

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

PLANNING AND ZONING COMMISSION

Regular Meeting

September 27, 2016

7:00 p.m.

Willard City Hall

224 W. Jackson Street

PLANNING AND ZONING MEMBERS

Adam Shelledy, Chairman

Lucille Murray-Vice-Chairman

Valorie Simpson, Secretary

Mayor Corey Hendrickson

Jamie Buckley-Alderman

Terry Kathcart

Dave Helton

Randy Brown, Director of Development

www.cityofwillard.org

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
September 27, 2016
7:00 P.M.

Notice posted on September 22, 2016

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., September 27, 2016 at Willard City Hall, 224 W. Jackson, Willard, Missouri.

1. Call the meeting to order.
2. Roll Call.
3. Agenda Amendments/Agenda Approval.
4. Approval of the Minutes from the meeting on August 23, 2016.
5. Citizen Input.
6. Public Hearing for two (2) Annexations for Tucker/Crighton.
7. Discussion/Vote for two (2) Annexations for Tucker/Crighton.
8. Discussion/Vote for preliminary plat revision for Robertson Estates.
9. Old Business.
10. New Business.
10. Adjourn Meeting.

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

Jennifer Rowe
224 W. Jackson
Willard, Missouri 65781
(417)742-5302

CITY OF WILLARD, MISSOURI
PLANNING AND ZONING
REGULAR MEETING
August 23, 2016
7:00 P.M.

Staff present: City Clerk, Jennifer Rowe; and Director of Development, Randy Brown;

Citizens present: Doug Hamilton and James Bentley (Interim City Administrator).

Meeting opened by Vice-Chairman Lucille Murray at 7:02 p.m.

Roll Call

Present: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Corey Hendrickson. Absent: Alderman Buckley and Adam Shelledy.

Approval of Agenda

Motion was made by Lucille Murray with a second by Terry Kathcart to approve the Agenda. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Approval of minutes from July 26, 2016

Motion was made by Valorie Simpson with a second by Mayor Hendrickson to approve the Minutes from July 26, 2016. Motion carried with a vote of 4-0. Voting aye: David Helton, Valorie Simpson, Mayor Hendrickson and Terry Kathcart. Abstained: Lucille Murray.

Citizens Input

None

Discussion/Vote on site plan Fox River Estates Phase 2.

The Director of Development Randy Brown discussed the site plan for Fox River Estates Phase Two (2). He indicated that it is a Multi-Family consisting of four (4) 8-unit Apartments and eight (8) Duplexes, which is similar to what was built during Phase One (1). Staff recommends consideration for approval for this site plan to move forward. The developers are pursuing grant funding for the project. Valorie Simpson asked what MoDOT's opinion was on that intersection with new housing going in. Mr. Brown informed the Board that there are intersection improvements currently under design. The Four (4) lane highway project has put those on hold for the time being, but something would be in the works. The developer has also verbally agreed to contribute to the intersection improvements funding. Terry Kathcart asked if the improvements to the intersection were a condition for the site plan. The Board said they were not. Mr. Brown stated that approving this site plan will give the developer time for the engineering plans and construction plans to be completed. The City can re-address the intersection at a later date before anything is finalized. Mr. Hamilton stated that this was a thirty (30) year commitment or his company to be involved with this development. Terry Kathcart inquired about landscaping requirements along the highway. Mr. Brown stated that buffering requirements will need to be met during the process. Mr. Hamilton also informed the Board that the funding received from the State requires the developers to create a buffer along the highway. Motion was made by Terry Kathcart and seconded by Valorie Simpson to approve the site plan for Fox River Estates Phase Two (2). Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Old Business

Randy Brown informed the Board that at the last OTO Meeting, Commissioner Cirtin held a moment of silence in honor of the passing of our previous City Administrator J. Everett Mitchell.

Mr. Brown also informed the Board about a possible carport issue in the City. There are current regulations that are contradicting themselves with regards to parking and set-backs. The City had an individual inquire about placing a portable carport in front of their garage to allow for more covered parking. According to the set-back requirements, this is not possible without a variance hearing before the Board of Adjustments. David Helton stated that it should be handled on a case-by-case basis and would require a variance. Lucille Murray asked what kind of top they were wanting on the carport and Mr. Brown informed them it was metal.

New Business

Mayor Hendrickson introduced the new Interim City Administrator James Bentley to the Board.

Adjourn Meeting

Motion was made by Valorie Simpson and seconded by David Helton to adjourn the Meeting. Motion carried with a vote of 5-0. Voting aye: Lucille Murray, David Helton, Valorie Simpson, Terry Kathcart and Mayor Hendrickson.

Meeting adjourned at 7:30 p.m.

Valorie Simpson, Secretary

Lucille Murray, Vice-Chair P&Z

Background Report for Annexation Petition #16822

Date: Sept 22, 2016

Applicant: Grand Prairie LLC

Tract size: Parcel # 881403300031 – 6.2 acres
Parcel # 881410200001 – 20 acres

Existing Zoning: R-1, Agricultural

Proposed Zoning: Commercial

Surrounding Land Uses: North – R-1 Single Family
South – R-1
East – Commercial
West – R-1

Proposed Land Use: Commercial

History: The property owners have submitted an application for annexing the two (2) parcels of land into the City of Willard that are located at the southwest and northwest corner of State Highways AB and EE. The owners intent is to re-zone the properties for Commercial development. The 6.2 acre tract (Lot 21) is part of an existing subdivision known as Prairie Creek Estates. The other parcel (20 acre) has been subdivided into three (3) tracts , one (1) ten (10) acre and two (2) five (acre) tracts. The City is currently upgrading the Meadows West Lift Station that is located on the 6.2 acre tract. Negotiations are in progress with the City of Springfield to accept additional sanitary sewer flow from the City of Willard for future development in the area.

Utilities: Sanitary Sewer is located on the North parcel.
Water is available on both parcels.

Staff Comments: Staff has included the information from the applicant along with the legal description of both tracts for your use. Staff has posted the property, delivered notice of Public Hearing to all property owners within 185 ft. of the properties and has advertised in the local newspaper as required in the Willard Municipal Code. Staff has not received any comments on this request and would ask for your consideration to recommend annexing these parcels.

If you have any questions feel free to contact me at City Hall to discuss this development.

Randy Brown
Director of Development

CITY OF WILLARD, MISSOURI

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



APPLICATION FOR ANNEXATION

Date of Application: _____

Property Location: _____

Other description of property location if not addressed:

CASE NO. _____
DATE FILED: _____
RECEIVED BY: _____
RECEIPT NO. _____

Property Owner's Information (full name(s) of all legal property owners listed on deed):

Name of current property owner(s): Grand Prairie, Limited Liability Company

If Corporation: Corporate Official: _____

Mailing Address: 5563 N. Fm Rd 95 Willard MO Zip Code: 65781

Telephone: 417-766-7774 Fax: 417-840-9466 E-mail: jim@fairsandexpos.com

Total # of people (related / non-related) living on property: 0

Property Owner's Signature: James D. Tucker

(If corporation, need signature of one official)

Contact Person Handling Application:

Name(s): Jim Tucker

If Corporation: Corporate Official: _____

Mailing Address: 8708 N. Fm Rd 105 Willard MO Zip Code: 65781

Telephone: 417-766-7774 Fax: _____ E-Mail: jim@fairsandexpos.com

Current Use of the Property: Fire works stand, hay, easment for City of Willard's access to lift station.

What is the County Zoning: A-R

Proposed Zoning: C-2

LAND DESCRIPTION (ATTACH MAP & LEGAL DESCRIPTION OF PROPERTY: LABEL AS EXHIBIT A):

All of Lot 21 of the Final Plat of Prairie Creek Estates, a subdivision in Greene County, Missouri, as recorded in Plat Book VV, at Page 71 in the Greene County, Missouri Recorder's Office

CITY OF WILLARD, MISSOURI

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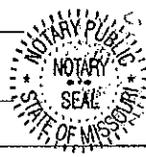


**STATE OF MISSOURI
COUNTY OF GREENE SS. ACKNOWLEDGEMENT OF CORPORATE OFFICIAL**

On this 22nd day of August, 2016, before me, appeared James D. Tucker, to me personally known, who, being by me duly sworn did say that he/she is the member of Grand Prairie LLC, and that the seal affixed to foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal,
At my office in Willard the day and year first above written.

Notary Public: Jennifer Anne Rowe
Print Name: Jennifer Anne Rowe



"Notary Seal"
JENNIFER ANNE ROWE
My Commission Expires
December 6, 2019
Greene County
Commission #15179428

**STATE OF MISSOURI
COUNTY OF GREENE SS. UNMARRIED PERSON'S ACKNOWLEDGEMENT**

On this ___ day of _____, 20___, before me, a Notary Public in and for said state, personally appeared _____, to me known to be the person described in and who executed the foregoing document, and acknowledged that he/she executed the same as his/her free act and deed

And the said _____ further declared himself/herself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal,
At my office in _____ the day and year first above written.

Notary Public: _____
Print Name: _____

"Notary Seal"



STATE OF MISSOURI
COUNTY OF GREENE SS. ACKNOWLEDGEMENT OF CORPORATE OFFICIAL

On this 23rd day of August, 2016, before me, appeared James D. Tucker, to me personally known, who, being by me duly sworn did say that he/she is ~~the~~ member of Grand Prairie LLC, and that the seal affixed to foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of directors, and acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal,

At my office in Willard the day and year first above written.

Notary Public: Jennifer Anne Rowe
Print Name: Jennifer Anne Rowe



"JENNIFER ANNE ROWE
My Commission Expires
December 6, 2019
Greene County
Commission #15179428"

STATE OF MISSOURI
COUNTY OF GREENE SS. UNMARRIED PERSON'S ACKNOWLEDGEMENT

On this ___ day of _____, 20___, before me, a Notary Public in and for said state, personally appeared _____, to me known to be the person described in and who executed the foregoing document, and acknowledged that he/she executed the same as his/her free act and deed

And the said _____ further declared himself/herself to be single and unmarried.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal,

At my office in _____ the day and year first above written.

Notary Public: _____
Print Name: _____

"Notary Seal"

CITY OF WILLARD, MISSOURI

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



APPLICATION FOR ANNEXATION

Date of Application: _____

Property Location: _____

Other description of property location if not addressed: _____

CASE NO. _____

DATE FILED: _____

RECEIVED BY: _____

RECEIPT NO. _____

Property Owner's Information (full name(s) of all legal property owners listed on deed):

Name of current property owner(s): Grand Prairie, Limited Liability Company

If Corporation: Corporate Official: _____

Mailing Address: 5563 N. Fm Rd 95 Willard, MO Zip Code: 65781

Telephone: 417-766-7774 Fax: _____ E-mail: jimt@fairsandexpos.com

Total # of people (related / non-related) living on property: 0

Property Owner's Signature: [Signature]
(If corporation, need signature of one official)

Contact Person Handling Application:

Name(s): Jim Tucker

If Corporation: Corporate Official: _____

Mailing Address: 8708 N. Fm Rd 105 Willard, MO Zip Code: 65781

Telephone: 417-766-7774 Fax: _____ E-Mail: jimt@fairsandexpos.com

Current Use of the Property: grazing cattle

What is the County Zoning: A-1

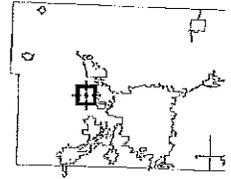
Proposed Zoning: C-2

LAND DESCRIPTION (ATTACH MAP & LEGAL DESCRIPTION OF PROPERTY; LABEL AS EXHIBIT A):

See Attached Exhibit A page 1 Description
Exhibit A page 2 MAP/survey



Overview



Legend

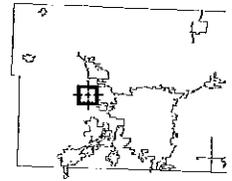
- Parcel Lines**
- <all other values>
- - DASHROW
- MUNIRWD
- - PROPDASH
- PROPLINE
- RRROW
- - ZONING
- Section Lines**
- - Quarter Section Lines
- - Section Lines
- Streets**
- <all other values>
- 8
- - - - County Boundary
- Assessor's Parcels
- ▨ Floodplains
- City Limits

Parcel ID	881410200001	Alternate ID	n/a	Owner Address	GRAND PRAIRIE LLC
Sec/Twp/Rng	10-29N-23W	Class	R		5563 N FARM ROAD 95
Property Address	7120 W STATE HWY EE	Acreage	20		WILLARD MO 65781
	GREENE COUNTY				
District	181				
Brief Tax Description	20A N1/2 NE1/4 NW1/4 10/29/23				
	(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.



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	881403300031	Alternate ID	n/a	Owner Address	GRAND PRAIRIE LLC
Sec/Twp/Rng	3-29N-23W	Class	R		%RON CRIGHTON
Property Address	2483 N STATE HWY AB	Acreage	6.2		5563 N FARM ROAD 95
	GREENE COUNTY				WILLARD MO 65781
District	181				
Brief Tax Description	PRAIRIE CREEK ESTATES LOT 21				
	(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: 9/22/2016

BOUNDARY DESCRIPTION

A TRACT OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 29 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NW CORNER OF THE NW $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 29 NORTH, RANGE 23 WEST; THENCE N88°09'52"E, 1338.55 FEET TO THE NW CORNER OF THE NE $\frac{1}{4}$ OF SAID NW $\frac{1}{4}$ OF SECTION 10; THENCE ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$, S00°01'58"E, 37.24 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY EE FOR THE POINT OF BEGINNING; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, N88°17'39"E, 1259.23 FEET; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, S55°35'55"E, 56.49 FEET TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF MISSOURI STATE HIGHWAY AB; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, S00°04'03"W, 636.36 FEET; THENCE S88°27'25"W, 1304.62 FEET TO THE WEST LINE OF SAID NE $\frac{1}{4}$ OF THE NW $\frac{1}{4}$; THENCE ALONG SAID WEST LINE, N00°01'58"W, 665.92 FEET TO THE POINT OF BEGINNING.

All of Lot 21 of the Final Plat of Prairie Creek Estates, a subdivision of Greene County, Missouri, as recorded in Plat Book VV, at Page 71 in the Recorder's Office of Greene County, Missouri.

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on September 27, 2016 at 7:00 p.m., and the Willard Board of Aldermen shall meet on October 10, 2016 at 7:00 p.m. at Willard City Hall, 224 W. Jackson, to conduct public hearings to consider the Annexation of two (2) parcels of property. These parcels involve one being located at the southwest corner of the intersection of State Highway AB & EE, further identified by Greene County records as parcel #881410200001, and the other located on the northwest corner of the intersection of State Highway AB & EE, further identified by Greene County records as parcel #881403300031. The Commission 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 proposed voluntary annexation 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.

Robertson Estates Subdivision Phase 2

September 22, 2016

To: Planning and Zoning Commission / BOA

Re: Informational update and request for Storm water Buyout

The following documentation enclosed is intended to provide background information supporting Great River Engineering's review of the revised preliminary plat and the storm water detention analysis and provide an update on the status of the project.

The revised preliminary plat has reduced the total number of lots from seven (7) to six (6).

Commission Action Requested : To accept the storm water buyout option in lieu of constructing a detention facility for phase 2 that would include six (6) lots.

Note: Detention will be provided for the phase 3 development. A berm has been included on the construction drawings that will direct the flow of water to the west preventing it from flowing north across the properties located at the end of Lynn Drive.

Based on the information submitted and the Consultant's review staff recommends approval of the storm water buyout further described in the Willard Municipal Coe Section 400.1460 K.

If you have any questions or concerns about this project please contact me at City Hall.

Randy Brown

Director of Development

July 14, 2016

Mr. Randy Brown
City Hall
224 W. Jackson St.
Willard, Mo. 65781

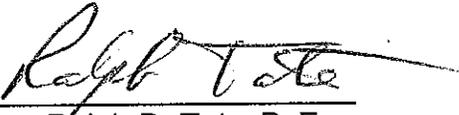
Mr. Brown:

This is to serve as the request to buy out the storm detention requirements for the Robertson Estates 2nd Addition in Willard, Mo. The buy out calculations are attached indicating a total volume required of 2757.24 cubic feet detention required. The required buy out amount is \$5,514.48.

Thank you for your consideration in this matter.

Please contact me if you have any questions.

Tate Engineering Consultants

By 
Ralph D. Tate, P. E.

ROBERTSON ESTATES
2nd ADDITION
STORM DETENTION BUY-OUT CALCULATIONS

July 15, 2016

Subdivision Area = 90,240 sq. ft. = 2.07 Ac.

Offsite Area = 36 Ac.

Total watershed drainage area = 38.07 Ac.

Subdivision area as percentage of watershed area = $2.07/38.07 = 0.05437 = 5.4\%$

Subdivision area less than 10% of total watershed area so detention buyout is permissible.

Detention Calculations

The subdivision area is 2.07 acres in size so simplified formula is acceptable for detention volume calculation.

$$\text{Vol.} = (C_d - C_u) (I100) (A) (t_c) (60)$$

$$C_d = 0.47 \quad C_u = 0.10 \quad I100 = 12 \quad A = 2.07 \quad t_c = 5 \text{ min.}$$

$$\text{Vol.} = (0.47 - 0.10) (12) (2.07) (5) (60) = 2757.24 \text{ cu. ft.}$$

Buy Out Calculations

$$\text{Buy out amount} = \$2.00/\text{cubic foot}$$

$$= \$2.00 \times 2757.24 = \$5,514.48$$



September 2, 2016

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

RE: Storm Water Plan Review for Robertson Estates – 2nd Addition, Willard, MO
Plans and Calculations submitted August 30, 2016

Dear Mr. Brown,

This submittal is a response to the preliminary plat, construction plans, and storm water report covering the proposed development referenced above.

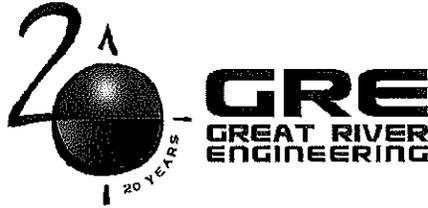
Preliminary Plat

Comment 1: It is my understanding this is an updated preliminary plat that reduced the duplex lots from 7 to 6. Referenced lot numbers need to be updated in the “Development Data” and “Description” sections. Lot numbers should also be updated for the lots listed as Lots 8 (16.93 acre tract) and 9 (1.0 acre tract) to Lots 7 and 8, respectively. It is my opinion this can be ultimately corrected on the Final Plat.

Storm Water Plans and Calculations

I have reviewed the submitted calculations and plans. Due to the location of this development within the drainage area, I am in agreement with the design engineer that this development would have “no substantial effect on the storm water runoff in the area.” I am recommending approval of the storm water fee in lieu of detention in the amount of \$5,514.48.

I have completed my review of the revised preliminary plat, construction plans, and storm water calculations dated as shown above, for the referenced project. The drawings and calculations for the site appear to be in conformance with the City of Willard development regulations. Based upon the current design and submitted calculations I do recommend approval of these drainage plans.



This review is only for verification that the submittals generally conform to the City's standards. The reviewer is not approving the design or the suitability of the design for this application. This review shall not relieve the developer or his engineer from complying with all rules, regulations, ordinances, laws, or statutes that are in effect at the time of design or construction.

Please let me know if you have any questions or comments.

Sincerely,
GREAT RIVER ENGINEERING

A handwritten signature in black ink, appearing to read 'D. A. Lundstrom'.

David A. Lundstrom, P.E.
Project Engineer

September 9th, 2016

Tate Engineering Consultants
4054 W. Page Pl.
Springfield, Mo. 65802

RE: Robberson Estates Preliminary Plat and Construction Plan Review

Mr. Tate,

I have completed the review of the preliminary plat and construction drawings and agree that most of the corrections can be made at the time of final plat submittal.

As per our conversation on Thursday, September 8th, 2016 I am following up with a summary of the City's concerns based on the guidelines listed in the Willard Municipal Code Section 400 Land Development Regulations and would offer the following comments for your response,

1. Great River has approved the Storm water buyout calculations, this item will be taken to Planning and Zoning for their consideration.
2. The Final Plat should have the following items corrected;
The sanitary sewer easement should be shown adjacent to the proposed R.O.W. line and should include a legal description.
3. The Final Plat should be labeled Robberson Estates Phase 2.
4. The numbers on the final plat should match the description on the plat document.
5. Private covenants and / or restrictions should be turned in with the Final Plat.
6. Indication that a title search was or wasn't performed.
7. A drainage easement should be shown between lot 4 and lot 5.
8. A floodplain development permit application along with elevation certificates will be required for the development of lots 4 and 5.
9. Copies of the DNR Construction permits for the waterline replacement and sanitary sewer line installation should be submitted to the City before construction begins.
10. Please verify the location of the new waterline is within the R.O.W.limits.
11. A developers agreement should be submitted to the City outlining details of the waterline installation as discussed in previous meetings.
12. Per RSMO. 319.033, 319.015 sanitary sewer laterals must have a tracer wire installed on top of the pipe to provide locating means.
13. All water service lateral street crossings must have a tracer wire installed as well.
14. The City request a pre-construction meeting, before construction begins.
15. The developer shall be responsible for acquiring all permits from MO DOT for work in the R.O.W. as well as any local permits.
16. All soil erosion control measures shall be installed prior to the issuance of a grading permit.

If you have any questions please contact me at City Hall, 417 742-5308.

Randy Brown
Director of Development