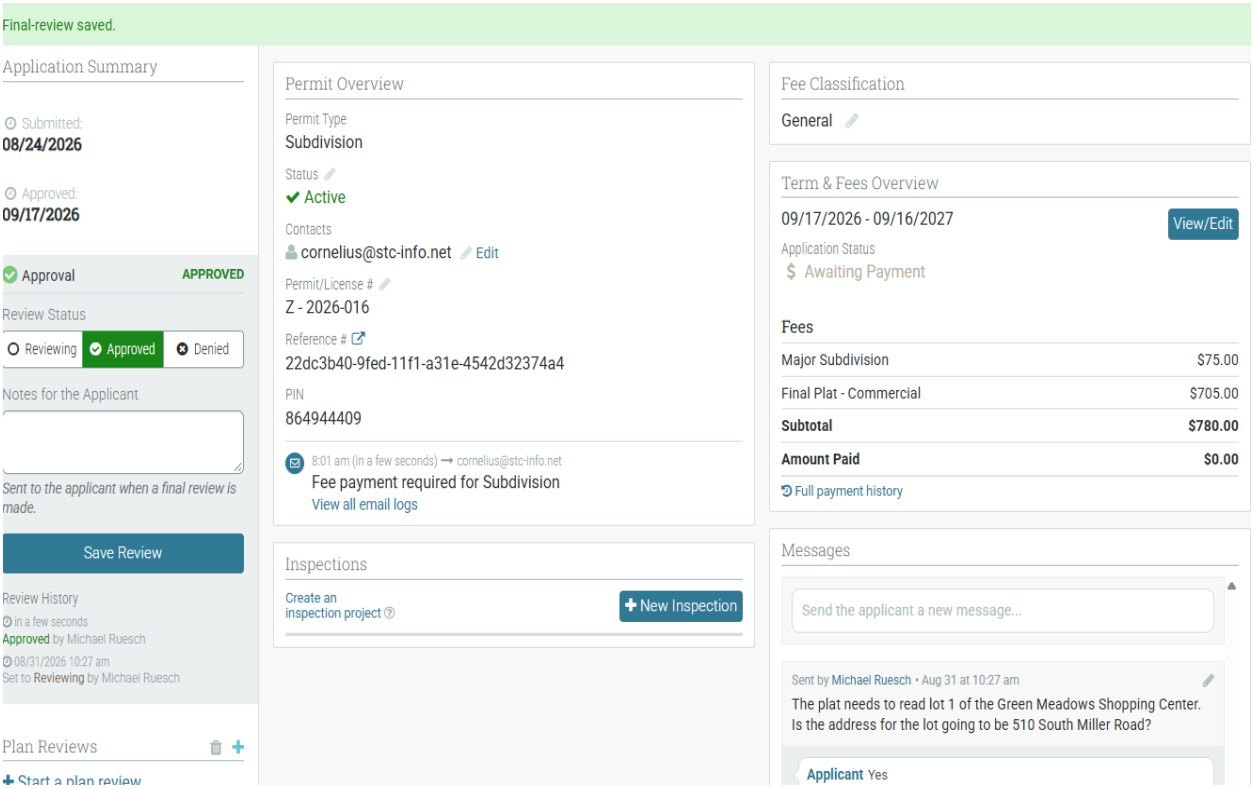


EXHIBIT 2

PUBLIC NOTICE

Notice is hereby given that the **Willard Planning and Zoning Commission** shall meet on **Tuesday November 17, 2026**, and the **City of Willard Alders** will meet on **Monday November 23, 2026, at 6:00 p.m**. to consider the Preliminary Plat of Emanuel Romanian Christian Church Subdivision. These tracks of land are 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.

EXHIBIT 3

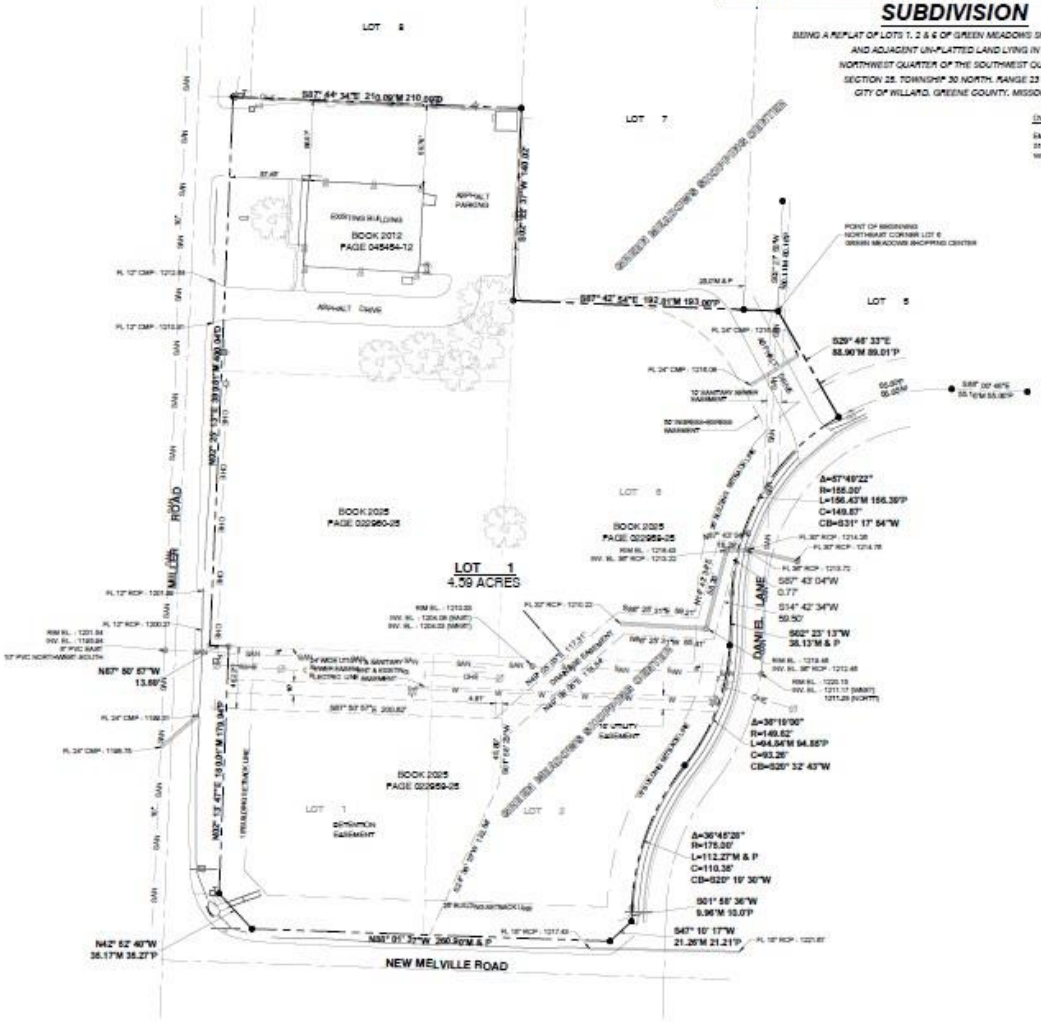


EXHIBIT 4


Miller Rd
Miller Rd
Miller Rd
Ct
Daniel Ln
1974.0 ft
Daniel Ln
Farm Rd 84
E Ne

PRELIMINARY PLAT
OF
EMANUEL ROMANIAN CHRISTIAN CHURCH SUBDIVISION

BEING A REPLAT OF LOTS 1, 2 & 6 OF GREEN MEADOWS SHOPPING CENTER AND ADJACENT UN-PLATTED LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 25, TOWNSHIP 30 NORTH, RANGE 23 WEST CITY OF WILLARD, GREENE COUNTY, MISSOURI



NOTES:

DATE OF FINAL PLAT SUBMITTAL - AUGUST 24, 2025
CURRENT ZONING - C2



GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983 CENTRAL ZONE
ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: GR33 ELEVATION: 1252.00 ONE FOOT CONTOUR INTERVAL

OWNER
Emanuel Romanian Christian Church
310 S. Miller Road
Willard, MO 65781

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 022959-25 AND A PART OF GREEN MEADOWS SHOPPING CENTER, A RECORDED SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, RECORDED IN PLAT BOOK 9N 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 (5) 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, 36.13 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, 290.81 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°12'47" 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, 399.91 FEET; THENCE SOUTH 87°44'34" EAST, LEAVING SAID EAST RIGHT OF WAY LINE, 210.09 FEET; THENCE SOUTH 02°12'25" 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, 193.01 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 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 PLAT AS STREETS, ALLEYS, RIGHTS-OF-WAY, WALKS, PARKS, EASEMENTS AND OTHER PUBLIC PLACES, EXCEPT THOSE COMMON AREAS SPECIFICALLY DENOTED AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AGENCY. WE FURTHER CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS OR TRUSTS ON THE PROPERTY CONVEYED HEREIN.

_____ _____
DATE CORNELIUS PUIA

ACKNOWLEDGMENT:

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS ____ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED CORNELIUS PUIA, TO ME KNOWN, WHO, DULY SWORN, DID 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 "LS 2006019083"
- EXISTING IRON PIN
- EXISTING RIGHT-OF-WAY MARKER
- MEASURED
- PLATTED
- DEEDED
- WATER LINE
- GAS LINE
- SANITARY SEWER
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- FIBER OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- POWER POLE
- ELECTRIC METER
- GUY ANCHOR
- FLAG POLE
- 2 POLE
- 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 CJW TRANSPORTATION CONSULTANTS DATED JULY 7, 2025 AND SIGNED BY MICHAEL JOHNSON L.S. NO. 2298 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL JOHNSON L.S. NO. 2298 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF WILLARD, GREENE COUNTY, MISSOURI.

MICHAEL JOHNSON, PLS 2298 DATE
CJW, L.L.C. LC 2007000933

UTILITY DISCLAIMER

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

No.:	Remarks:	Date:

Prepared by:
CJW
CJW Transportation Consultants, L.L.C.
Missouri Certificate of Authority #2007000933
3201 S. National
Suite 75
Springfield, MO 65810
Tel: 417.883.3400
Fax: 417.886.3400
www.GoCJW.com

PLAT OF SURVEY FOR
EMANUAL ROMANIAN CHRISTIAN CHURCH, INC.

SEC. 25, TWP. 30 N, RNG. 23 W
WILLARD, GREENE COUNTY, MISSOURI

EXHIBIT 5 SEE APLICATION PRESENTATION

RESOLUTION NO. 26-13

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

WHEREAS, an application has been submitted by Cornelius Puia in behalf of 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 contains the legal description of the property proposed for subdivision; 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 preliminary 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 subdivision and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on November 17th , 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 preliminary 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 reviewed the application and recommended

approval based upon the findings contained in this Resolution. 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

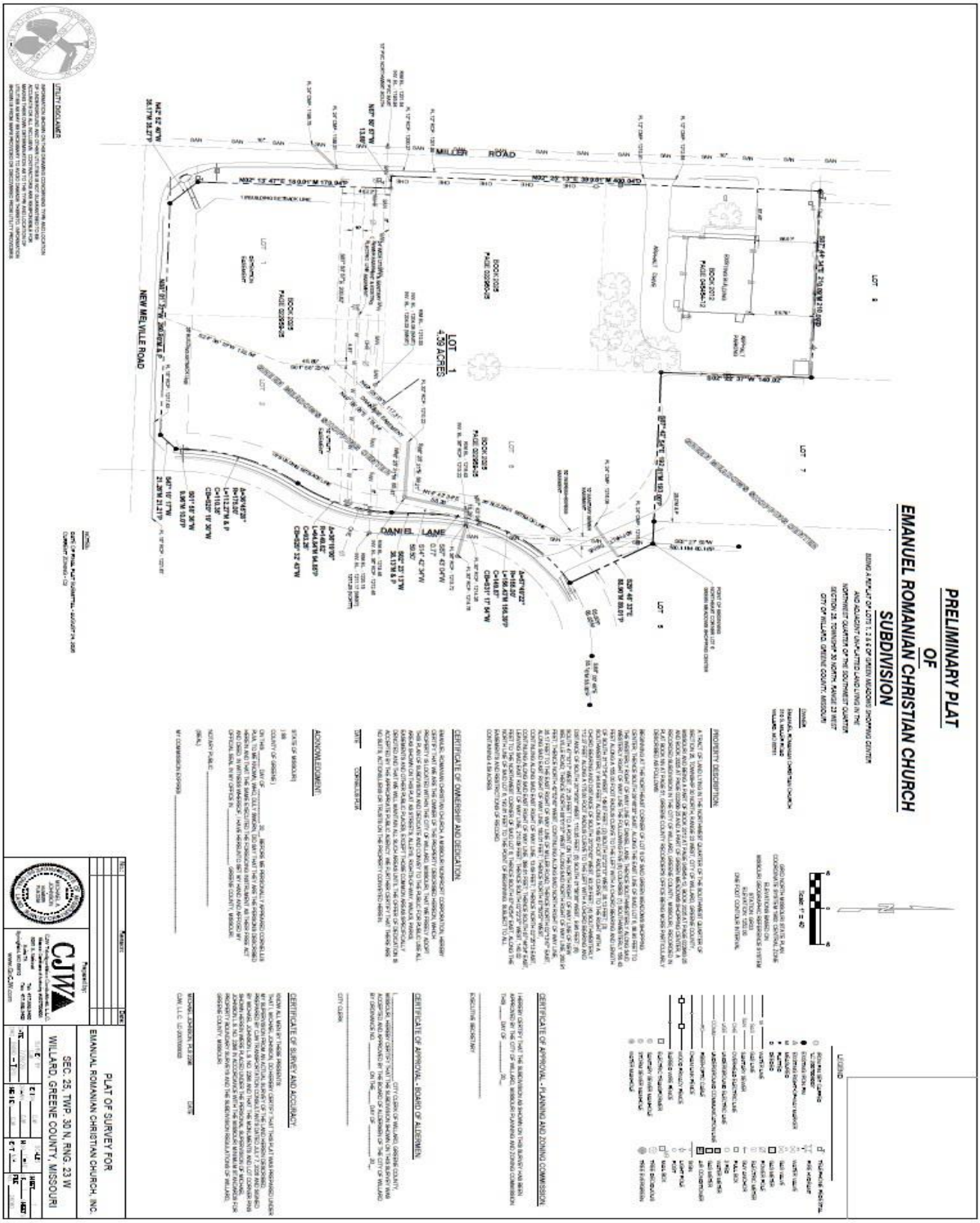
Exhibit A

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.

Exhibit B


PRELIMINARY PLAT
OF
EMANUEL ROMANIAN CHRISTIAN CHURCH
SUBDIVISION
LOT 1
4.09 ACRES
MILLER ROAD
NEW MELVILLE ROAD
DANIEL LANE
GREEN MEADOWS SHOPPING CENTER
LEGEND
CERTIFICATE OF OWNERSHIP AND DEDICATION
CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION
CERTIFICATE OF APPROVAL - BOARD OF ALDERMEN
CERTIFICATE OF SURVEY AND ACCURACY
ACKNOWLEDGMENT
PROPERTY DESCRIPTION
UTILITY DISCLAIMER
PLAT OF SURVEY FOR
EMANUAL ROMANIAN CHRISTIAN CHURCH, INC.
SEC. 25, TWP. 30 N, RNG. 23 W
WILLARD, GREENE COUNTY, MISSOURI

STAFF REPORT

REQUEST FOR A MAJOR SUBDIVISION FOR THE PROPERTY LOCATED AT 200 HUGHES ROAD,WILLARD, MISSOURI.

DATE: NOVEMBER 17TH ,2026

FACTS:

File Number: Z-2026-009
Applicant: Paul Bird
Property Owner: Paul Bird
Location: 200 Hughes
Current Zoning: AG
Proposed Zoning: AR
Community Plan Future Land Use Designation: R-1

Surrounding Zoning:
North: R-1
South: R-1
East: R-1
West: R-1

Request: The applicant requests to rezone approximately 7.85 acres from AG to AR, with the intent to possibly build an additional home on the remaining parcel.

Existing Conditions: The subject property is currently an undeveloped parcel located near intersection of Highway AB and Hughes Road. The property is bordered with single family parcels on all sides

Community Plan - The Community Plan Future Land Use map designates this area as R-1 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 ($50.00).

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 proposed change in zoning district classification or the text of the ordinance;

2. Recommend a change in the zoning district classification or the text of this Chapter;

3. Recommend a change in the zoning district classification or the text of this Chapter 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 change in zoning district classification 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 Rezoning Applications.* No application for rezoning 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 rezoning 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.

K. *Two-Thirds (2/3) Majority Necessary When Protest.* In case of a protest against a rezoning amendment duly signed and acknowledged by the owners of thirty percent (30%) or more, either of the areas of the land (exclusive of streets and alleys) included in such proposed change or within an area determined by lines drawn parallel to and one hundred eighty-five (185) feet from the boundaries of the district proposed to be changed, then the favorable vote of two-thirds (2/3) of all the members of the Board of Aldermen shall be required for the amendment to be enacted.

STAFF RECOMMENDATION:

The proposed rezone request from AG to R-1 will allow for the use uses in the R-1 zone is compatible with the existing parcel to the West. The surrounding area has a mixture of zoning districts including, AG, and R-1. This development will be a church which is compatible with the proposed zoning

Staff recommends approval of the rezone request.

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Zoning 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- Rezone Exhibit

EXHIBIT A

City of Willard, MO

Printed: 04/27/2026

7875 West Farm Road 76

04/23/2026 - 04/22/2027

Permit/License#
z 2026-010

Land Use
General

Reference Number
b2956bc0-39a5-11 fl -80a 1-81528b4a4504

Application Status
Under Review

Status
Active

Application Review Status

Pre-Review	Approved
Planning Commission	Not Reviewed
Board of Alderman	Not Reviewed
Final-Review	Not Reviewed

Date Submitted
04/16/2026

Fees

Rezone Application Fee	$300.00
Subtotal	**$300.00**
Amount Paid	**$300.00**
Total Due	**$0.00**

Payments

04/23/2026	Check #cc9850	$300.00
Total Paid		**$300.00**

Application Form Data

(Empty fields are not included)

First Name
Martin

Last Name
Hanney

Contact Email
martin@haarchitects.com

Phone Number
(316) 683-8965

Property Owner Name
Church of Jesus Christ of Latter-Day Saints

EXHIBIT 2

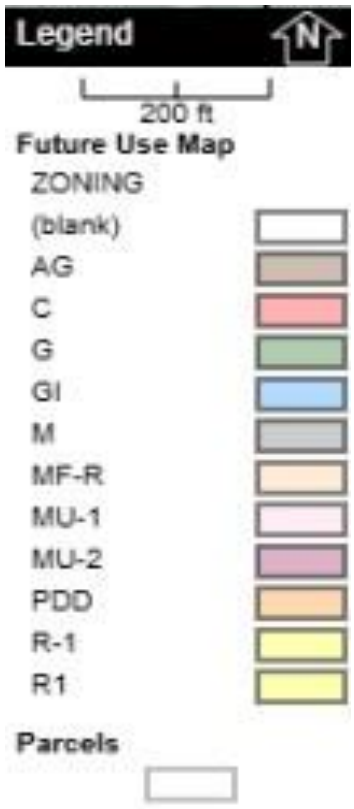
PUBLIC NOTICE

Notice is hereby given that the **Willard Planning and Zoning Commission** shall meet on **Tuesday November 17, 2026**, and the **City of Willard Alders** will meet on **Monday November 23, 2026**, at 6:00 p.m. to consider the approval of a **Major Subdivision** for a parcel of property located inside the City of Willard. This parcel is located at **200 Hughes Rd, further identified by Greene County Assessor as Parcel #0735402013.** 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.

EXHIBIT 3


Legend
N
200 ft
Future Use Map
ZONING
(blank)
AG
C
G
GI
M
MF-R
MU-1
MU-2
PDD
R-1
R1
Parcels


Jacaranda
W Hughes Rd
W Farm Rd 88
Race Rd
Kaintree Dr
S State Hwy AB
N State Hwy AB
Rattler Branch
W Farm Rd 94

EXHITBIT 4


Jacaranda
Farm Rd 88
W Hughes Rd
W Farm Rd 88
W Farm Rd 88
AB
Rainer Branch
Raintree Dr
S State Hwy Ab
N State HWY AB
Keller Ln
W Farm Rd 94

EXHIBIT 5 SEE APLICATION PRESENTATION

A MAJOR SUBDIVISION 200 EAST HUGHES ROAD

AN ORDINANCE TO SUDIVIDE 200 EAST HUGHES ROAD IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI

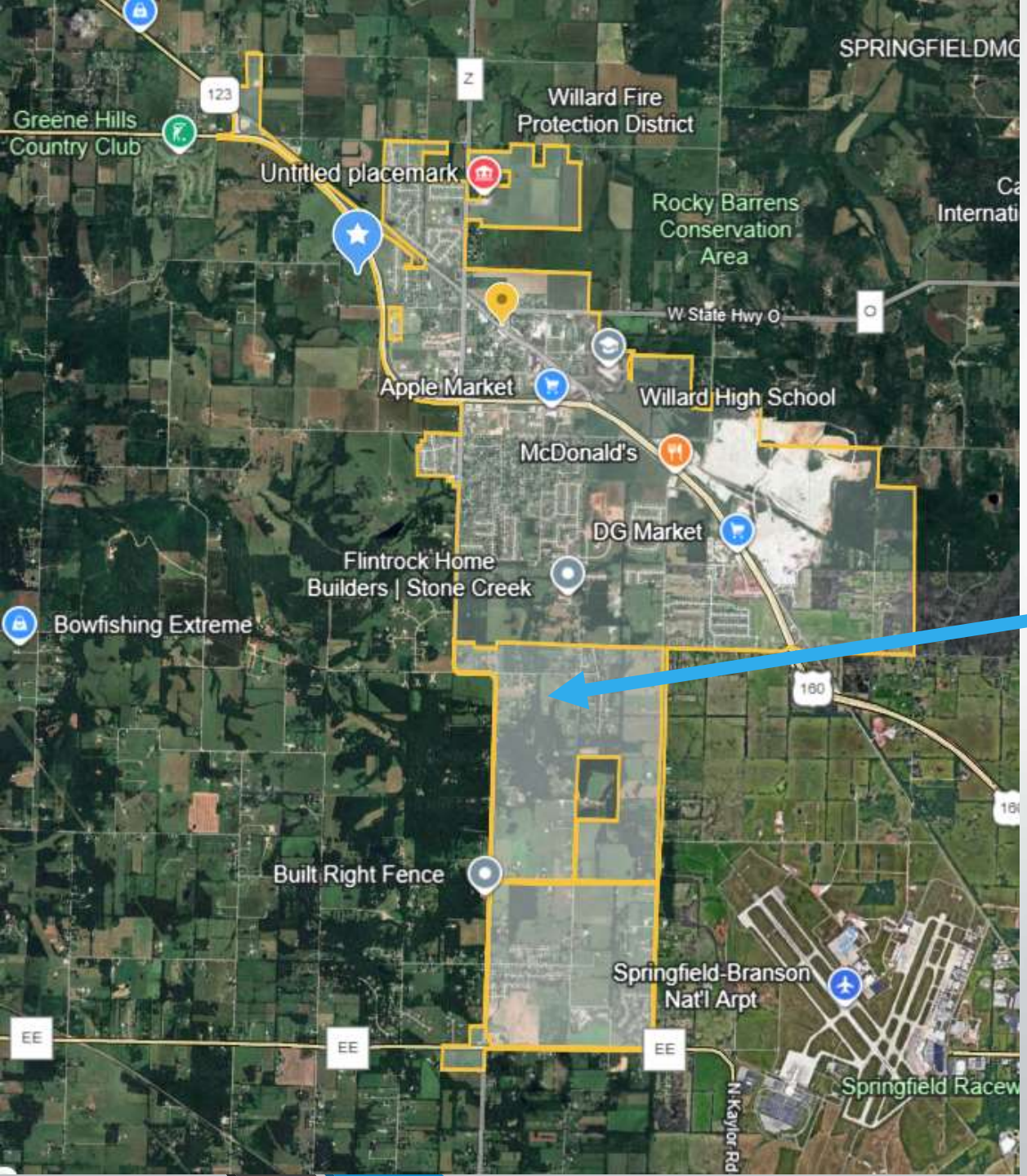
Rezoned in accordance to 400.350

Application filed by owner March 18, 2026

Public Hearing noticed October 17th , 2026

Public Hearing planning commission held November 17th, 2026

Public Hearing for BOA held November 23rd, 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 November 17, 2026**, and the **City of Willard Alders** will meet on **Monday November 23, 2026**, at 6:00 p.m. to consider the approval of a **Major Subdivision** for a parcel of property located inside the City of Willard. This parcel is located at **200 Hughes Rd, further identified by Greene County Assessor as Parcel #0735402013.** 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.

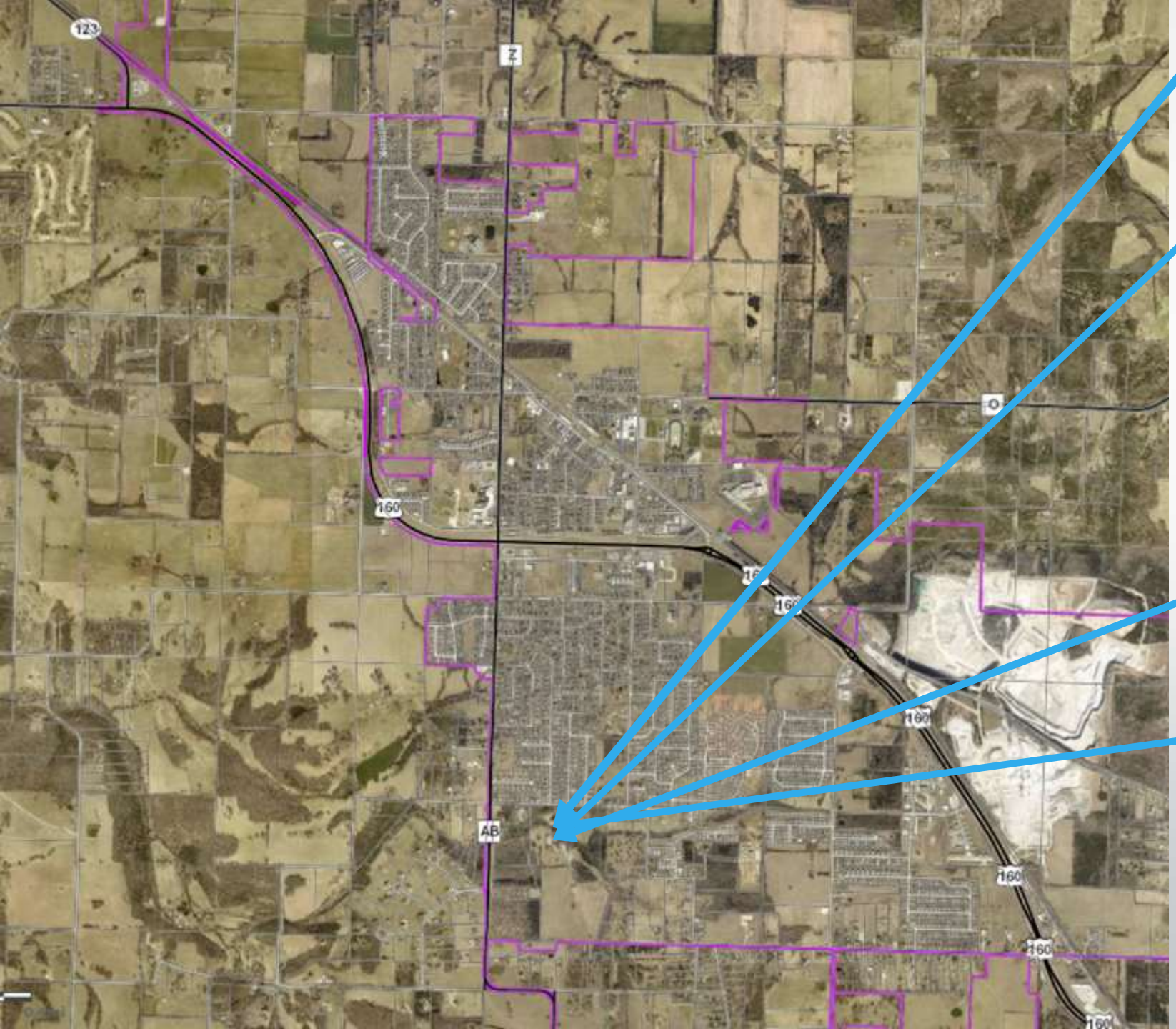
PUBLIC NOTICE

Notice is hereby given that the **Willard Planning and Zoning Commission** shall meet on **Tuesday May 05, 2026,** and the **City of Willard Alders** will meet on **Monday May 11, 2026, at 6:00 p.m.** to consider the approval of a Minor Subdivision for a parcel of property located inside the City of Willard. This parcel is located at 200 Hughes Rd, further identified by Greene County Assessor as Parcel #0735402013. 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:

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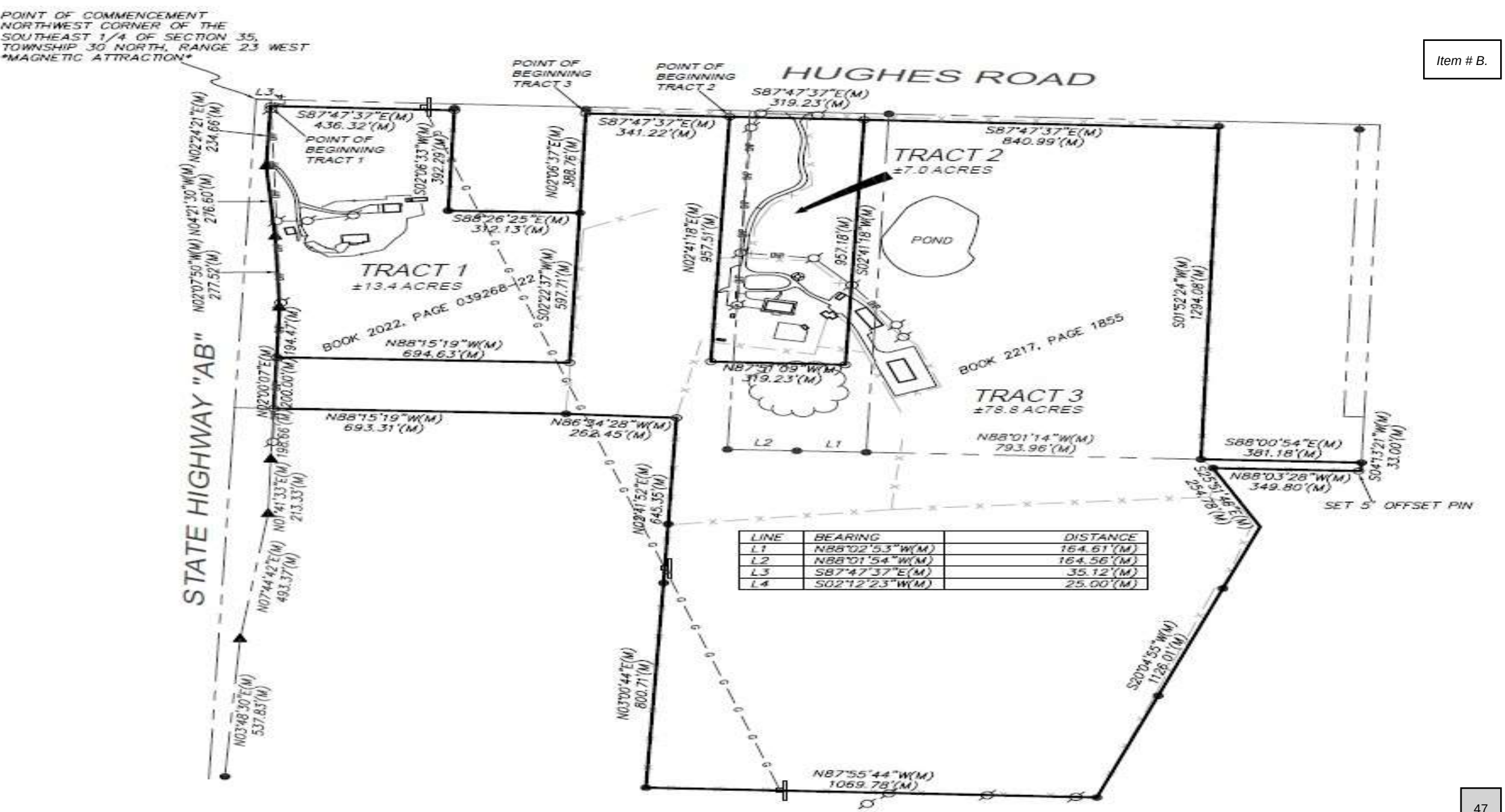
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Published in The Daily Events
4/18, 2026 (Sa)


123
Z
O
160
AB


Jacaranda
Race Rd
W Farm Rd 88
W Hughes Rd
W Farm Rd 88
W Farm Rd 88
AB
Rainer Branch
Raintree Dr
S State Hwy AB
N State Hwy AB
Kleier Ln
W Farm Rd 94


Jacaranda
Race Rd
W Farm Rd 88
W Hughes Rd
W Farm Rd 88
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Rainer Branch
Raintree Dr
S State Hwy Ab
N State Hwy
Keier Ln
W Farm Rd 94



LINE	BEARING	DISTANCE
L1	N88°02'53"W(M)	164.61'(M)
L2	N88°01'54"W(M)	164.56'(M)
L3	S87°47'37"E(M)	35.12'(M)
L4	S02°12'23"W(M)	25.00'(M)


Jacaranda
W Hughes Rd
W Farm Rd 88
Race Rd
W Farm Rd 89
Rainer Branch
S State Hwy Ab
Legend
N
100 ft
Official Zoning Map
ZONING
(blank)
AG
C1
C2
M1
M2
MU
PDD-R1
PDD-R3
R1
R2
R3
R4

RESOLUTION NO. 26-11

RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO APPROVE A MAJOR SUBDIVISION OF THE PROPERTY LOCATED A 200 EAST HUGHES ROAD IN WILLARD MISSOURI.

WHEREAS, an Application has been submitted by Paul Bird, Owner for approval of a major subdivision for a property located at 200 East Hughes, Willard, Missouri and is legally described in Exhibit A; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on the 17th Day of November, 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 200 East Hughes, Willard, Greene County, Missouri to be subdivided, as provided by the maps in Exhibit B.

Section 2: The Planning and Zoning Commission reviewed the application and recommended approval based upon the findings contained in this Resolution. 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 subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on city codes and ensure consistency with the Willard Comprehensive Plan.

ADOPTED, by the Planning and Zoning Commission of the City of Willard, Missouri, this 17th day of November, 2026.

_____

Mariann Hill, Chairperson

ATTEST:

_____

Valorie Simpson_, Secretary

Exhibit A

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST;

THENCE, S87°47'37"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 35.12 FEET;
THENCE, S02°12'23"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF HUGHES ROAD, AND THE POINT OF BEGINNING;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.32 FEET;
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THENCE, S88°26'25"E, A DISTANCE OF 312.13 FEET;
THENCE, N02°06'37"E, A DISTANCE OF 388.76 FEET TO A POINT ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE;
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THENCE, S04°13'21"W, A DISTANCE OF 33.00 FEET;
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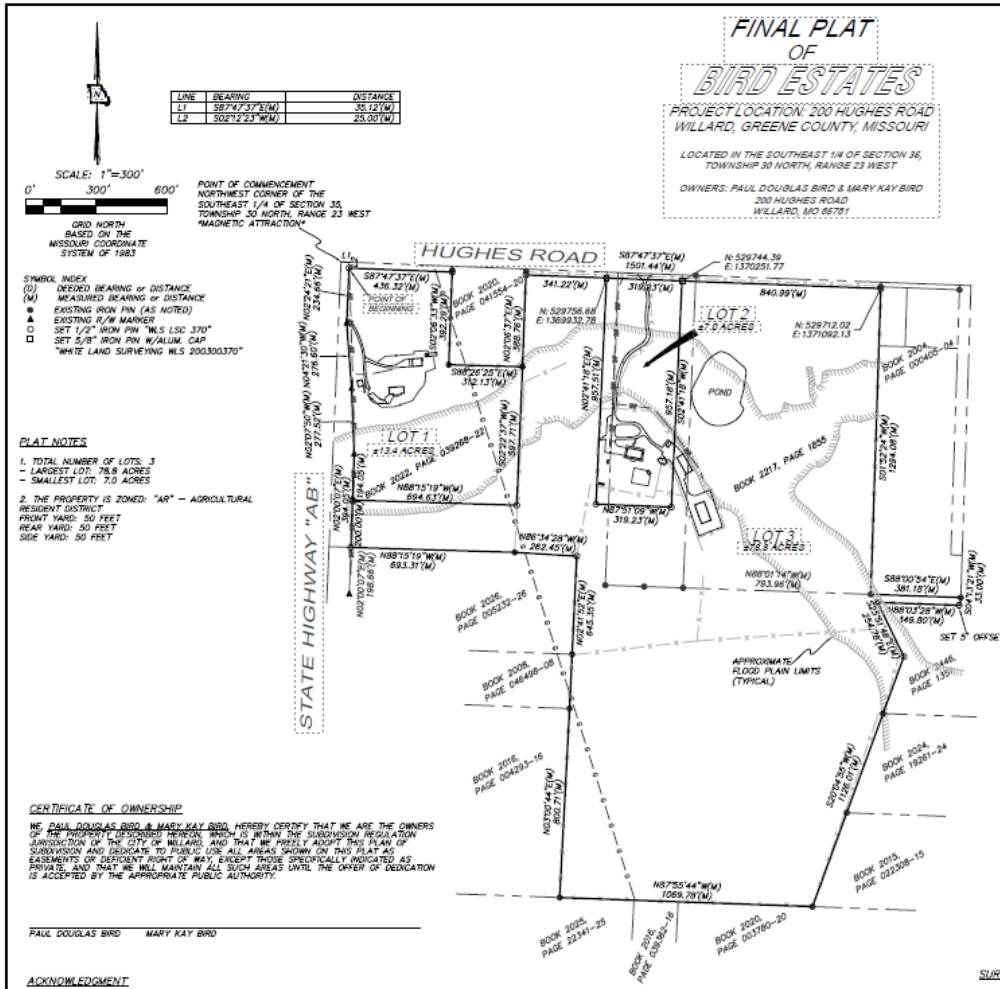
Exhibit B

FINAL PLAT OF BIRD ESTATES

PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST

OWNERS: PAUL DOUGLAS BIRD & MARY KAY BIRD
200 HUGHES ROAD
WILLARD, MO 65781



LINE	BEARING	DISTANCE
L1	S87°47'37"E(M)	35.12'(M)
L2	S02°12'23"W(M)	25.00'(M)

SYMBOL INDEX
(D) DEEDED BEARING or DISTANCE
(M) MEASURED BEARING or DISTANCE
● EXISTING IRON PIN (AS NOTED)
▲ EXISTING R/W MARKER
○ SET 1/2" IRON PIN "WLS LSC 370"
□ SET 5/8" IRON PIN W/ALUM. CAP "WHITE LAND SURVEYING WLS 2003000370"

PLAT NOTES

1. TOTAL NUMBER OF LOTS: 3
- LARGEST LOT: 79.8 ACRES
- SMALLEST LOT: 7.0 ACRES

2. THE PROPERTY IS ZONED: "AR" – AGRICULTURAL RESIDENT DISTRICT
FRONT YARD: 50 FEET
REAR YARD: 50 FEET
SIDE YARD: 50 FEET

CERTIFICATE OF OWNERSHIP

WE, PAUL DOUGLAS BIRD & MARY KAY BIRD, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WILLARD, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR DEFICIENT RIGHT OF WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

PAUL DOUGLAS BIRD MARY KAY BIRD

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED, NOTARY PUBLIC, PERSONALLY APPEARED PAUL DOUGLAS BIRD & MARY KAY BOARD, TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

PRINTED NAME: _____

RECORDER'S CERTIFICATE

I, _____, RECORDER OF GREENE COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE ____ DAY OF _____, 202__, 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 THIS ____ DAY OF _____, 202__

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CONTAINING 99.2 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CERTIFICATE OF APPROVAL – BOARD OF ALDERMEN

I, _____, CITY CLERK OF WILLARD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, BY ORDINANCE NO.: _____ ON THE ____ DAY OF _____, 202__

_____
CITY CLERK

CERTIFICATE OF APPROVAL – PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE CITY OF WILLARD, MISSOURI, PLANNING AND ZONING COMMISSION OF THIS ____ DAY OF _____, 202__

_____
EXECUTIVE SECRETARY

SURVEYORS DECLARATION

I HEREBY DECLARE TO PAUL & MARY BIRD:

THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN, IF ANY, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS, AS SHOWN, ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION OF TITLE.

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WHITE LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 03.10.2026
DWG DATE: 07.02.2026
DRAWN BY: MW
S/T/R: 35/30/23
PROJECT No.: 2026-036

PREPARED FOR
PAUL & MARY BIRD
PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE– MISSOURI PROFESSIONAL LAND SURVEYOR #2488
WHITE LAND SURVEYING, LLC – MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370

STATE OF MISSOURI
MICHAEL WHITE
NUMBER PLS-002488
PROFESSIONAL LAND SURVEYOR

07/02/2026

© Copyright 2026 – White Land Surveying, LLC

FINAL PLAT
OF
BIRD ESTATES

PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35,
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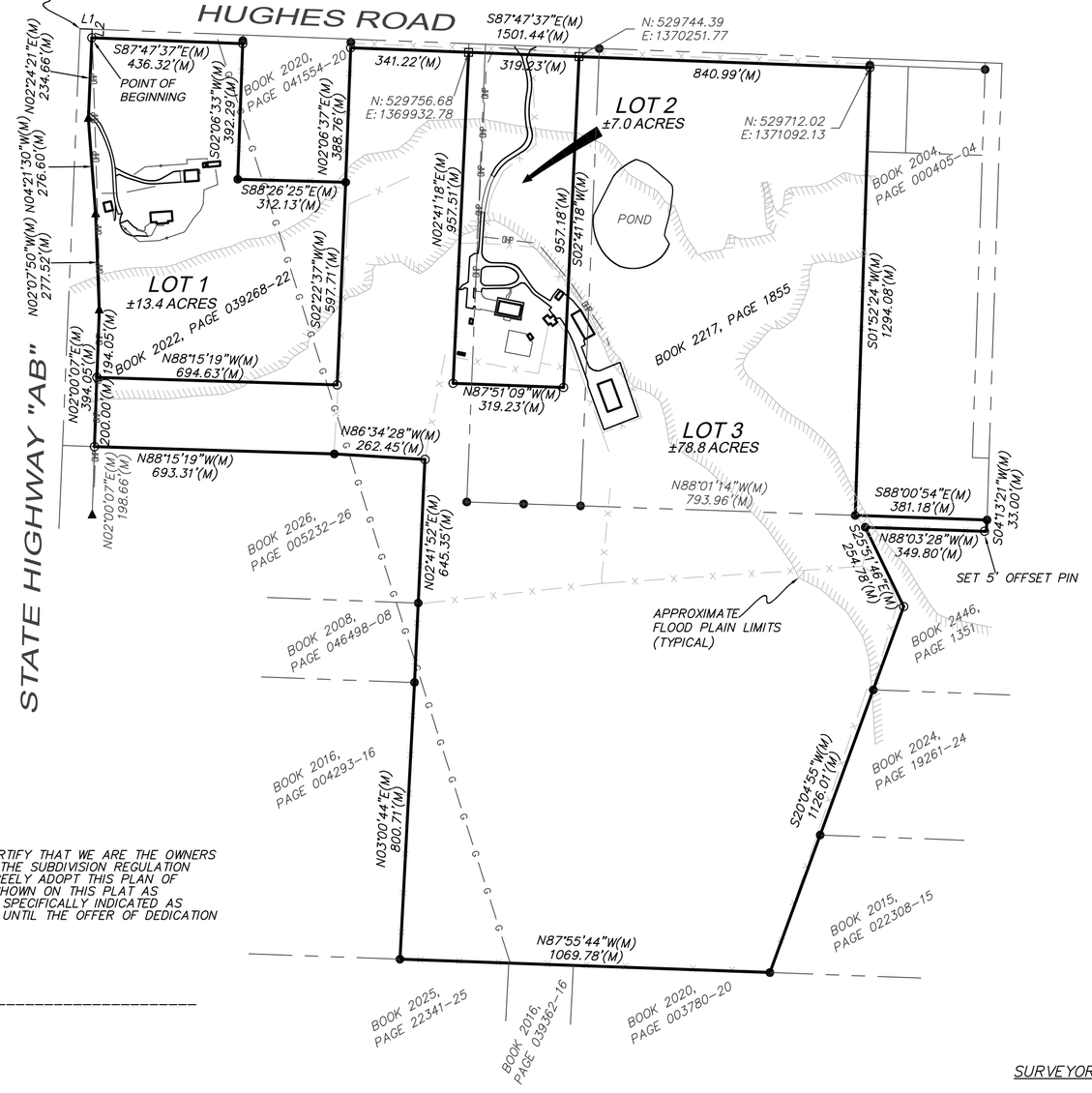
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L1	S87°47'37"E(M)	35.12'(M)
L2	S02°12'23"W(M)	25.00'(M)

SCALE: 1"=300'
0' 300' 600'

GRID NORTH
BASED ON THE
MISSOURI COORDINATE
SYSTEM OF 1983

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 30 NORTH, RANGE 23 WEST
MAGNETIC ATTRACTION

SYMBOL INDEX
(D) DEEDED BEARING or DISTANCE
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PRINTED NAME: _____

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ON THE _____ DAY OF _____ , 202___.

_____
CITY CLERK

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EXECUTIVE SECRETARY

SURVEYORS DECLARATION

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SURVEY DATE: 03.10.2026
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DRAWN BY: MW
S/T/R: 35/30/23
PROJECT No.: 2026-036

PREPARED FOR
PAUL & MARY BIRD
PROJECT LOCATION: 200 HUGHES ROAD
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MICHAEL WHITE– MISSOURI PROFESSIONAL LAND SURVEYOR #2488
WHITE LAND SURVEYING, LLC – MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370

STATE OF MISSOURI
MICHAEL WHITE
NUMBER PLS-002488
PROFESSIONAL LAND SURVEYOR
07/02/2026

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STAFF REPORT

REQUEST FOR A ZONING CHANGE FROM AG TO AR FOR THE PROPERTY LOCATED AT 200 HUGHES ROAD,WILLARD, MISSOURI.

DATE: NOVEMBER 17TH ,2026

FACTS:

File Number: Z-2026-009
Applicant: Michael White
Property Owner: Paul Bird
Location: 200 Hughes
Current Parcels: 2
Proposed Parcels: 3
Community Plan Future Land Use Designation: R-1

Surrounding Zoning:
North: R-1
South: R-1
East: R-1
West: R-1

Request: The applicant requests to Subdivide approximately 100 acres, with the intent to possibly build an additional home on the remaining parcel.

Existing Conditions: The subject property is currently an undeveloped parcel located near intersection of Highway AB and Hughes Road. The property is bordered with single family parcels on all sides

Community Plan - The Community Plan Future Land Use map designates this area as R-1 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 ($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.

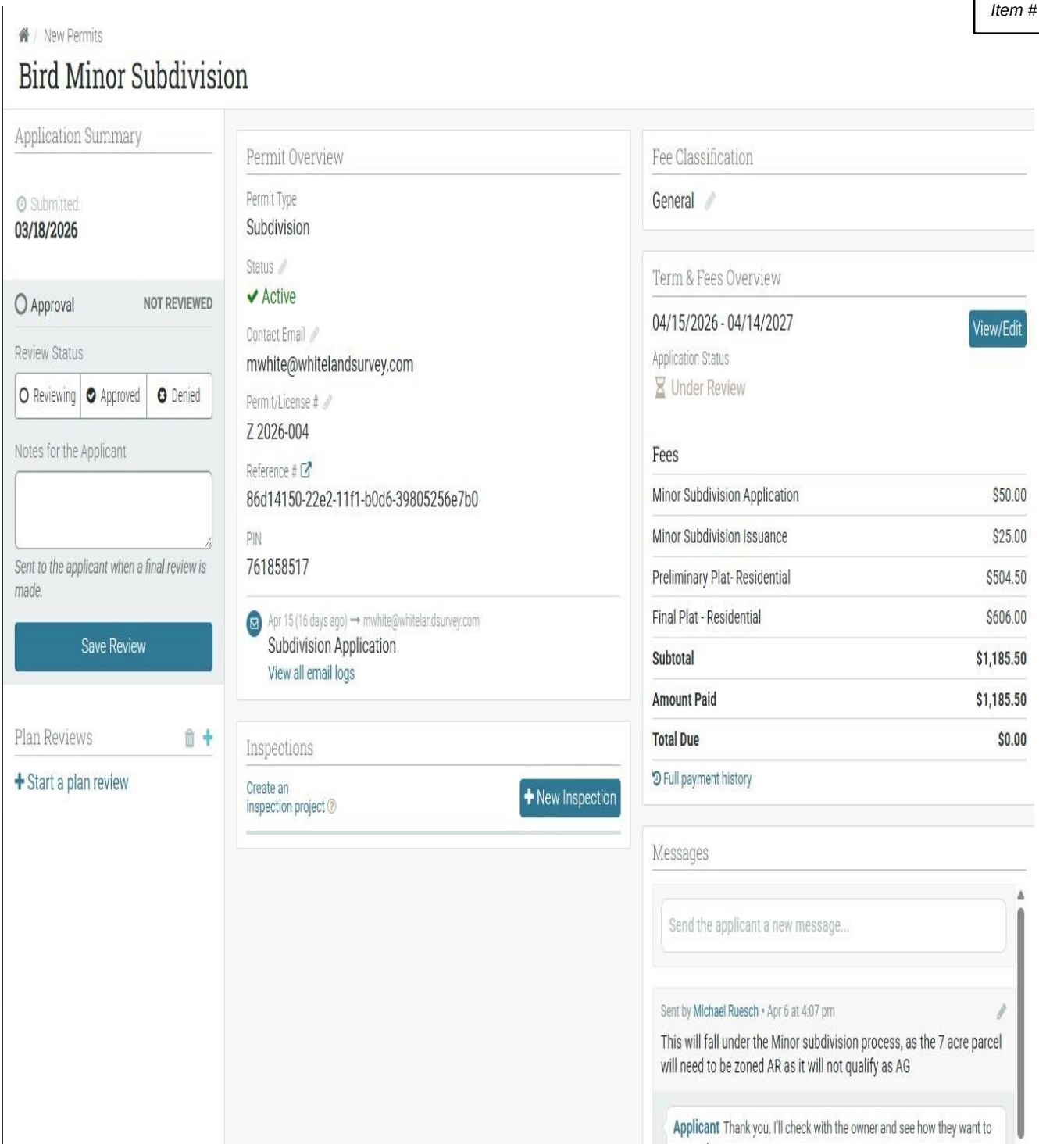
STAFF RECOMMENDATION:

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



New Permits

Bird Minor Subdivision

Application Summary

Submitted:
03/18/2026

Approval — NOT REVIEWED

Review Status

Reviewing | Approved | Denied

Notes for the Applicant

Sent to the applicant when a final review is made.

Save Review

Plan Reviews

+ Start a plan review

Permit Overview

Permit Type
Subdivision

Status
✔ Active

Contact Email
mwhite@whitelandsurvey.com

Permit/License #
Z 2026-004

Reference #
86d14150-22e2-11f1-b0d6-39805256e7b0

PIN
761858517

Apr 15 (16 days ago) → mwhite@whitelandsurvey.com
Subdivision Application
View all email logs

Inspections

Create an inspection project

+ New Inspection

Fee Classification

General

Term & Fees Overview

04/15/2026 - 04/14/2027 View/Edit

Application Status
Under Review

Fees

Minor Subdivision Application	$50.00
Minor Subdivision Issuance	$25.00
Preliminary Plat- Residential	$504.50
Final Plat - Residential	$606.00
Subtotal	**$1,185.50**
Amount Paid	**$1,185.50**
Total Due	**$0.00**

Full payment history

Messages

Send the applicant a new message...

Sent by Michael Ruesch • Apr 6 at 4:07 pm
This will fall under the Minor subdivision process, as the 7 acre parcel will need to be zoned AR as it will not qualify as AG

Applicant Thank you. I'll check with the owner and see how they want to

EXHIBIT 2

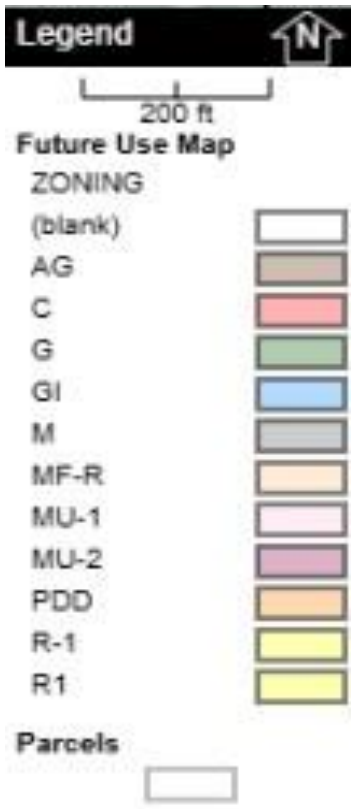
PUBLIC NOTICE

Notice is hereby given that the **Willard Planning and Zoning Commission** shall meet on **Tuesday November 17, 2026**, and the **City of Willard Alders** will meet on **Monday November 23, 2026**, at 6:00 p.m. to consider the **rezoning request of a City of Willard parcel of property from Agricultural District (A-1) to Agricultural Resident District (AR).** This parcel is located at **200 Hughes Road, further identified by Greene County Assessor as Parcel #0735402013.** 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.

EXHIBIT 3


Legend
N
200 ft
Future Use Map
ZONING
(blank)
AG
C
G
GI
M
MF-R
MU-1
MU-2
PDD
R-1
R1
Parcels


Jacaranda
W Hughes Rd
W Farm Rd 88
Race Rd
Raintree Dr
Rattler Branch
W Farm Rd 94
AB

EXHITBIT 4


Jacaranda
Farm Rd 88
W Hughes Rd
W Farm Rd 88
W Farm Rd 88
AB
Rainer Branch
Raintree Dr
S State Hwy Ab
N State Hwy
AB
W Farm Rd 94

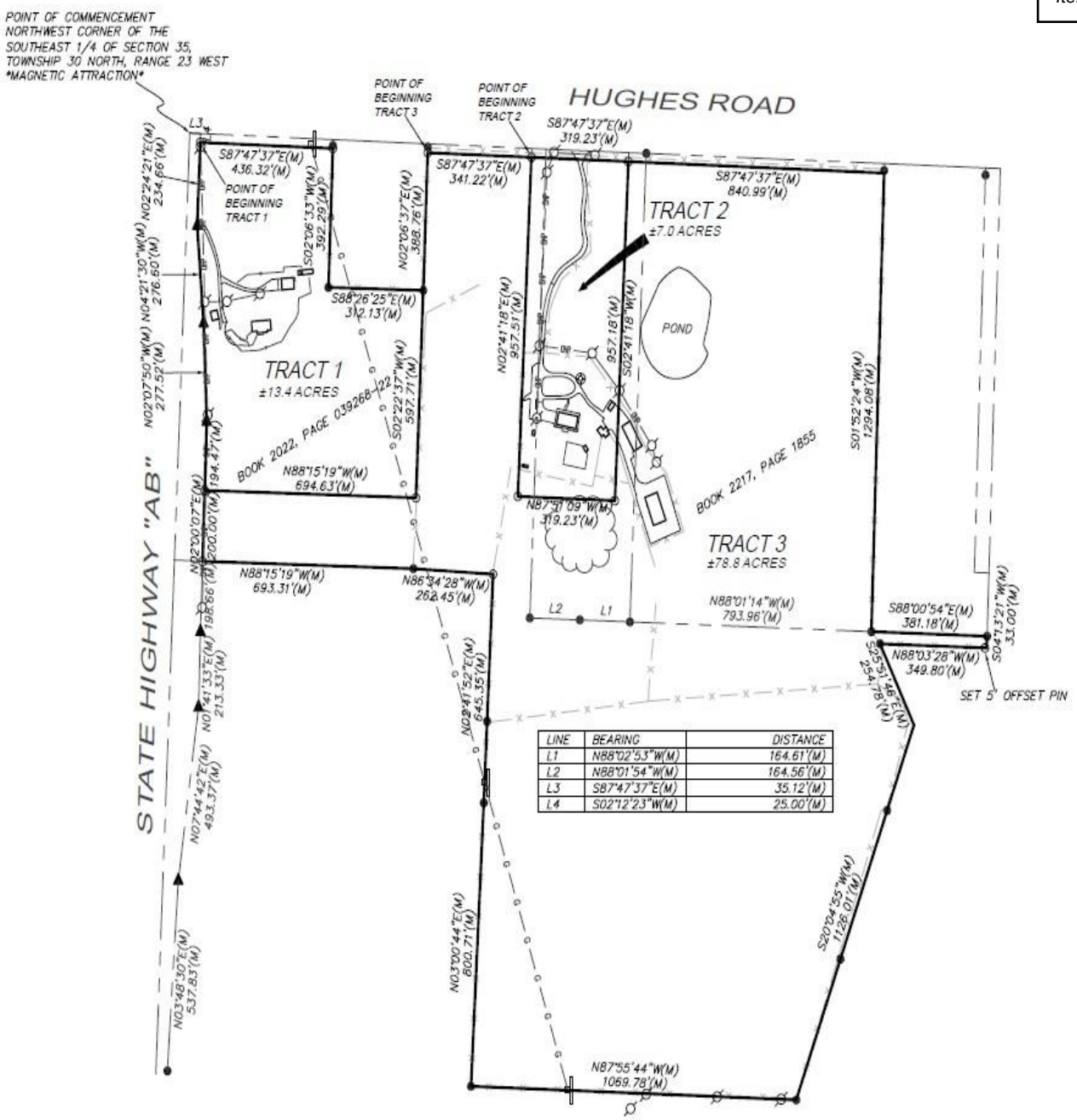

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 30 NORTH, RANGE 23 WEST
MAGNETIC ATTRACTION
HUGHES ROAD
POINT OF BEGINNING TRACT 3
POINT OF BEGINNING TRACT 2
POINT OF BEGINNING TRACT 1
S87°47'37"E(M) 436.32'(M)
S87°47'37"E(M) 341.22'(M)
S87°47'37"E(M) 319.23'(M)
S87°47'37"E(M) 840.99'(M)
TRACT 1
±13.4 ACRES
TRACT 2
±7.0 ACRES
TRACT 3
±78.8 ACRES
POND
BOOK 2022, PAGE 039268
BOOK 2217, PAGE 1855
STATE HIGHWAY "AB"
N88°15'19"W(M) 694.63'(M)
N88°15'19"W(M) 693.31'(M)
N86°34'28"W(M) 262.45'(M)
N88°01'14"W(M) 793.96'(M)
N88°03'28"W(M) 349.80'(M)
S88°00'54"E(M) 381.18'(M)
S88°26'25"E(M) 312.13'(M)
N02°06'37"E(M) 388.76'(M)
S02°06'33"W(M) 392.29'(M)
N02°24'21"E(M) 234.66'(M)
N02°41'18"E(M) 957.51'(M)
S02°41'18"W(M) 957.18'(M)
S01°52'24"W(M) 1294.08'(M)
S02°29'37"W(M) 592.71'(M)
N02°07'50"W(M) 277.52'(M)
N04°21'30"W(M) 276.60'(M)
N02°00'07"E(M) 200.00'(M)
N02°41'52"E(M) 645.35'(M)
N03°00'44"E(M) 800.71'(M)
N03°48'30"E(M) 537.83'(M)
N07°44'42"E(M) 493.37'(M)
N07°43'33"E(M) 213.33'(M)
S20°04'55"W(M) 1126.01'(M)
N87°55'44"W(M) 1069.78'(M)
S25°51'46"E(M) 254.78'(M)
S04°43'21"W(M) 33.00'(M)
SET 5" OFFSET PIN
L1
L2
L3
LINE | BEARING | DISTANCE
L1 | N88°02'53"W(M) | 164.61'(M)
L2 | N88°01'54"W(M) | 164.56'(M)
L3 | S87°47'37"E(M) | 35.12'(M)
L4 | S02°12'23"W(M) | 25.00'(M)

EXHIBIT 5 SEE APLICATION PRESENTATION

ORDINANCE NO. 26-11

ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM A-1 AGRICULTURAL TO AR – AGRICULTURAL RESIDENT DISTRICT FOR THE PROPERTY LOCATED AT 200 EAST HUGHES IN WILLARD, MISSOURI

WHEREAS, an Application has been submitted by Paul Bird, Owner for approval of a rezone from A-1 Agricultural to AR - Agricultural Resident District for property located at 200 East Hughes, Willard, Missouri and legally described in Exhibit A; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing per **Section 400.360.B.1 and C** before the Planning and Zoning Commission for the approval of a zoning change and a Public Hearing before the Board of Aldermen; and

WHEREAS, the application for amendment, along with pertinent data and information was submitted on the 13th of April, 2026 as required **by Section 400.350(C).**

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on November 17, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, the Planning Commission reviewed the evidence presented by proponents, objectors and staff as part of the findings of fact.

WHEREAS, a Public Hearing was held before the Board of Aldermen on November 23, 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 200 East Hughes, Willard, Greene County, Missouri to be zoned AR Agricultural Resident District as provided by the maps in **Exhibit B.**

Section 2: 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 3: 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.

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 17th day of November, 2026.

Read, this second time, passed, and truly agreed to by the Board of Aldermen of the City of Willard, Missouri this 17th day of November 2026

_____

Troy Smith, Mayor

ATTEST:

_____

Sara Hurt, City Clerk

Exhibit A

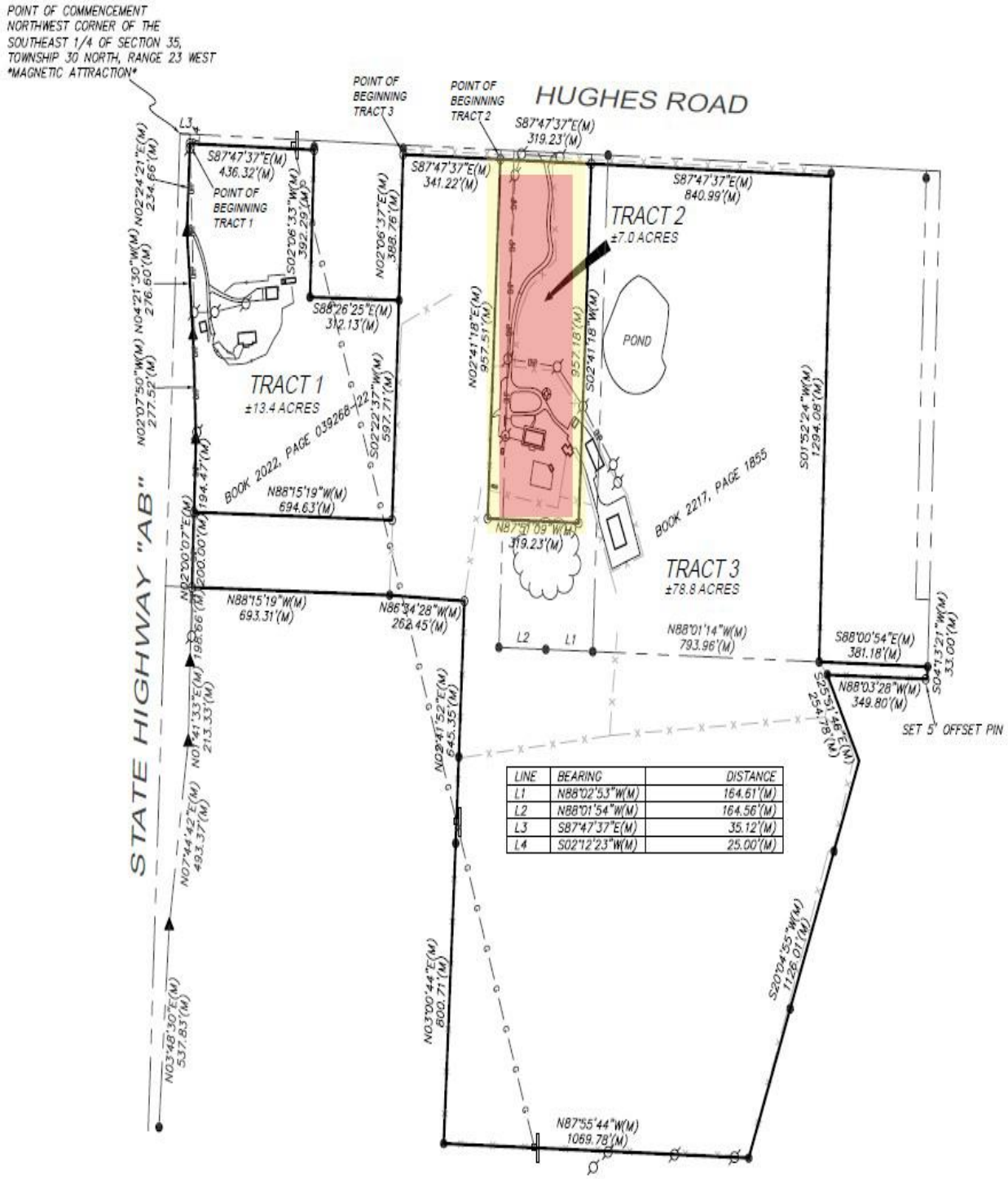
DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST;

THENCE, S87°47'37"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 35.12 FEET;
THENCE, S02°12'23"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF HUGHES ROAD, AND THE POINT OF BEGINNING;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.32 FEET;
THENCE, S02°06'33"W, A DISTANCE OF 392.28 FEET;
THENCE, S88°26'25"E, A DISTANCE OF 312.13 FEET;
THENCE, N02°06'37"E, A DISTANCE OF 388.76 FEET TO A POINT ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1501.44 FEET;
THENCE, S01°52'24"W, A DISTANCE OF 1294.08 FEET;
THENCE, S88°00'54"E, A DISTANCE OF 381.18 FEET;
THENCE, S04°13'21"W, A DISTANCE OF 33.00 FEET;
THENCE, N88°03'28"W, A DISTANCE OF 349.80 FEET;
THENCE, S25°51'46"E, A DISTANCE OF 254.78 FEET;
THENCE, S20°04'55"W, A DISTANCE OF 1126.01 FEET;
THENCE, N87°55'44"W, A DISTANCE OF 1069.78 FEET;
THENCE, N03°00'44"E, A DISTANCE OF 800.71 FEET;
THENCE, N02°41'52"E, A DISTANCE OF 645.35 FEET;
THENCE, N86°34'28"W, A DISTANCE OF 262.45 FEET;
THENCE, N88°15'19"W, A DISTANCE OF 693.31 FEET;
THENCE, N02°00'06"E, A DISTANCE OF 394.05 FEET;
THENCE, N02°07'50"W, A DISTANCE OF 277.52 FEET;
THENCE, N04°21'30"W, A DISTANCE OF 276.60 FEET;
THENCE, N02°24'21"E, A DISTANCE OF 234.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.2 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

Exhibit B



LINE	BEARING	DISTANCE
L1	N88°02'53"W(M)	164.61'(M)
L2	N88°01'54"W(M)	164.56'(M)
L3	S87°47'37"E(M)	35.12'(M)
L4	S02°12'23"W(M)	25.00'(M)

FINAL PLAT OF BIRD ESTATES

PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST

OWNERS: PAUL DOUGLAS BIRD & MARY KAY BIRD
200 HUGHES ROAD
WILLARD, MO 65781

WHITE LAND SURVEYING, LLC
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurvey.com
www.whitelandsurvey.com

SURVEY DATE: 03.10.2026
DWG DATE: 07.02.2026
DRAWN BY: MW
S/T/R: 35/30/23
PROJECT No.: 2026-036

PREPARED FOR
PAUL & MARY BIRD
PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

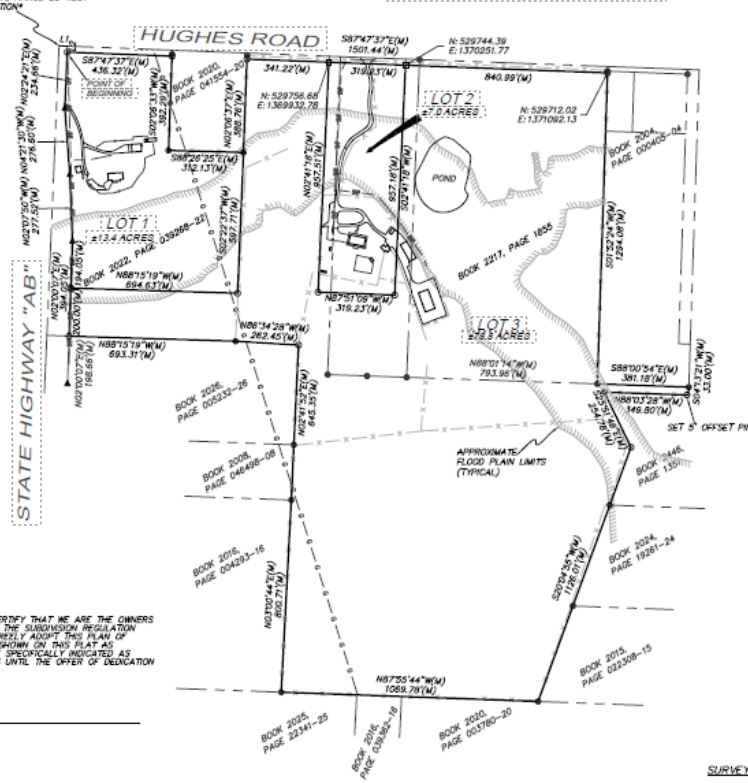
LINE	BEARING	DISTANCE
L1	S87°47'37"E(M)	35.12'(M)
L2	S02°12'23"W(M)	25.00'(M)

SCALE: 1"=300'
0' 300' 600'

GRID NORTH
BASED ON THE
MISSOURI COORDINATE
SYSTEM OF 1983

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 35,
TOWNSHIP 30 NORTH, RANGE 23 WEST
"MAGNETIC ATTRACTION"

SYMBOL INDEX
(D) DEEDED BEARING or DISTANCE
(M) MEASURED BEARING or DISTANCE
◉ EXISTING IRON PIN (AS NOTED)
▲ EXISTING R/W MARKER
○ SET 1/2" IRON PIN "WLS LSC 370"
□ SET 5/8" IRON PIN W/ALUM. CAP "WHITE LAND SURVEYING WLS 2003000370"



PLAT NOTES

1. TOTAL NUMBER OF LOTS: 3
- LARGEST LOT: 78.9 ACRES
- SMALLEST LOT: 7.0 ACRES

2. THE PROPERTY IS ZONED: "AR" – AGRICULTURAL RESIDENT DISTRICT
FRONT YARD: 50 FEET
REAR YARD: 50 FEET
SIDE YARD: 50 FEET

CERTIFICATE OF OWNERSHIP

WE, PAUL DOUGLAS BIRD & MARY KAY BIRD, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WILLARD, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR DEFICIENT RIGHT OF WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

PAUL DOUGLAS BIRD MARY KAY BIRD

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL DOUGLAS BIRD & MARY KAY BIRD, TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

PRINTED NAME: _____

RECORDER'S CERTIFICATE

I, _____ RECORDER OF GREENE COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE _____ DAY OF _____, 202___ 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 THIS _____ DAY OF _____, 202___

DESCRIPTION OF PLATTED AREA

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THENCE, S02°12'23"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF HUGHES ROAD, AND THE POINT OF BEGINNING;
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THENCE, N03°00'44"E, A DISTANCE OF 900.71 FEET;
THENCE, N02°41'52"E, A DISTANCE OF 645.35 FEET;
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THENCE, N02°24'21"E, A DISTANCE OF 234.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 99.2 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

CERTIFICATE OF APPROVAL – BOARD OF ALDERMEN

I, _____ CITY CLERK OF WILLARD, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, BY ORDINANCE NO.: _____
ON THE _____ DAY OF _____, 202___

_____
CITY CLERK

CERTIFICATE OF APPROVAL – PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THE SUBDIVISION AS SHOWN ON THIS PLAT HAS BEEN APPROVED BY THE CITY OF WILLARD, MISSOURI, PLANNING AND ZONING COMMISSION OF THIS ___ DAY OF _____, 202___

_____
EXECUTIVE SECRETARY

SURVEYORS DECLARATION

I HEREBY DECLARE TO PAUL & MARY BIRD:

THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN, IF ANY, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS, AS SHOWN, ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION OF TITLE.

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NOTE:

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PREPARED BY:
MICHAEL WHITE– MISSOURI PROFESSIONAL LAND SURVEYOR #2468
WHITE LAND SURVEYING, LLC – MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003000370

MICHAEL WHITE
NUMBER PLS-002468
PROFESSIONAL LAND SURVEYOR

07/02/2026

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RESOLUTION NO. _____

RESOLUTION OF THE WILLARD PLANNING AND ZONING BOARD RESOLVING TO REZONE THE PROPERTY LOCATED A 200 EAST HUGHES ROAD IN WILLARD MISSOURI.

WHEREAS, an Application has been submitted by Paul Bird, Owner for approval of a rezone from A-1 Agricultural to AR - Agricultural Resident District for property located at 200 East Hughes, Willard, Missouri and legally described in **Exhibit A**; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing per **Section 400.360.B.1 and C** before the Planning and Zoning Commission for the approval of a zoning change and a Public Hearing before the Board of Aldermen; and

WHEREAS, the application for amendment, along with pertinent data and information was submitted on the 13th of April, 2026 as required **by Section 400.350(C).**

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on November 17, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, the Planning Commission reviewed the evidence presented by proponents, objectors and staff as part of the findings of fact.

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 200 East Hughes, Willard, Greene County, Missouri to be zoned AR, Agricultural Resident District 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. As part of the finding of fact, 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 17th Day of November, 2026

_____
Mariann Hill, Chairperson

ATTEST:

_____
Valorie Simpson, Secretary

Exhibit A

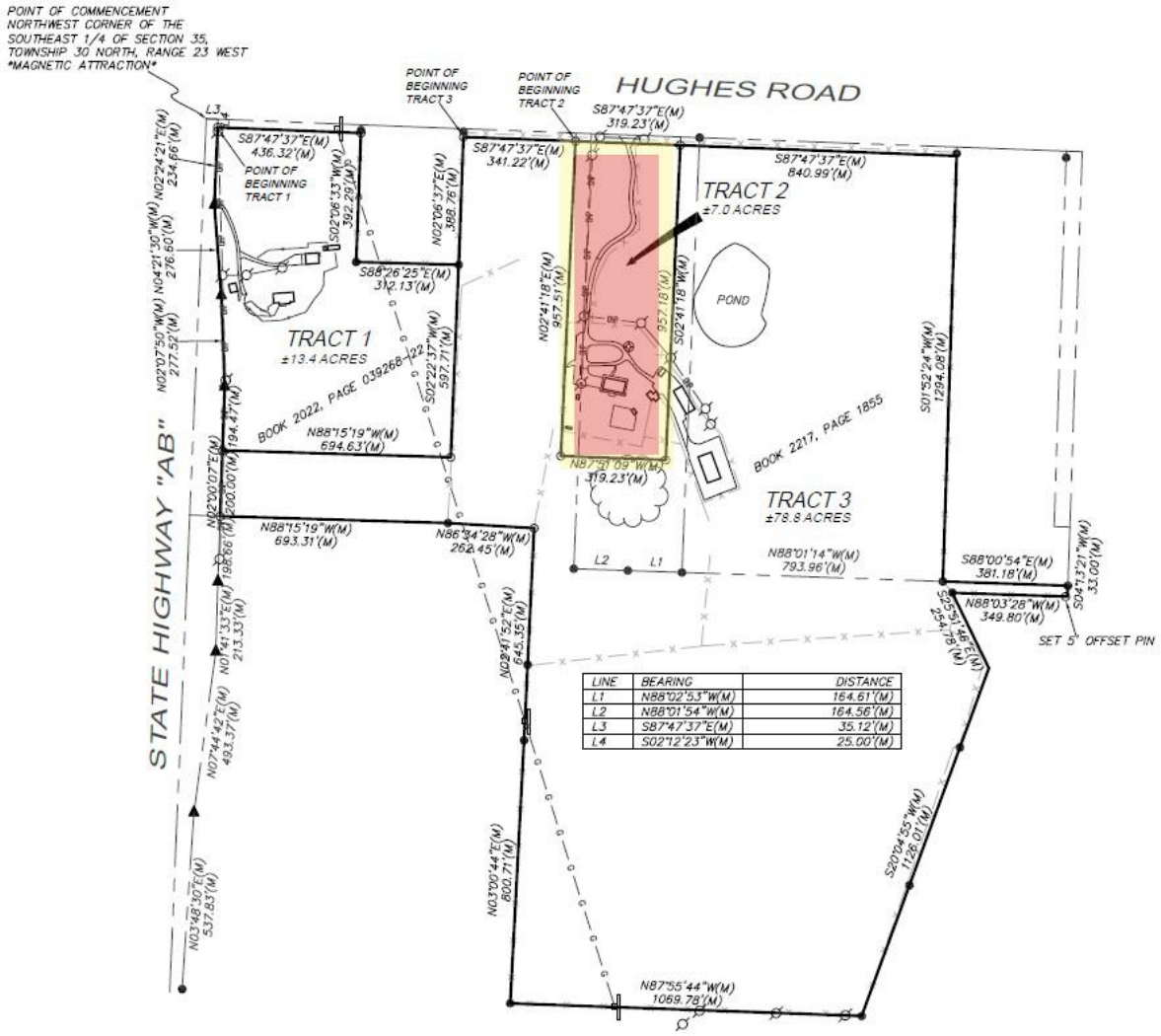
DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST;

THENCE, S87°47'37"E, ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 35.12 FEET;
THENCE, S02°12'23"W, A DISTANCE OF 25.00 FEET TO A POINT ON THE APPARENT SOUTH RIGHT-OF-WAY LINE OF HUGHES ROAD, AND THE POINT OF BEGINNING;
THENCE, S87°47'37"E, ALONG SAID APPARENT SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 436.32 FEET;
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THENCE, S88°26'25"E, A DISTANCE OF 312.13 FEET;
THENCE, N02°06'37"E, A DISTANCE OF 388.76 FEET TO A POINT ON THE AFORESAID APPARENT SOUTH RIGHT-OF-WAY LINE;
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THENCE, S01°52'24"W, A DISTANCE OF 1294.08 FEET;
THENCE, S88°00'54"E, A DISTANCE OF 381.18 FEET;
THENCE, S04°13'21"W, A DISTANCE OF 33.00 FEET;
THENCE, N88°03'28"W, A DISTANCE OF 349.80 FEET;
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Exhibit B



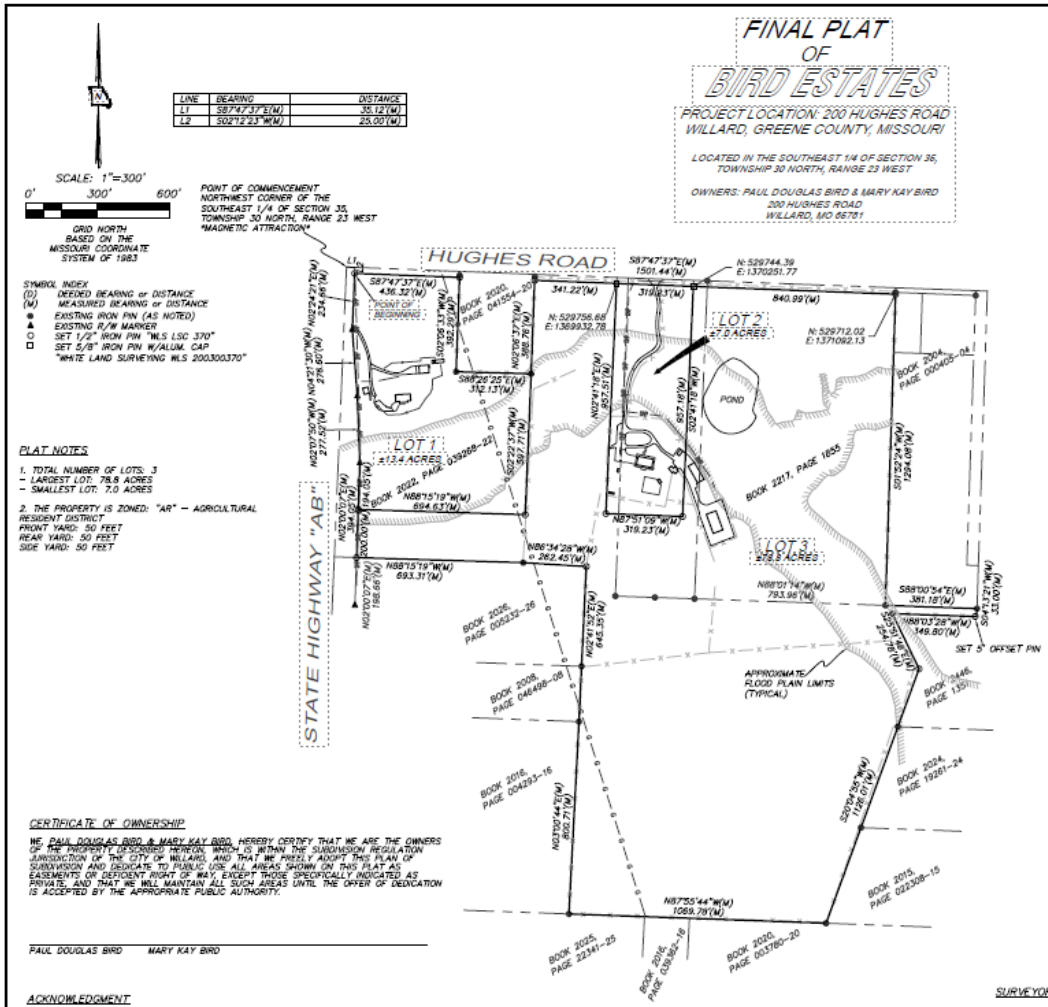
LINE	BEARING	DISTANCE
L1	N88°02'53"W(M)	164.61'(M)
L2	N88°01'54"W(M)	164.56'(M)
L3	S87°47'37"E(M)	35.12'(M)
L4	S02°12'23"W(M)	25.00'(M)

FINAL PLAT OF BIRD ESTATES

PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

LOCATED IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 30 NORTH, RANGE 23 WEST

OWNERS: PAUL DOUGLAS BIRD & MARY KAY BIRD
200 HUGHES ROAD
WILLARD, MO 65781



SYMBOL INDEX
(D) DEEDED BEARING or DISTANCE
(M) MEASURED BEARING or DISTANCE
● EXISTING IRON PIN (AS NOTED)
▲ EXISTING R/W MARKER
○ SET 1/2" IRON PIN "WLS LSC 370"
□ SET 5/8" IRON PIN W/ALUM. CAP "WHITE LAND SURVEYING WLS 2003000370"

PLAT NOTES

1. TOTAL NUMBER OF LOTS: 3
   - LARGEST LOT: 78.8 ACRES
   - SMALLEST LOT: 7.0 ACRES
2. THE PROPERTY IS ZONED: "AR" – AGRICULTURAL RESIDENT DISTRICT
   FRONT YARD: 50 FEET
   REAR YARD: 50 FEET
   SIDE YARD: 50 FEET

CERTIFICATE OF OWNERSHIP

WE, PAUL DOUGLAS BIRD & MARY KAY BIRD, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED HEREON, WHICH IS WITHIN THE SUBDIVISION REGULATION JURISDICTION OF THE CITY OF WILLARD, AND THAT WE FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS EASEMENTS OR DEFICIENT RIGHT OF WAY, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY.

PAUL DOUGLAS BIRD MARY KAY BIRD

ACKNOWLEDGMENT

STATE OF _____ } SS
COUNTY OF _____ }

ON THIS _____ DAY OF _____, 2026, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED PAUL DOUGLAS BIRD & MARY KAY BOND, TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

PRINTED NAME: _____

RECORDER'S CERTIFICATE

I, _____ RECORDER OF GREENE COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE ____ DAY OF _____, 202___ 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 THIS _____ DAY OF _____, 202___

DESCRIPTION OF PLATTED AREA

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CITY CLERK

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EXECUTIVE SECRETARY

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WHITE LAND SURVEYING, LLC
LAND SURVEYING
222 OLD TOWN RD.
BILLINGS, MISSOURI
PHONE: 417.732.0005
email: info@whitelandsurveying.com
www.whitelandsurveying.com

SURVEY DATE: 03.10.2026
DWG DATE: 07.02.2026
DRAWN BY: MW
S/T/R: 35/30/23
PROJECT No.: 2026-036

PREPARED FOR
PAUL & MARY BIRD
PROJECT LOCATION: 200 HUGHES ROAD
WILLARD, GREENE COUNTY, MISSOURI

PREPARED BY:
MICHAEL WHITE– MISSOURI PROFESSIONAL LAND SURVEYOR #2488
WHITE LAND SURVEYING, LLC – MISSOURI PROFESSIONAL LAND SURVEYING CORPORATION #2003003370

MICHAEL WHITE
NUMBER PLS-002488
PROFESSIONAL LAND SURVEYOR
07/02/2026

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