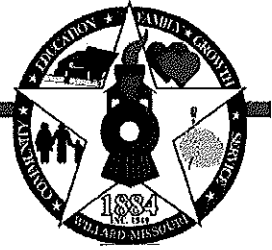


CITY OF WILLARD, MISSOURI

224 W. Jackson Street P.O. Box 187 Willard, MO 65781 417-742-3033 417-742-3080 Fax



MEETING AGENDA AND PACKET

BOARD OF ADJUSTMENTS

Special Meeting

October 10, 2018

5:30 PM - Willard City Hall

224 W. Jackson Street

Board Members

SAM BAIRD

GLENN KIRKLAND

TRINA COWAN

KEITH HAMMETT

LANDRY COBB

CITY OF WILLARD
BOARD OF ADJUSTMENTS AGENDA
October 10, 2018
5:30 P.M.

Posted September 26, 2018

Notice is hereby given that the City of Willard, Board of Adjustments will conduct a special meeting at 5:30 p.m. October 10, 2018, at Willard City Hall, 224 West Jackson, Willard Missouri.

The tentative agenda of this meeting includes:

A Public Hearing to consider a zoning variance request for a variance to waive the open space and setback requirements referring to the Willard Municipal Code 400.480 Section (D) *Setbacks and Maximum Lot Coverage*, and (E) *Open Space Requirements*. The property in question that is the subject of the variance is located at 101 S. Main, Willard, MO.

1. Call the meeting to order
2. Roll Call.
3. Approval of Agenda/Agenda Amendments
4. Approval of the minutes of the meeting on September 11, 2018.
5. Citizen Input
6. Public Hearing for Variance at 101 S. Main.
7. Variance Request for 101 S. Main.
8. Adjourn meeting

REPRESENTATIVES OF THE NEWS MEDIA MAY OBTAIN COPIES OF THIS NOTICE BY CONTACTING:

Jennifer Rowe
224 W. Jackson
P.O. Box 187
Willard, Missouri 65781
(417)742-3033

IF YOU HAVE SPECIAL NEEDS, WHICH REQUIRE ACCOMMODATION, PLEASE NOTIFY CITY PERSONNEL AT CITY HALL. ACCOMMODATIONS WILL BE MADE FOR YOUR NEEDS.

**CITY OF WILLARD
BOARD OF ADJUSTMENTS
SPECIAL MEETING
January 25, 2018**

Board present: Alderman Baird, Keith Hammett, Glenn Kirkland, Landry Cobb and Trina Cowan.

Also present: City Administrator, Brad Gray; City Clerk, Jennifer Rowe; Director of Development, Randy Brown; and City Attorney, Ken Reynolds.

Also in attendance: Landon Hall, Bill Tropepe, Rich Kramer, Pryor Bonner and Lisa Bonner.

Alderman Sam Baird called the meeting to order at 5:40 p.m.

PUBLIC HEARING TO CONSIDER A ZONING VARIANCE REQUEST FOR A FRONT YARD SETBACK REFERRING TO THE WILLARD MUNICIPAL CODE, SECTION 400.470 C LOT SIZE, BULK AND OPEN SPACE REQUIREMENTS, MINIMUM YARD REQUIREMENTS. THE PROPERTY IN QUESTION THAT IS THE SUBJECT OF THE VARIANCE IS LOCATED AT 503 LOGAN.

Public Hearing.

City Attorney Ken Reynolds opened the public hearing at 5:41 p.m.

Rich Kramer, Contractor for the home, stated that he was requesting the variance to shorten the front yard setback from 35 feet to 33.9 feet. The mistake was caused by a subcontractor and employee working on the home. The bank surveyor is who discovered the issue, and then Mr. Kramer discussed it with the City.

With no further comments, the City Attorney closed the public hearing at 5:45 p.m.

Approval of Agenda/Agenda Amendments.

Motion was made by Trina Cowan and seconded by Keith Hammett to approve the Agenda. Motion passed 5-0. Voting aye: Keith Hammett, Trina Cowan, Glenn Kirkland, Alderman Baird and Landry Cobb.

Approval of the Minutes from the meeting January 25, 2018.

Motion was made by Trina Cowan and seconded by Glenn Kirkland to approve the minutes from the meeting on January 25, 2018. Motion passed 5-0. Voting aye: Keith Hammett, Trina Cowan, Glenn Kirkland, Alderman Baird and Landry Cobb.

Citizens Input

Landon Hall, neighbor to this property, stated the issue is not noticeable and he has no problem with this variance.

Bill Tropepe, Century 21 Real Estate, stated that this was a good home. The house is exactly what the City is wanting, as it's a larger home. They brought the issue directly to the City and did not try and hide anything when it was discovered.

Pryor Bonner, neighbor, appreciates the homes and the community and has no issues with this variance.

Lisa Bonner, neighbor, was unsure what a setback was. She is thrilled the neighbors are there and has no issues with this variance.

Variance Request- Front Yard setback for 503 Logan.

The Director of Development explained that the variance was required due to the front yard setback requirements needing a thirty-five (35) foot setback and the home was built with a 33.9 foot setback. Discussion was made on the history of the home and property. Discussion was also made on the steps taken during the building process.

The Chairman asked for a vote of each of the members on each of the seven (7) required questions for a variance approval.

1. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in undue hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulations were carried out.
 - A. The cost of tearing down this garage to fix the setback would be a great hardship to the contractor.

Question one (1) passed with a vote of 5-0. Voting yes: Keith Hammett, Trina Cowan, Glenn Kirkland, Alderman Baird and Landry Cobb.

2. The conditions of which the applicant complains is one suffered by the applicant, and would not be applicable to other property in the same zoning classification;
 - A. The applicant is the only one this applies to. Does not affect any other lots.

Question two (2) passed with a vote of 5-0. Voting yes: Keith Hammett, Trina Cowan, Glenn Kirkland, Alderman Baird and Landry Cobb.

3. The property in question cannot yield a reasonable return or the applicant cannot make reasonable use of his property if strict compliance with the regulations is required;
 - A. There is no reasonable return on investment if forced to tear it down and rebuild. Profit margins are slim with new construction.

Question three (3) passed with a vote of 5-0. Voting yes: Keith Hammett, Trina Cowan, Glenn Kirkland, Alderman Baird and Landry Cobb.

4. The hardship relates to the applicant's land, rather than personal circumstances;
 - A. The builder did not cause this as a result of a disgruntled employee. It is a small lot with tight corners.

Question four (4) passed with a vote of 5-0. Voting yes: Keith Hammett, Trina Cowan, Glenn Kirkland, Alderman Baird and Landry Cobb.

5. The alleged hardship has not been created by any person presently having an interest in the property;
 - A. This was the fault of the builder, who is no longer employed with Kramer Construction. Not Kramer's fault.

Question five (5) passed with a vote of 5-0. Voting yes: Keith Hammett, Trina Cowan, Glenn Kirkland, Alderman Baird and Landry Cobb.

6. The granting of the variance will not be detrimental to the public welfare or injurious to other property or improvements in the area in which the property is located;
 - A. The neighbors came to the hearing and are fine with this variance. No public welfare issues if approved.

Question six (6) passed with a vote of 5-0. Voting yes: Keith Hammett, Trina Cowan, Glenn Kirkland, Alderman Baird and Landry Cobb.

7. The variance will not nullify the intent and purpose of the City of Willard Land Development Regulations and the Willard Comprehensive Plan.
 - A. There was no malicious intent. Very minor 13" variance only affecting this one lot in the City.

Question seven (7) passed with a vote of 5-0. Voting yes: Keith Hammett, Trina Cowan, Glenn Kirkland, Alderman Baird and Landry Cobb.

The variance was approved by a vote of aye from all five (5) present members of the Board of Adjustments to all seven (7) questions.

Adjourn Meeting –

Alderman Baird adjourned the Meeting at 6:03 p.m.

Jennifer Rowe, City Clerk

Sam Baird, Board of Adjustments Chairman

Board of Adjustment Finding

Hearing held by the Board of Adjustment. The Board, by Motion, approves the request for variance by Rich Kramer for the property located at 503 E. Logan St., based on the following reasons and findings as to the standards for grant of the variance:

1. There would be great hardship and cost to tear down a significant part of the house.
2. The applicant is the only person that has this particular set back issue due to this house being placed wrong on the lot.
3. There would not be a reasonable return on the applicant's investment if the building was moved 13 inches to the North.
4. The applicant did not cause the problem and that the problem was caused by an employee and sub-contractor who no longer work for the applicant. In addition, applicant is dealing with a small lot.
5. The hardship was caused by someone other than the applicant.
6. A variance will cause no harm to others and neighbors spoke in favor of variance.
7. This is a minor variance dealing with inches.

As a result, the Board of Adjustment members present, unanimously approve the applicants request.

Background Report for Glenns Automotive Variance

Date: 9-26-18

Location: 101 S. Main St.

Applicant: Glenn Kirkland

Tract Size: .10 acre m/l 4500sq.ft.

Current Lot Coverage: 3000sq. ft.

Proposed Lot Coverage: 4500 sq. ft.

History: The owner submitted a building permit application to add on to his current building used to serve his business (Glenns Automotive). After reviewing the information submitted, I informed the City Administrator that I couldn't issue the permit as requested due to the following issues. The building did not meet the requirements listed in the Land Development Regulations, Section 400.480 D.E.F., which is lot size, building setback requirements, open space requirements and off street parking requirements. I was advised by the City Administrator to consult the attorney and an outside consultant to advise on the building permit request. After meeting with the attorney and engineering consultant, I responded to Mr. Kirkland the permit application was denied and that he could apply for a variance for the requirements listed above. Another issue was that a garage door was shown to be located on the west end of the building which would require an easement from the adjacent property owner. I advised Mr. Kirkland that without an easement I would not issue a building permit even if the variance was approved. I have been informed by the applicant since then that the door would be removed from the west wall so that the issue of crossing private property is addressed and is no longer an issue.

If you have any questions feel free to contact my office at 742-5308 or by email at develop@cityofwillard.org.

Randy Brown
Director of Development



City of Willard

Zoning Case No. 090118
Application Date _____
Application Fee: \$300.00 + additional costs to the City.
Recording Fee _____
Publication Fee _____

APPLICATION FOR ZONING VARIANCE

We, the undersigned, request that the City of Willard, Missouri Board of Adjustment approve a variance from the application of the requirements, of the zoning provisions of the *Willard Land Development Regulations* as requested in this application for the property described below. We attest to the truth and correctness of all facts and information presented with this application and agree to pay all advertising and mail notification costs for the public hearing as required by the *Willard Land Development Regulations*. The City of Willard is authorized to prepare and publish all required legal advertising, and mail notifications, the cost of which is to be billed to the name listed below for payment.

Legal Description of Property (attach additional sheet if needed): Parcel ID 880 726 112 021
Willard Original Plat S 51.59 ft Lot 1 & S 51.59 ft E 41.65 ft
Lot 2 Block 6

Street Address or Other Common Description: 101 S. Main St. Willard, MO

Present Zoning Classification: M1

Current Use of Property: Automotive Repair Shop

Property Owner's Name(s): Glenn's Holding LLC Glenn Kirkland

If Corporation, Corporate Official and Seal: _____

Mailing Address: P.O. Box 458 Willard, MO 65781

Telephone Number: 742-2552 Fax Number: 742-2882

PROPERTY OWNER'S SIGNATURE:



(If corporation, signature of official)

Applicant's Name (if different than property owner): _____

If Corporation, Corporate Official and Seal: _____

Mailing Address: _____

Telephone Number: _____ Fax Number: _____

APPLICANT'S SIGNATURE (if different than property owner):

(If corporation, signature of official)

BILL LEGAL ADVERTISING AND MAIL NOTIFICATION COSTS TO:

Name Glenn's Automotive LLC

Address P.O. Box 458 Willard, MO 65781 Telephone 742-2552

Section of the Regulations for which a variance is requested Section 400.480 D & 400.480 E

Description of the variance requested (attach additional sheet if needed) Waive the open space & open yard requirements

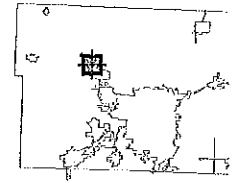
Answer the following questions in writing on an attached sheet(s):

1. List the specific provisions or requirements of the *Land Development Regulations* which prevent the proposed construction on, or use of, the property.
2. List the special conditions, circumstances or characteristics of this land, building or structure that prevent compliance with the requirements of the *Land Development Regulations*.
3. List the particular hardship which would result if the specified provisions or requirements of the *Land Development Regulations* were applied to this property.
4. Indicate the extent to which it would be necessary to vary the requirements or provisions of the *Land Development Regulations* in order to permit the proposed construction on, or use of, the property.
5. Explain how the requested variance conforms to each of the following standards set forth in Article III, Part 3 Appeals and Variances Section 400.200, of the *Land Development Regulations*, for grant of a variance:
 - A. The particular physical surroundings, shape, or topographical condition of the specific property involved would result in undue hardship upon the owner as distinguished from a mere inconvenience if the strict letter of the regulations were carried out;
 - B. The conditions of which the applicant complains is one suffered by the applicant, and would not be applicable to other property in the same zoning classification;
 - C. The property in question cannot yield a reasonable return or the applicant cannot make reasonable use of his property if strict compliance with the regulations is required;
 - D. The hardship relates to the applicant's land, rather than personal circumstances;

1. 400.480 - M-1 Light industrial District - Sections D and E.
2. It's in an older part of town/alleyway, and a small lot.
3. Owner of the property cannot use the maximum lot with benefit to the business.
4. 30' rear yard, 20' side yard and 50% maximum lot coverage
5.
 - a. it is a small lot and adjacent to an alley.
 - b. Yes
 - c. Yes
 - d. Yes
 - e. Yes
 - f. Adjacent properties do not have storm water or landscaping improvements.
 - g. By increasing the building size it will not have a negative effect on the adjacent properties.



Overview



Legend

- Parcel Lines**
 - <all other values>
 - - DASHROW
 - - MUNIRWD
 - - PROPDASH
 - - PROPLINE
 - - RRROW
 - - ZONING
- Section Lines**
 - - Quarter Section Lines
 - - Section Lines
- Streets**
 - <all other values>
 - + 8
 - - County Boundary
 - Assessor's Parcels
 - Floodplains
 - City Limits

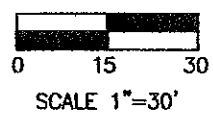
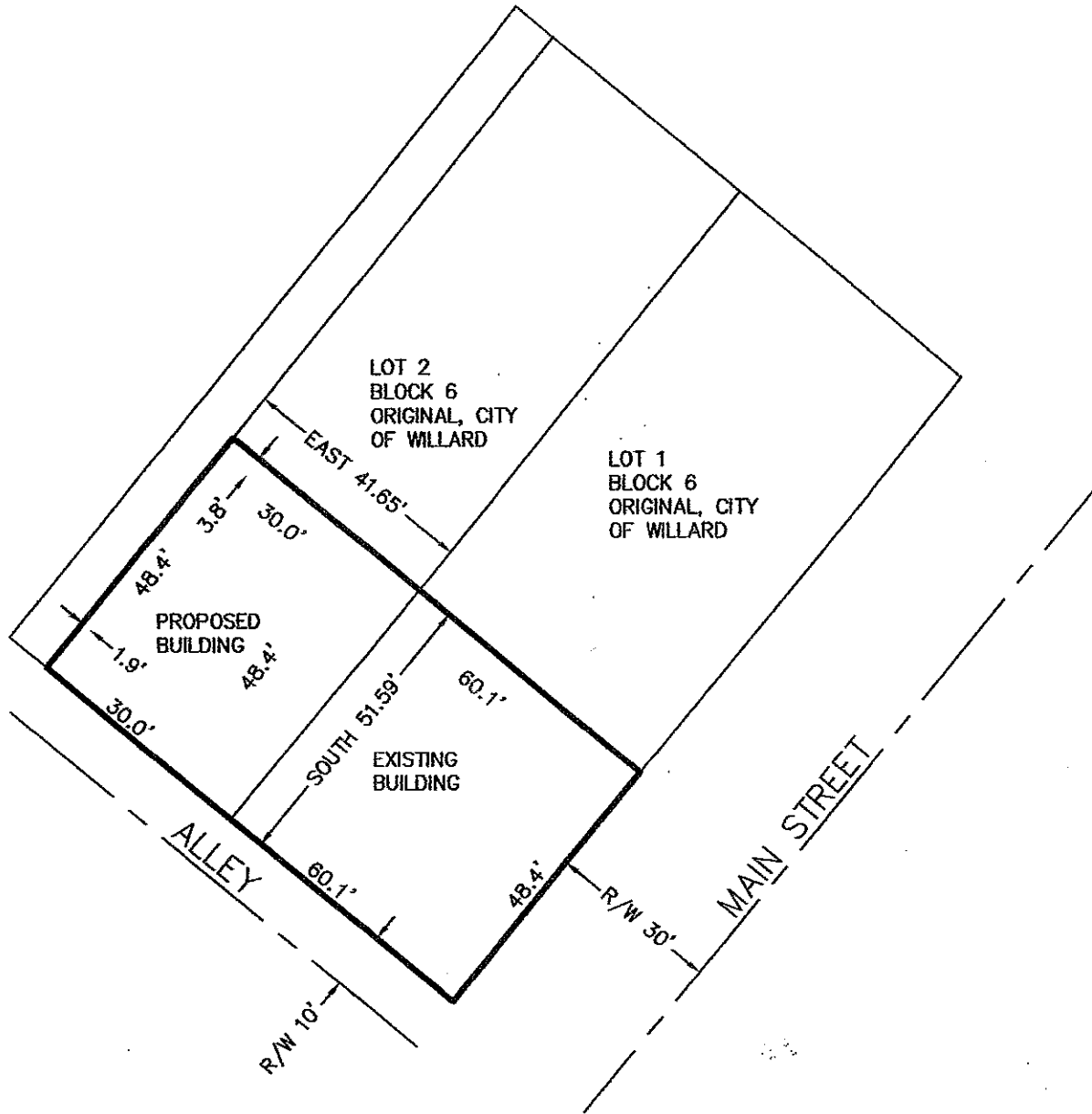
Parcel ID	880726112021	Alternate ID	n/a	Owner Address	GLENNS HOLDING CO LLC
Sec/Twp/Rng	26-30N-23W	Class	C		108 LONG DR
Property Address	101 S MAIN ST WILLARD	Acreege	0.1		WILLARD MO 65781
District	180				
Brief Tax Description	WILLARD ORIGINAL PLAT S 51.59 FT LOT 1 & S 51.59 FTE 41.65 FT LOT 2 BLK 6 (Note: Not to be used on legal documents)				

The sinkhole layer represents surface depressions from LiDAR imaging obtained in 2010 and 2011. Most of the sinkholes shown have not been field verified and are provided for informational purposes only. This layer should not be used as a substitute for a geological or geotechnical investigation. Questions regarding sinkholes should be directed to the Environmental Section of the Resource Management Department (417) 868-4147. For sinkhole information inside the city limits of Springfield, please call (417) 864-1901.

Date created: 9/26/2018

SITE PLAN

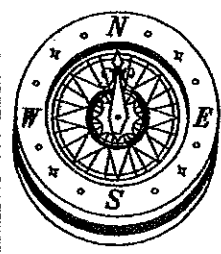
ORIGINAL, CITY OF WILLARD



Prepared For:
GLENN'S HOLDING
WILLARD,
MISSOURI

DRAWN BY: DJS JOB No.: 180802
DATE: 8/20/18 PROPERTY CLASS: URBAN

Stribling Surveying, LLC
Phone 417-742-0585



102 South Street
P.O. Box 26
Willard, MO 65781
MISSOURI STATE CERTIFICATE
OF AUTHORITY # LS-373-D

APPLICATION DATE: _____
EXPIRATION DATE: _____

PERMIT NUMBER _____

PERMIT FEE _____
ISSUANCE FEE \$10.00
LOCATE FEE \$5.00

CITY OF WILLARD

Miscellaneous Permit

Property Information

Address: 101 S Main St Subdivision: Willard Original
Lot #: _____ Zoning: _____ Parcel ID: _____ Section/Township/Range: _____

Applicant and Contractor Information

Owner: Hostetler Sales - Ben Phone: 733 - 2540
Address (city, state, zip): 210 Kelly Rd / Buffalo
Contractor: Glen's Automotive Phone: 742 - 2552
Address (city, state, zip): 101 S Main St

Type of Improvement

- Temporary Structure: _____
- Re-Roof (50% or more repair)
- Construction/Repair of Foundation
- Swimming Pool: Above Ground or In Ground
- Accessory Building
- Addition: extend Building
- Remodel: _____
- Storm Shelter
- Other: _____

Improvement Detail

Location: Residential Commercial
Features included: Electric Plumbing
Materials to be used: metal
Type of enclosure around pool: _____
Is property located in 100-year floodplain?
 Yes No
Dimensions: 50 X 30 Total Sq. Ft. _____
Height: 12
Total Cost of Project: \$38,000

Required Documentation and Licensing

- Sketch Plan, to-scale
- Business License for Contractor, if applicable. License # _____
- Property pins must be visible at time of presite inspection.

I hereby certify that the information provided on this application is true and correct; that I have read and understand the procedures, ordinances, and requirements associated with the application and review process. I also understand that this application will expire within 180 days of the date of my signing, unless extended by the building inspector pursuant to a written request for extension received prior to the expiration date. Furthermore, I acknowledge that I will be responsible for any, and all costs incurred by plan reviews performed by consultants of the city, certified mailing or publication costs for required legal notice, and recording fees. These costs may be paid by the city and reimbursed by the applicant upon invoicing.

Owner/Contractor: Ben Hostetler Date: 8-9-18

Refuse storage areas, storage for maintenance, mechanical and electrical equipment or other equipment incidental to uses shall be screened from view.

4. All buildings in the "O" District shall be constructed using materials, textures and colors that are compatible with and similar in nature to surrounding residential development.
5. Lighting shall be designed so as to reflect away from adjacent residential districts. All development shall meet the buffer yard and landscaping requirements in accordance with Article VIII.
6. Off-street parking, vehicular use areas and loading areas shall be provided in accordance with Article IX.

Section 400.480 "M-1" Light Industrial District.

[Ord. No. 020227 §1(5.9), 2-27-2002]

A. *Purpose.* The "M-1" Light Industrial District is intended to allow for industrial operations and related activities that do not create nuisances and hazards. Industrial operations and activities are permitted provided they are conducted inside a building, although outdoor storage is permitted subject to limitations. The following uses are permitted in the "M-1" District:

- 1a. Any use permitted in a C-2 Zoning District.
[Ord. No. 130610D §1, 6-10-2013]
- 1b. Accessory uses in accordance with Article VI, Section 400.520.
[Ord. No. 130610D §1, 6-10-2013]
2. Ambulance service offices or garages.
3. Any storage, manufacturing, processing, assembly, packaging, servicing, testing or repair of goods and materials and business and sales offices accessory thereto.
4. Any establishment which provides supplies and/or services primarily to commercial and industrial customers, such as sign shops, janitorial services, packaging or shipping services, photocopying, publishing, blueprinting and similar uses.
5. Bakeries.
6. Funeral homes, mortuaries and crematoriums.
7. Governmental buildings and uses.
8. Heating, air-conditioning and plumbing sales and service.
9. Hardware, home improvement and building supply stores.
10. Heavy machinery and equipment sales, rental and service.
11. Laundry, dry cleaning and carpet cleaning services.
12. Manufactured home sales and rental, but not including the use of a manufactured home as a residence.
13. Pest control services.
14. Police and fire stations.

15. Recording studios.
16. Schools, business, industrial and trade.
17. Retail sales of products produced by the principal use, provided that the gross amount of floor area devoted to sales and display does not exceed twenty-five percent (25%) of the gross floor area of the structure.
18. Self-storage facilities.
19. Veterinary clinics, animal hospitals and kennels.
20. Warehousing, storage and distribution centers.
21. Type I wireless facilities in accordance with Article VI, Section 400.600.
22. Type III wireless facilities in accordance with Article, VI Section 400.600, provided wireless towers sixty (60) feet or greater in height allow collocation of at least one (1) additional provider's facilities.
23. Type IV wireless facilities in accordance with Article VI, Section 400.600, provided wireless towers are set back from any residential district at least two (2) feet for every one (1) foot of tower height and allow collocation of at least one (1) additional provider's facilities or at least two (2) additional provider's facilities if the tower height is one hundred twenty (120) feet or greater.
24. Towers, other than wireless facilities, less than one hundred (100) feet in height and related facilities in accordance with Article VI, Section 400.600.
25. Water reservoirs, water standpipes and elevated and ground-level water storage tanks.
26. Television and radio studios with transmitting facilities.

B. Conditional Uses. The following uses may be permitted as conditional uses, subject to the provisions of this Chapter and approval by the Board of Aldermen:

1. Motor freight terminals.
2. Lumberyards.

C. Use Limitations.

1. There shall be no offensive noise, dust, smoke, odors, heat or glare noticeable at or beyond the property line.
2. All operations and activities, except off-street parking, loading and storage, shall be conducted wholly inside a building or buildings.
3. Storage may be maintained outside a building in side yards or rear yards if such storage area is screened from public streets and from other property, except property located in an "M-2" District. All outdoor storage shall be at least one hundred (100) feet from any residence district.
4. No building shall be used for residential purposes, except that a guard or caretaker employed on the premises and his/her family, may reside on the premises.

D. Lot Size, Bulk And Open Space Requirements.

Minimum lot area	None
Minimum lot width	None
Minimum lot depth	None
Maximum structure height	50 feet
Maximum floor area ratio	0.50

Minimum Yard Requirements

Front yard	25 feet
→ Rear yard	30 feet
→ Side yard	20 feet
- Maximum lot coverage	50%

E. Open Space Requirements. Not less than fifteen percent (15%) of the total lot area shall be devoted to open space including required yards and buffer yards. Open space shall not include areas covered by buildings or structures, parking, loading and other paved areas and internal streets. Open space shall contain living ground cover.

F. *Design Requirements.*

1. A site plan meeting the requirements of Article XIV shall be submitted and approved for all uses.
2. All development shall meet the buffer yard and landscaping requirements in accordance with Article VIII.
3. All off-street parking, vehicular use and loading areas shall be screened from residential uses in accordance with Article VIII.
4. Refuse storage areas and mechanical and electrical equipment shall be screened from view.
5. Lighting shall be designed so as to reflect away from adjacent residential districts.
6. All parking and loading areas shall be provided in accordance with the requirements set forth in Article IX.

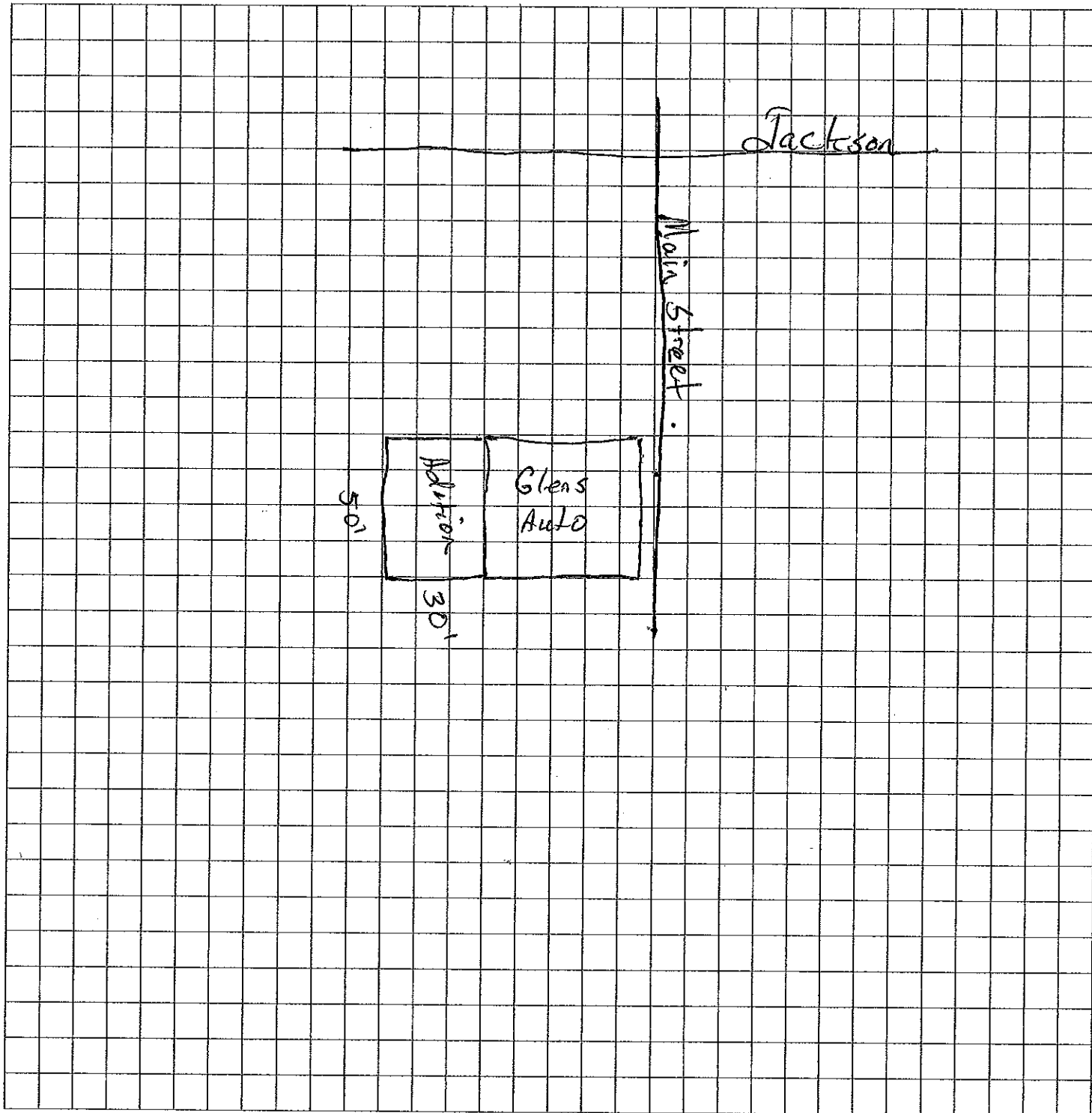
Section 400.490 "M-2" General Manufacturing District.

[Ord. No. 020227 §1(5.10), 2-27-2002; Ord. No. 050110C §1, 1-10-2005]

A. *Purpose.* The "M-2" General Manufacturing District is the basic manufacturing district for the City of Willard. This district is intended to accommodate those heavy industries which cannot entirely eliminate objectionable features and impacts, but which, with reasonable care, will be able to comply with the standards of this district.

B. *Permitted Uses.* The following uses shall be permitted in the "M-2" General Manufacturing District:

1. Any use permitted in the "M-1" Light Industrial District.
2. Any storage, manufacturing, processing, assembly, packaging, servicing, testing or repair of goods and materials and business and sales offices accessory thereto, which conforms to the performance standards established in Subsection (D).
3. Auction sales, flea markets and swap meets.
4. Battery recycling and reprocessing.



SKETCH MUST INCLUDE:

- Street(s) / Alley
- Property Boundary (with dimensions)
- House
- Garage, other structures
- Driveway
- Sidewalk
- Curb / Gutter
- Existing Fence(s)
- Proposed Fence(s) (with dimensions)
- Labels for all elements of sketch



Providing Transportation and Engineering Solutions

5051 S. National, Ste. 7A
Springfield, MO 65810
Phone: 417.889.3400
Fax: 417.889.3402
www.GoCJW.com

Randy Brown
Director of Development
City of Willard
224 W Jackson St
Willard, MO, 65781

September 6, 2018

RE- Glen's Automotive Building Permit- Review Letter

Mr Brown,

This letter is regarding a request to expand a building located at 101 S Main Street in Willard. The building is the location for Glen's Automotive.

The property with regards to its current status is a non-conforming use. It currently does not meet current requirements for:

1. Front yard setbacks
2. Side yard setbacks
3. Rear yards setbacks
4. Max floor area ratio of 0.5
5. Storm water detention

Under City regulations no further expansion can occur on this property and therefore this application for construction permit should be denied.

If you have any questions or comments please feel free to contact me either by email or on my cell phone at 417-849-2165.

Sincerely,

King Coltrin, P.E.
Senior Engineer
King@gocjw.com



PUBLIC NOTICE

Notice is hereby given that the City of Willard, Board of Adjustments will conduct a special meeting on October 10, 2018 at 5:30 pm, at Willard City Hall, 224 W. Jackson St., Willard, Missouri.

A Public Hearing will be conducted to consider a zoning variance request for backyard and side yard setbacks, and open space requirements referring to the Willard Municipal Code, Section 400.480 (D) *Lot Size, Bulk And Open Space Requirements* and (E) *Open Space Requirements*. The property involved that is subject of the variance is located at 101 S. Main St., further identified by Greene County records as Parcel ID 880726112021. The Board will take public comments at this meeting. If you are unable to attend this meeting, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request to Jennifer Rowe, City Clerk at:

City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5302
clerk@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.