

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

February 22, 2022

7:00 p.m.

Willard City Hall

224 W. Jackson, Willard, MO

PLANNING AND ZONING MEMBERS

Alderman Baird, Vice-Chairman

Terry Kathcart, Chairman

Valorie Simpson, Secretary

Mayor Samuel Snider

Jose Casanova

Mike McCroskey

Jeff LaMontia

Burnis Coleman

Randy Brown, Director of Development

www.cityofwillard.org

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
February 22, 2022
7:00 P.M.

Notice posted on February 17, 2022

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., February 22, 2022 at the Willard City Hall, 224 W. Jackson, Willard, MO.

The tentative agenda of this meeting includes:

PLEDGE OF ALLEGIANCE

1. Call the meeting to order.
2. Roll Call.
3. Agenda Amendments/Agenda Approval.
4. Approval of the Minutes from the Meeting November 23, 2021.
5. Citizen Input.
6. Public Hearing on the Rezoning request from Andrew Craighead.
7. Discussion/Vote on the Rezoning request from Andrew Craighead.
8. Discussion/Vote on Re-Plat/Lot Split for Kim Haase.
9. New Business.
10. Unfinished Business.
11. Adjourn.

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
November 23, 2021
7:00 P.M.

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

City Attorney Ken Reynolds was not present.

Citizens present: Pat Cook, Jan Furr, Tom Furr and Madison Rowe.

Meeting opened by Chairman Terry Kathcart at 7:00 P.M.

Roll Call

Present: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider. Absent: Jose Casanova, Mike McCroskey and Burnis Coleman

Approval of Agenda

Motion was made by Valorie Simpson with a second by Mayor Snider to approve the Agenda. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Approval of the Minutes from the Meeting October 26, 2021.

Motion was made by Alderman Baird and seconded by Jeff LaMontia to approve the Minutes from the Meeting October 26, 2021. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Citizen Input.

None.

Presentation on Generations Village.

Pat Cook, Jan Furr and Tom Furr gave the presentation on Generations Village. Discussion was made on presenting a letter of support.

Discussion/Vote on the Site Plan for Stor-Mor Portable Buildings.

Director of Development Randy Brown discussed the Site Plan. He stated that no Site Plan Application has been submitted yet and the developer had not shown up to discuss this with the Commission as requested. Discussion was made on Conditional Use for the property. Discussion was then made on the 160 Corridor overlay and requirements in that area. Motion was made by Valorie Simpson with a second by Terry Kathcart to table until more information is received. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Discussion on Stor-Mor Portable Buildings.

Mr. Brown informed the Commission that an individual had approached him about putting Stor-Mor Portable building business in the 160 Corridor near the Police Department. Discussion was made on restrictions and the code. The Commission stated they were in favor as long as the rules within the 160 Corridor with the façade and appearance were followed.

New Business.

Mr. Brown updated the Commission on a Heavy Equipment Truck Repair garage possibly being built on Roscoe Killingsworths lot.

He also informed them that he received a request for water at Farm Road 94 and Haven. There are 42 acres they want to split into 3 tracts.

Terry Kathcart asked if there were any objections to a letter of support for Generations Village. Motion was made by Alderman Baird with a second by Jeff LaMontia to have the Clerk draft a letter if one was not already done. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Unfinished Business.

Alderman Baird stated that he spoke with Chet Cornelison who stated he never received the list of conditions for his Conditional Use permit. He would like to see that information given to the individual making the request first to have them review.

Adjourn.

Motion was made by Valorie Simpson and seconded by Terry Kathcart to adjourn. Motion carried with a vote of 5-0. Voting aye: Jeff LaMontia, Valorie Simpson, Terry Kathcart, Alderman Baird and Mayor Snider.

Meeting adjourned at 8:06 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

CITY OF WILLARD, MISSOURI

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



Agenda Item# 6&7

Public Hearing on the Rezoning request from Andrew Craighead.

Discussion/Vote on the Rezoning request from Andrew Craighead.

Background Report for Parcel # 0722100009

Date: February 9, 2022

Applicant: Andrew Craighead

Rezoning Request: From C-2 General Business District to M-1 Light Manufacturing

Parcel #- 0722100009

Tract Size- 2.3 acres

Current Use- Vacant property

Proposed Use- Heavy Equipment Service and Repair

Surrounding Uses-

North- Ozark Greenways Trail /Agricultural

South- Highway 160 frontage

Southeast- C-2 Foxfire development

West- Agricultural

Utilities:

Sewer- Proposed holding tank (2000 gallon)

Water- extend 6" line to property

Electric- Liberty

Gas- Spire

Development Requirements –

1. This property falls within the Highway 160 Corridor Overlay District, Section 400.500 applies.
2. Site plan per Article XIV
3. Buffer yard and Landscaping per Article VIII
4. Off street parking, vehicle use and loading required screening per Article IX
5. Stormwater Detention – Engineering Calculations/Report

Staff Comments- Staff is working with the new owner /developer on the above mentioned requirements. The owner is proposing a 80ft x 120ft five (5) bay shop to house his business and allow for a small portion to serve as a rental space. This building is an all steel building and will have wainscot of rock approximately 3.5 ft high and rock columns on the corners facing HWY 160 and Jackson Street. We are currently waiting on additional information from the owner's engineer but staff is very confident with the owner's intent. Staff ask for the P/Z Commission to recommend rezoning from C-2 to M-1 to accommodate the owner's request. Staff may have additional information to share by meeting time.

Feel free to contact me with any questions at City Hall concerning this request.

Randy Brown, Director of Development



City of Willard

Zoning Case No. 22-001
Application Date 1/27/2022
Application Fee \$300.00
paid w/ck# 1254

**APPLICATION
ZONING CHANGE (REZONING)**

We, the undersigned, ask the City of Willard, Missouri Board of Aldermen to approve a zoning change as requested in this application on the tract of land 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 hearings 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.

Present Zoning Classification C-2 Requested Zoning Classification M-1

Legal Description of Property Requested to be Rezoned (attach additional sheet if needed):

Street Address or Other Common Property Description 433 W Jackson St.

Property Owner's Name(s) ETA Investments LLC

If corporation, Corporate Official Name and Seal: _____

Mailing Address 8551 W US Hwy 160 Willard Mo 65781

Telephone Number 417-224-0213 Fax Number _____

PROPERTY OWNER'S SIGNATURE:

(Not necessary if there is an authorized representative. Authorized representative must sign below).

AUTHORIZED REPRESENTATIVE:

I hereby certify that I am authorized to represent all of the property owners of the above described tract in this application. A power of attorney is attached.

Name Andrew Craighead Signature [Signature]

Address 8551 W US Hwy 160 Willard Mo 65781 Telephone 417-224-0213

BILL ADVERTISING AND NOTIFICATION COSTS TO:

Name Tayla Craighead Telephone 417-380-6072

Address 8551 W US Hwy 160 Willard Mo 65781

Exhibit "A"

A parcel of land in the Southeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 22, Township 30 North, Range 23 West, Greene County, Missouri, being more particularly described as follows: Commencing at a 5/8" rebar found at the Northwest corner of said Section 22; Thence S89°38'25"E, 3974.05 feet along the North line of said Section 22; thence S00°21'35"W, 1723.18 feet to the point of beginning, same being the centerline station 555+20.63 of Old US Highway 160 and the point of beginning of right of way transfer deed in Book 1865 Page 86; thence S37°33'45"W, 30.00 feet to a steel right of way marker found on a 5854.58 foot radius curve of the Northeast right of way line of US Highway 160; thence along said right of way curve with a chord bearing S40°43'06"E, an arc distance of 680.22 feet through a central angle of 06°39'25" to a steel right of way marker found on a 528.37 foot radius curve of the North right of way line of the North Willard Highway connection; thence along said right of way curve with a chord bearing N88°10'29"E, an arc distance of 314.33 feet through a central angle of 34°05'11" to a $\frac{1}{2}$ " rebar LS 2179 set on the Northeast right of way line of Old US Highway 160, same being the Southwest right of way line of the abandoned railroad; thence N52°20'22"W, 905.04 feet along said joint right of way to a steel right of way marker; thence S37°33'45"W, 30.00 feet to the point of beginning.

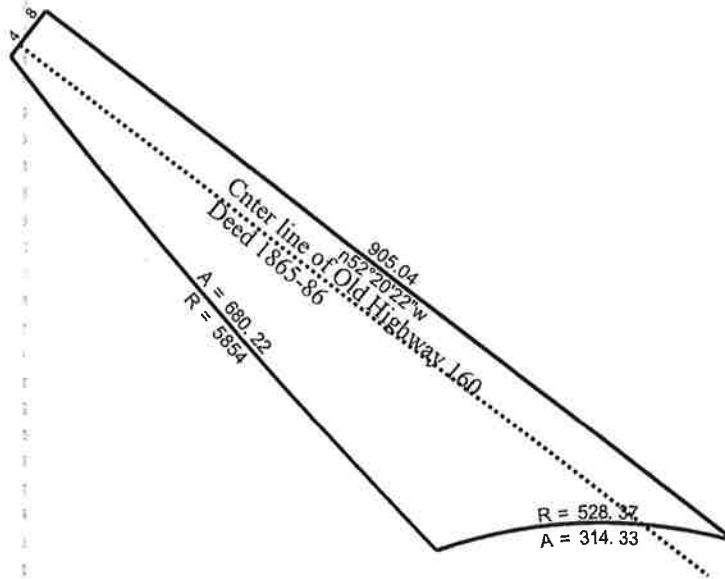
Subject to easements, restrictions, reservations, and covenants of record, if any.

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on February 22, 2022 at 7:00 p.m. and the Willard Board of Aldermen shall meet on March 14, 2022 at 7:00 p.m. at Willard City Hall, 224 W. Jackson, to conduct public hearings to consider the rezoning request for Andrew Craighead of one (1) parcel of property to be rezoned from C-2 General Business District, to M-1 Light Industrial District. This parcel is located at W. Jackson Street, further identified by Greene County records as parcel #0722100009. 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 for rezoning 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.



11/4/2021

Scale: 1 inch= 200 feet

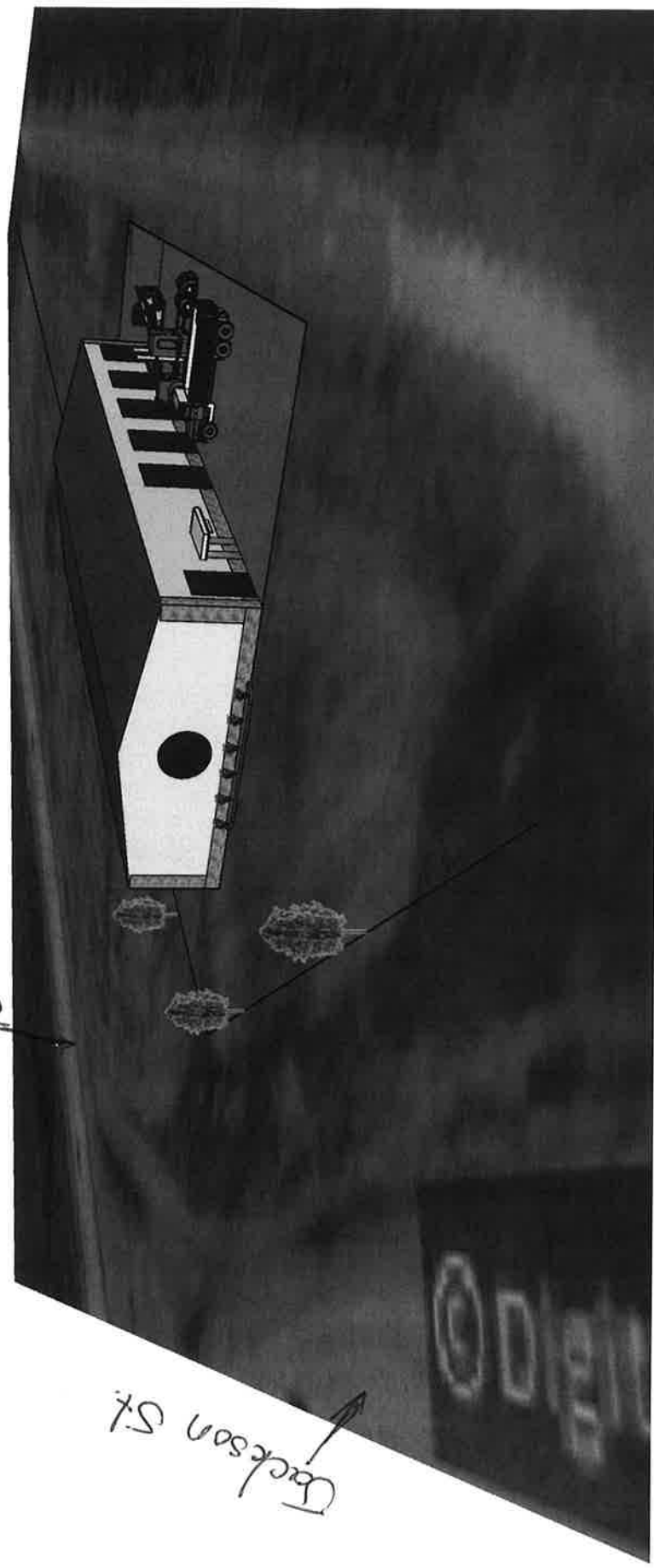
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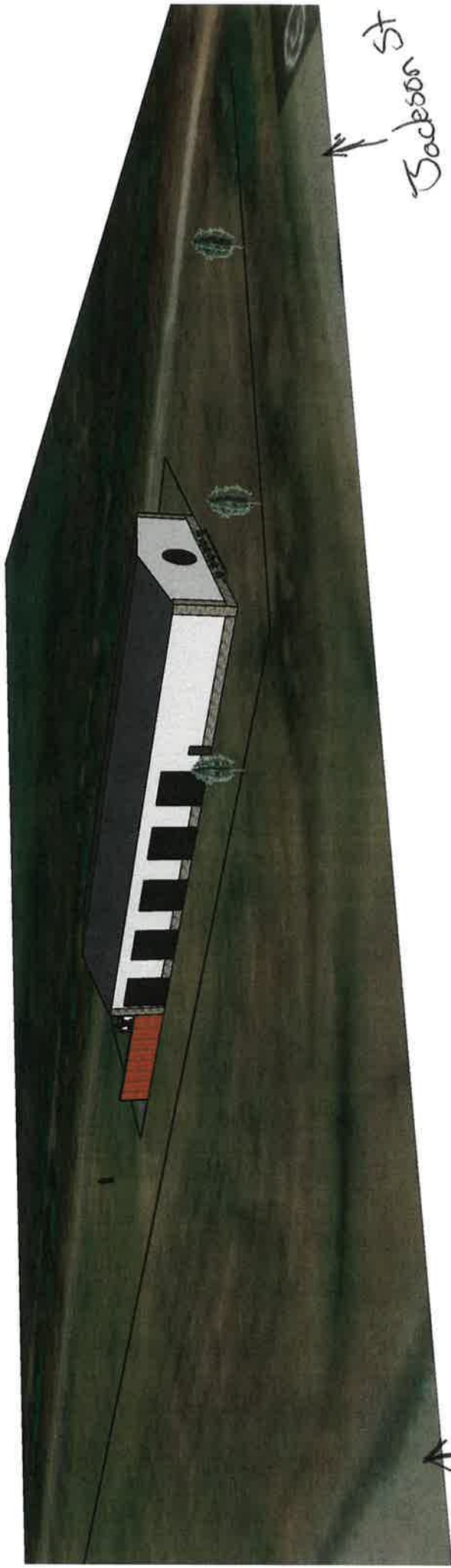
Tract 1: 2.4966 Acres (108750 Sq. Feet), Closure: s37.4048e 0.07 ft. (1/28938), Perimeter=1960 ft.
 Tract 2: 0.0000 Acres (0 Sq. Feet), Closure: n51.2324w 905.19 ft. (1/1), Perimeter=920 ft.

- | | |
|---|-----------------------|
| 01 /nw,nw,nw,22,30n,23w | 11 /s89.3825e 3974.05 |
| 02 /s89.3825e 3974.05 | 12 /s00.2135w 1723.18 |
| 03 /s00.2135w 1723.18 | 13 s37.3345w 15 |
| 04 s37.3345w 30 | 14 s52.2022e 905.04 |
| 05 Lt, r=5854.00, delta=006.3925, arc=680.22, chord=s40.4306e | |
| 06 Rt, r=528.37, delta=034.0511, arc=314.33, chord=n88.1029e | |
| 07 n52.2022w 905.04 | |
| 08 s37.3345w 30 | |
| 09 @0 | |
| 10 /nw,nw,nw,22,30n,23w | |

160 Hwy

Jackson St





Jackson St

160 Hwy

1600 Hwy



Sackerson St.
↑

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GREENE COUNTY ASSESSOR

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Agenda Item# 8

Discussion/Vote on Re-Plat/Lot Split for Kim Haase.

Background Report for Replat of Lot 4&5 Northbrooke

Date: February 17, 2022

Applicant: Kim Haase – Danco Investments

Address: 809 Rocky Lane

Parcel ID#: 0831200024

Subdivision: Northbrooke Planned Development District

Request: The owner of lots 4 and 5 is requesting to divide .76 acres (33106 sq. ft.) off of the existing platted lots in order to sale to Tanners Auto. The owners of Tanners is currently renting a small building for parts storage Tanners has indicated that they would purchase the property to clean up the building and continue to use it and to be able to construct a fence for screening between their business and the apartments. Staff is currently researching options to close or abandon the ingress /egress easement with the Fire Dept. This would prevent apartment traffic from using the private road and also allow for screening between the two uses. Staff has sent the lot split to Cochran Engineering for their review and I have attached their comments fyi. Staff supports the lot split and would ask for your consideration to recommend the approval. If you have any questions concerning this request, please contact me at City Hall or by e-mail.

Randy Brown
Director of Development
City of Willard,Mo.



City of Willard

Subdivision _____
Application Date _____
Application Fee \$300.00 _____

**APPLICATION
RE-PLAT/LOT SPLIT**

We, the undersigned, request the City of Willard, Missouri Planning and Zoning Commission and Board of Aldermen to approve the re-plat/lot split as described in the attachment to this application, and attest to the truth and correctness of all facts and information for the proposed re-plat/lot split presented in this application.

Legal description of property (attach additional sheet if necessary): _____

Replat of lot 4.5 Northbrook

Address of re-plat/lot split; 809 Rocky Lane

Property Owner's Name Danco Investments Inc.

If corporation, Corporate Official: Kim L Haase

Mailing Address 466 W. Farm Road 80 Springfield

Telephone Number 417-839-0876 Fax Number _____

PROPERTY OWNER'S SIGNATURE(S):

[Signature]
(If corporation, signature of corporation official)

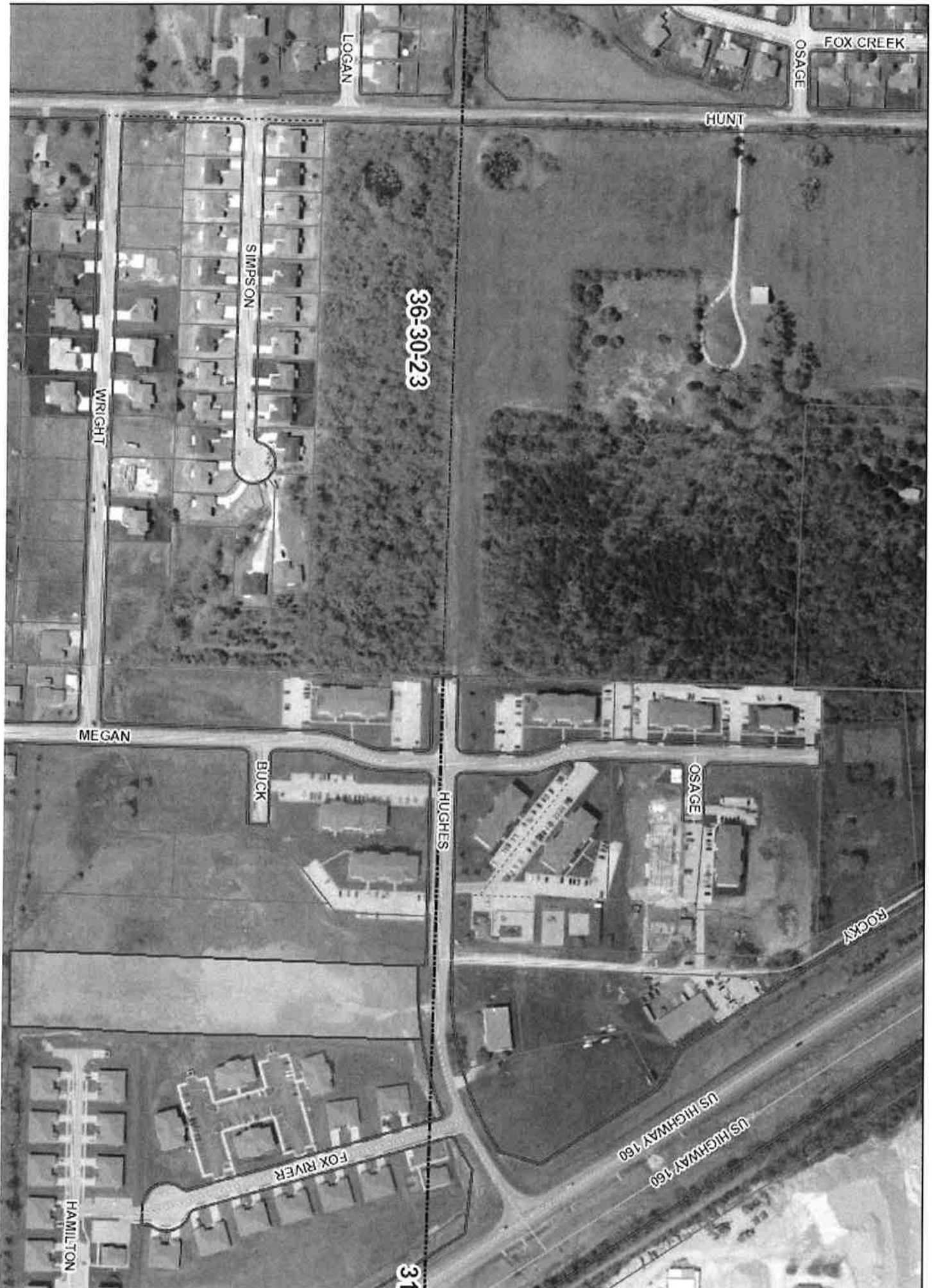
**CHECKLIST
RE-PLAT/LOT SPLIT APPLICATION
City of Willard, Missouri**

This checklist is provided to help you make sure that you submit everything that is required for a re-plat/lot split application. The application must be complete and all items listed on the checklist must accompany the application or this case will not be processed. The application must be submitted no later than 4:00 p.m. to the Willard City Hall, 15 working days prior to the Planning and Zoning Commission meeting at which the replat/lot split will be considered. Contact the City Clerk at the telephone number below for filing deadlines and meeting dates.

APPLICATION FORM:	
	Property owner's name, address, and telephone number. If a corporation, corporate official and corporate seal.
	Address/Subdivision of replat/lot split.
	Application signed by property owner, or if applicable, corporate official.
RE-PLAT/LOT SPLIT SURVEY:	
	Submit fifteen (15) copies of a certified survey signed and sealed by a registered land surveyor. The survey is to include the following information:
	A. All lots effected by the re-plat/lot split
	B. Location of any structures on the lots
	C. Exact nature, location and dimensions of all lots effected by re-plat/lot split
	D. Legal description of re-plat/lot split to be affixed to the certification sheet
	E. Certifications for Re-plat/Lot Split to be affixed to the survey, including: <ul style="list-style-type: none"> 1. Certificate of Ownership 2. Acknowledgment Certificate 3. Certificate of Approval-Planning and Zoning Commission 4. Certificate of Approval-Board of Aldermen
SKETCH PLAN:	
	Submit eight (8) 11" x 17" and three (3) 24"x36" copies of a sketch plan drawn to an approximate scale (one (1) inch equals one hundred (100) feet. of the proposed re-plat/lot split. The sketch plan is to include the following information:
	A. Tract boundaries.
	B. Proposed general lot layout
	C. Streets on and adjacent to the tract
	D. Location of any easements
	E. North point and approximate scale.
APPLICATION FEE:	
	Submit application fee of \$300.00. Applicant also responsible for recording fee and City Engineer review fees.

Submit Applications to:
Willard City Hall
224 W. Jackson, P.O. Box 187
Willard, Mo. 65781
(417)742-3033

For mail delivery, use the post office box address
For hand delivery or parcel delivery, use the street address



LOGAN

OSAGE

FOX CREEK

HUNT

36-30-23

SIMPSON

WRIGHT

MEGAN

BUCK

HUGHES

OSAGE

ROCKY

FOX RIVER

HAMILTON

US HIGHWAY 160

US HIGHWAY 160

31

