

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

June 28, 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

Derrick Estell

Randy Brown, Director of Development

www.cityofwillard.org

CITY OF WILLARD
PLANNING AND ZONING
REGULAR MEETING
June 28, 2022
7:00 P.M.

Notice posted on June 23, 2022

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., June 28, 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 May 24, 2022.
5. Citizen Input
6. Election of Chairman, Vice-Chairman and Secretary.
7. Public Hearing on Rezoning Request for Danco Investments.
8. Discussion/Vote to accept the Rezoning Request for Danco Investments.
9. Discussion/Vote for building façade for Dollar General.
10. New Business.
11. Unfinished Business.
12. 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
May 24, 2022
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: Andrew Craighead, Tayla Craighead, Scott Bedhara, and Derrick Estell.

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

Roll Call

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

Approval of Agenda

Motion was made by Alderman Baird with a second by Jose Casanova to approve the Agenda. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Jeff LaMontia, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider.

Approval of the Minutes from the Meeting April 26, 2022.

Motion was made by Mayor Snider and seconded by Jeff LaMontia to approve the Minutes from the Meeting April 26, 2022. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Jeff LaMontia, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider.

Citizen Input.

None.

Discussion/Vote for building façade for Andrew Craighead.

Director of Development Randy Brown discussed the proposed building and landscaping. Discussion was made on the stormwater and the updates on the development. Motion was made by Mayor Snider and seconded by Jose Casanova to approve the building façade for Andrew Craighead. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Jeff LaMontia, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider.

New Business.

Mr. Brown informed the Commission that an application was received from Kim Haase to rezone an 11-acre lot on Warhorse from R-1 to AG. This would be brought to the June P&Z Meeting.

Unfinished Business.

Mr. Brown stated that Canterbury, West Ridge, Hoffman Hills, Matt Kelley and Stone Creek were all continuing to move forward.

Adjourn.

Motion was made by Alderman Baird and seconded by Jose Casanova to adjourn. Motion carried with a vote of 6-0. Voting aye: Jose Casanova, Jeff LaMontia, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider.

Meeting adjourned at 7:13 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman

CITY OF WILLARD, MISSOURI

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Agenda Item #'s 7&8

Public Hearing & Discussion/Vote to accept the Rezoning Request for Danco Investments.

Background Report for Rezoning Case # 20220516

Date: June 28, 2022

Location: Hughes Rd. and Warhorse Lane

Applicant: Kim Haase, Danco Investments Inc.

Current Zoning: R-1

Proposed Zoning: Agricultural

Current Land Use: Vacant

Proposed Use: Agricultural, horse pasture

Surrounding Land Zoning and Use:

North: R-1 10 Acres

South: R-1 12 Acres

West: R-1 3 - 3.5 Acre tracts

East: R-1 20 Acre tract

History: The property owner has requested rezoning for the 11.03 acre tract from R-1 to AG as part of an agreement to sell the tract to an adjoining neighbor. This tract was originally proposed by the owner to be part of the Stone Creek Planned Development Subdivision and after the sketch plan was approved it was decided by the developer to pull this tract from the Preliminary Plat. The southeast corner of this tract lays in the AIRPORT OVERLAY DISTRICT (AO-3) and could be subject to restrictions for subdividing less than 10 acres per Municipal Code Section 400.410. Utilities are not currently available on or adjacent to this property. The property is overgrown and currently wooded.

Staff Recommendation: Staff cannot support down zoning based on existing zoning and land uses surrounding the property. If rezoned there would likely never be a home built on the parcel however if left R-1 it could support a nice home that would increase tax valuation in the area.

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

Randy Brown
Director of Development



City of Willard

Zoning Case No. 20220516
Application Date 5-16-2022
Application Fee \$300.00

**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 R-1 Requested Zoning Classification A-1

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

Tax ID #88-07-36-300-037

11.03A BEG 1592.30 FT S & 507.07 FT W NE COR
SW1/4 36/30/23N 641.33 FT W 652.01 FT S 383 FT
M/L W 179.83 FT S 256.03 FTE 808.68 FT TO BEG

Street Address or Other Common Property Description Hughes Road and War Horse Lane

Property Owner's Name(s) Danco Investments Inc.

If corporation, Corporate Official Name and Seal: Kim L. Haase, Pres.

Mailing Address 466 W. Farm Road 80 Springfield MO 65803

Telephone Number 417-839-0876

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 Kim L. Haase, Pres.

Signature

Address 466 W. Farm Road 80 Springfield MO 65803 Telephone 417-839-0876

BILL ADVERTISING AND NOTIFICATION COSTS TO:

Name Danco Investments Inc. Telephone 417-839-0876

Address 466 W. Farm Road 80 Springfield MO 65803

QUESTIONS ON REZONING APPLICATION

(Attach additional sheets if necessary)

1. What is the current use of the property? Vacant

2. Why are you requesting a change in zoning? To Sell Property

3. Are there any deed restrictions or restrictive covenants that would affect the use of this property?
If so, what are they?

No

4. Has a rezoning ever been requested for this property in the past by the current owner? What zoning classification was requested and when?

No

5. If the rezoning is approved, does the applicant intend to develop the property?

No

[Address Search](#)

[Real Property Search](#)

[Owner Search](#)

[Advanced](#)

[Map Search](#)



PARID: [0736300037](#)
DANCO INV INC

ROLL: RP_GM
N FARM ROAD 101

Parcel Sales

Calculated Acres

11.03

SECTION TOWNSHIP RANGE

36 30N 23W

Book

2005

Page

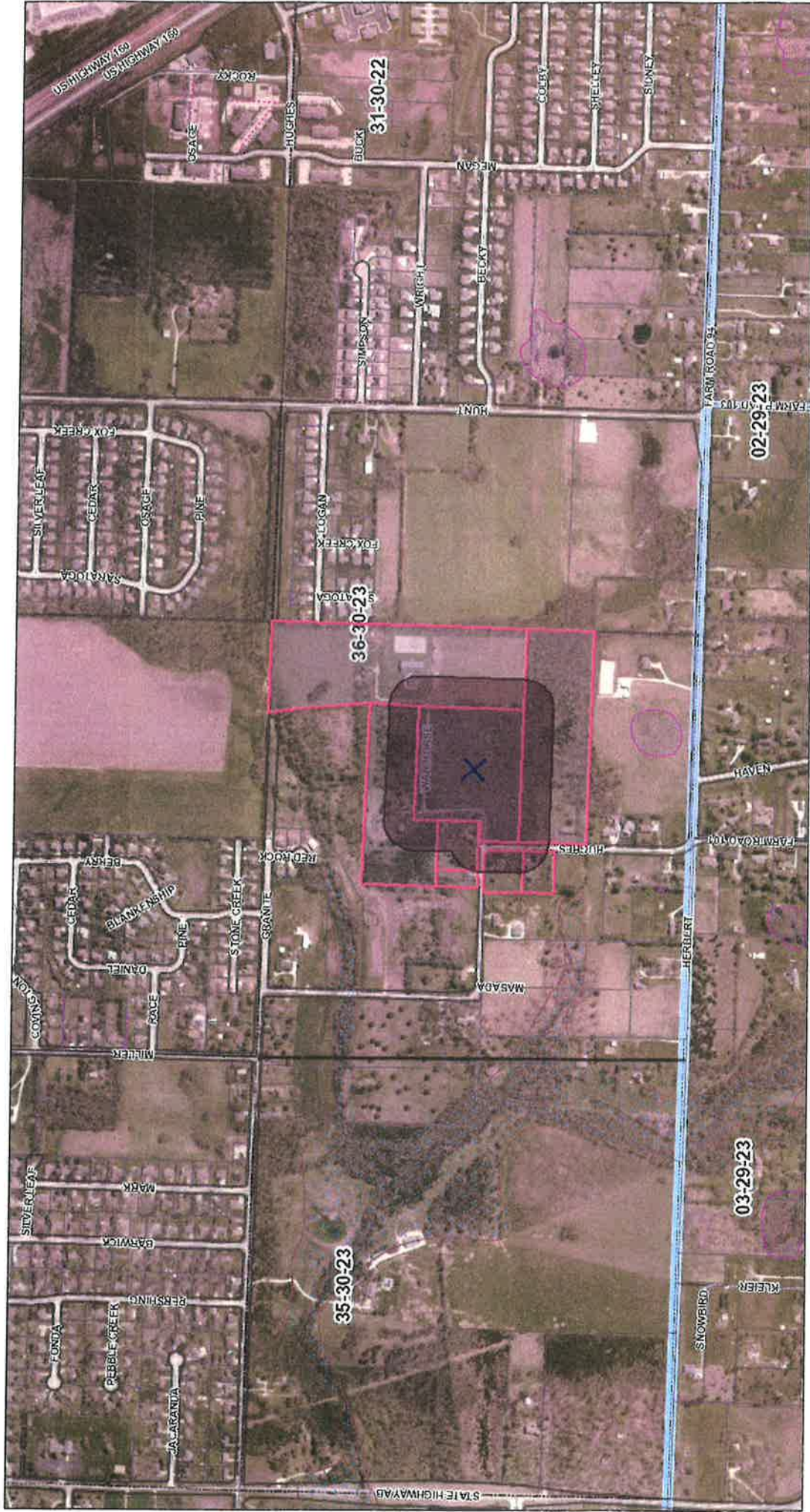
04085005

Deed Date

28-JUL-05

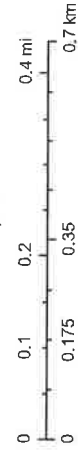
[Zoom to](#)





May 26, 2022

1:8,874



City of Springfield, Missouri GIS

Parcel ID	Owner Name	Parcel Address	Last Sale
0736300013	CUNNINGHAM, GLENN E TR	425 HUGHES RD S	07/31/2007
0736300024	LIVGREN, CALVIN A	421 HUGHES RD E	03/21/2011
0736300025	LYONS, BENJAMIN	419 HUGHES RD E	08/24/2018
0736300035	FISCUS, JAMIE LEE ET AL	457 WAR HORSE LN E	11/23/2021
0736300037	DANCO INV INC	FARM ROAD 101 N	07/28/2005
0736300042	SJN HOLDING LLC	465 WAR HORSE LN E	10/01/2019
0736300047	DELONG, ROGER	422 HUGHES RD E	01/25/2022
0736300053	BANKSTON, JAMES M	424 HUGHES RD E	01/07/2002

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on June 28, 2022 at 7:00 p.m. and the Willard Board of Aldermen shall meet on July 11, 2022 at 7:00 p.m. at Willard City Hall, 224 W. Jackson, to conduct public hearings to consider the rezoning request for Danco Inv Inc. of one (1) parcel of property to be rezoned from R-1 to A-1. This parcel is located on N. Farm Road 101, further identified by Greene County records as parcel #880736300037. 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.

CITY OF WILLARD, MISSOURI

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



Agenda Item #9

Discussion/Vote for building façade for Dollar General.

Background Report for Dollar General Market

Date: June 28, 2022

Applicant: Rusty Doss (Overland Engineering Group)

Location: Intersection of E. HUGHES RD. and U.S.HWY. 160

Tract size: 2.05 acres

Existing Zoning: M-1

Proposed Land Use/ Zoning: General Business Retail

Background: This tract of land is platted Lot 2 of the Crighton and Goodwyn Industrial Park and was approved by the City in March of 2002. The owners are downsizing and wish to sell the lot to a lease company who builds for Dollar General. This lot is currently undeveloped and is generally northeast of the Willard Police Department. It is adjacent to Hwy 160 which puts it in the Highway 160 Corridor overlay district and requires Commission approval of the building façade prior to issuance of a building permit (Section 400.500 of the Willard Municipal Code E.3)

Staff received application for a minor site plan along with the accompanying documents on May 18, 2022 and have been working with Overland Engineering to provide the Commission with the information necessary to meet the standards required by the code.

Staff has reviewed the site plan and has also sent it to Cochran Engineering for review. We have received comments back from Cochran and we have forwarded those to Overland for clarification and modifications.

Utilities will need to be extended to the property and it will be up to the developer to provide easements and pay all costs associated with those services/ extensions.

Staff supports this project as it will provide additional retail opportunity for the community and provide additional sales tax revenue for the city. Staff feels that the location of the project will provide shopping availability for those that may not normally come into Willard due to the travel patterns for those that work in Springfield.

Staff ask for your consideration to approve the building façade as presented so that the project can move forward.

If you have any questions about this project, feel free to contact me at City Hall.

Randy Brown
City of Willard, Mo.

May 18, 2022

To Whom It May Concern:

Please consider this letter my authorization for Rusty Doss of Overland Engineering, LLC, or Rod Hamby of The Overland Group, to make application for all permits related to development of a Dollar General retail store at the northwest corner of US Route 160 and Hughes Road in Willard, MO.

Please let me know if you have any questions or need additional information.

Sincerely,

DocuSigned by:

6482093433DE401
Crighton & Goodwin, LLC



Application Date 5/18/2022
Application Fee \$50.00

City of Willard

APPLICATION MINOR SITE PLAN

We, the undersigned, request the City of Willard, Missouri to approve the minor site plan attached to this application, and attest to the truth and correctness of all facts and information presented with this application.

Legal Description of Property (attach additional sheet if needed): _____

see attached ALTA survey

Street Address or Other Common Property Description: NWC Hughes Rd & US Route 160

Proposed Uses and General Description of the Proposed Development (attach additional sheet if needed):

Dollar General retail store with drainage, parking, and utilities.

Total Cost of Project: \$800,000

Property Owner's Name(s): _____

If Corporation, Name of Corporation: Crighton & Goodwin, LLC

Mailing Address: P.O. Box 97 Willard, MO 65781

Telephone Number _____ **Fax Number** _____

Property Owner's Signature: _____

(If corporation, signature of corporate official and title)

Applicant's Name: (If different from property owner): DGOGWillardmo03092022 LLC

Mailing Address: 1598 Imperial Center, Suite 2001, West Plains, MO 65775

Telephone Number: 417-256-4790 **Fax Number:** 417-256-8152

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

CHECKLIST

MINOR SITE PLAN APPLICATION

This checklist is provided to help you make sure that you submit everything that is required for a completed minor site plan application. This application must be complete and all items listed on the checklist must accompany the application or the site plan will not be reviewed. If Administrative staff determines that the site plan needs further review, then the completed application is to be submitted to the Willard City Clerk. This shall be submitted no less than fifteen (15) days prior to the Planning and Zoning Commission meeting at which the site plan will be considered. Please see Attachment "A" and Attachment "B" for a detailed description of necessary information and documents.

APPLICATION FORM:	
x	Property owner's name, address, and telephone number. If a corporation, corporation name.
x	Application signed by property owner, or if applicable, corporate official.
x	If applicant is different than the property owner, applicants name, address, phone number and signature.
x	If the applicant is not the property owner, a signed consent from the property owner is required for the application to be filed in the applicant's name.
x	Street address or common description of property.
x	Legal description of the property.
x	The proposed use or uses and a general description of the proposed development.

MINOR SITE PLAN CONTENTS:	
<u>Submit (3)three copies of the minor site plan to include the following information:</u>	
x	A survey, certified by a registered land surveyor, showing property boundary lines and dimensions; all easements, roadways, rail lines, public right-of-way, and any part of which cross, or are adjacent to and affect the subject property.
x	If easements are necessary, evidence that all easements can be obtained.
x	Approximate north arrow and scale.
x	Zoning classification and present use, if any, of the property.
x	General location and approximate dimensions of all vehicular and pedestrian circulation elements, including streets, driveways, entrances, curb cuts, parking and loading areas, sidewalks, including slope and gradient of vehicular elements.
x	Location and size of existing public water and sewer utilities on and adjacent to the site and location of fire hydrants.
x	Location, designation and total area of all useable open space.
x	Location, size use and arrangement of all proposed buildings and computations showing height in stories and feet, floor area ratio, total floor area, total square feet of ground area coverage of proposed and existing buildings which will remain, if any, and building

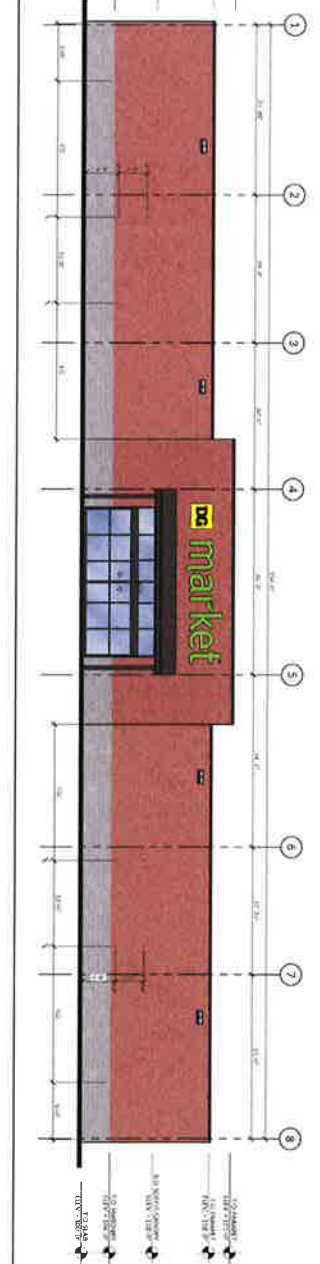
	separations.
x	All existing or other drainage facilities, including size and dimensions of flow.
x	Location, size and arrangements of all proposed outdoor signs.
x	A landscaping plan in accordance with Article VIII of the Willard Land Development Regulations, and drawings of any proposed screening or buffer plantings and types of materials or plantings used.
x	A soil erosion control plan for the period during which construction will be taking place and after construction is complete.
x	Any other information that may be required by the City to determine the application is in compliance with the Willard Land Development Regulations. The completed application is to be submitted to the Willard City Clerk at the address listed below no less than fifteen (15) days prior to the Planning and Zoning Commission meeting at which the site plan will be considered.
x	APPLICATION FEE: Submit \$50.00 application fee with your completed application and required documentation.

Submit Applications to:

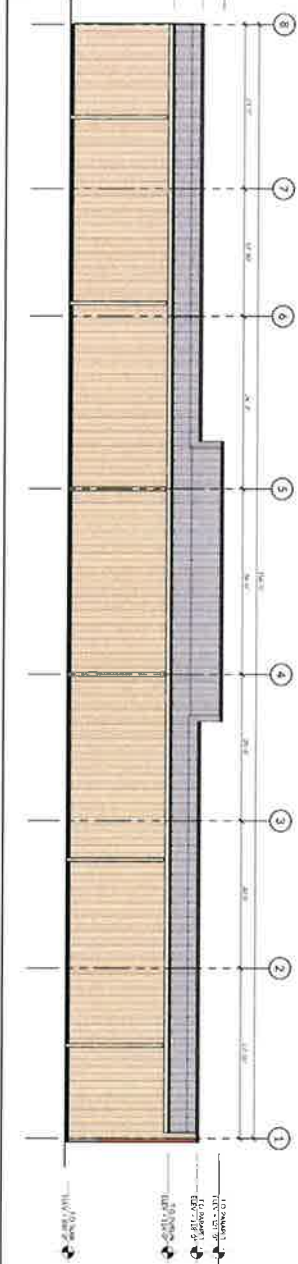
Willard City Hall
224 W. Jackson, P.O. Box 187
Willard, MO 65781
(417) 742-3033

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

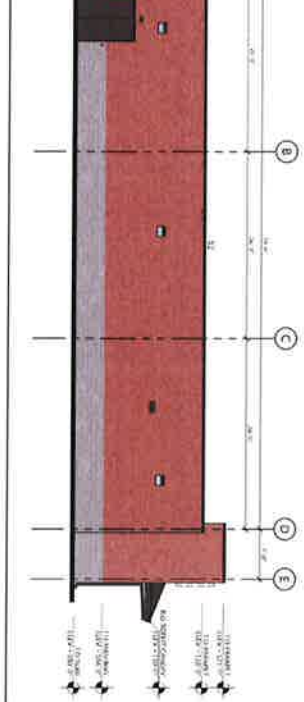
1 EAST ELEVATION



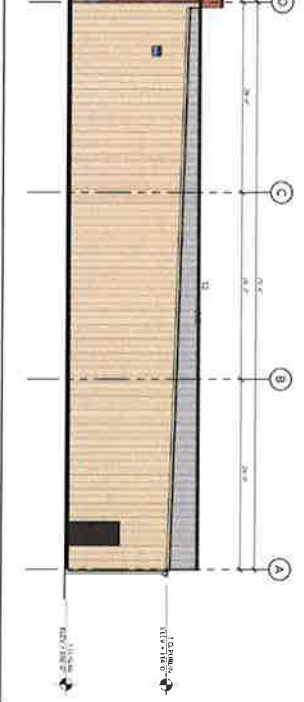
2 WEST ELEVATION



3 SOUTH ELEVATION



4 NORTH ELEVATION



Metal Building Panel
Color: Lightstone



Split-Face CMU
Color: Gray



STORE #24537 - PROTOTYPE 'MARKET'
WILLARD, MISSOURI
 NORTHWEST CORNER OF U.S. HIGHWAY 160 & HUGHES ROAD
 WILLARD, GREENE COUNTY, MISSOURI 65781



Acme Brick
Utility Size
Color: Crimson Velour



Aluminum Frame/
Metal Frame
Color: Dark Bronze



June 15, 2022

Randy Brown
Director of Planning and Development
224 W. Jackson Street
P.O. Box 187
Willard, MO 65781

SENT VIA: develop@cityofwillard.org

RE: Dollar General – Civil Review #2/Approval
Cochran Project No. SW22-471

Dear Mr. Brown:

Cochran has completed our review for the above referenced civil plans. All previous comments have been addressed. Cochran recommends approval of the submitted plans.

GENERAL COMMENTS

- 1. Per City Code Section 405.150(A), a sidewalk must be constructed on one side of all streets. *Comment satisfied.*
- 2. Provide calculations for the proposed culvert that prove it meets City Code Section 405.420. *Comment satisfied.*
- 3. Provide the City with a MoDNR Land Disturbance Permit and SWPPP. *Comment satisfied.*
- 4. Provide the City with a recorded utility easement for the proposed water and sanitary sewer services. *Comment satisfied.* Provide the City with the recorded utility easement when available.

GRADING PLAN – C2

- 1. No erosion protection is depicted at the outlet of the proposed culvert. Outlet protection must be constructed to meet City Code Section 405.610(4). *Comment satisfied.*
- 2. Proposed grade at bottom of proposed detention basin does not meet City Code. See Section 405.480(A)(5). *Comment satisfied.*

SEDIMENT & EROSION CONTROL PLAN – C3

- 1. Provide location and detail of concrete washout area. *Comment satisfied.*

LANDSCAPING PLAN – C5

- 1. Verify the Landscaping Specifications for trees and shrubs conform to City Code Section 400.720(5). *Comment satisfied.*
- 2. Verify the Landscaping Requirements conform to City Code Section 400.730(B). *Comment satisfied.*

STORMWATER DETENTION CALCULATIONS

- 1. Provide justification for using the simplified analysis and 2-year flow control. By not utilizing a multi-stage outlet structure the emergency spillway will be utilized during smaller storm events. This will impact the downstream culvert under Hughes Road. Provide calculations that prove the culvert downstream will not create flooding issues. *Comment satisfied.*

Mr. Randy Brown
Dollar General – Civil Review #2/Approval
June 15, 2022

Page 2

No Building or Architecture Plan review was performed for building code compliance.

This review is strictly for the City of Willard to verify the drawings generally conform to the City's standards and regulations. The reviewer is not accepting the design or suitability of the design for this application. This review shall not relieve the developer or his engineer from complying with the rules, regulations, ordinances, laws or statutes that are in effect at the time of design or construction. This includes all local, county, state or federal requirements.

Please feel free to contact our office with any questions or comments.

Sincerely,

A handwritten signature in cursive script, appearing to read "Mark Blair".

Mark Blair, P.E.
Cochran