

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

November 23, 2021

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
November 23, 2021
7:00 P.M.

Notice posted on November 18, 2021

Notice is hereby given that the City of Willard, Planning and Zoning will conduct a regular meeting at 7:00 p.m., November 23, 2021 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 October 26, 2021.
5. Citizen Input.
6. Presentation for Generations Village.
7. Discussion/Vote on the Site Plan for Stor-Mor Portable Buildings.
8. New Business.
9. Unfinished Business.
10. 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
October 26, 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: Chet Cornelison, Amy Cornelison and Connie Conduct.

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

Roll Call

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

Approval of Agenda

Motion was made by Alderman Baird with a second by Terry Kathcart to approve the Agenda. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Mike McCroskey, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider

Approval of the Minutes from the Meeting August 24, 2021.

Motion was made by Valorie Simpson and seconded by Alderman Baird to approve the Minutes from the Meeting August 24, 2021. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Mike McCroskey, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider

Citizen Input.

None.

Public Hearing on Conditional Use Permit for Chet Cornelison.

Mayor Snider opened the Public Hearing on the Conditional Use Permit for Chet Cornelison at 7:01 p.m. No citizens wished to speak so Mayor Snider closed the Public Hearing at 7:02 p.m.

Discussion/Vote on Conditional Use Permit for Chet Cornelison.

Director of Development Randy Brown outlined the request for the Conditional Use Permit. Discussion was made on short term rentals and current code. Discussion was made on rental limits and other potential restrictions. The Commission stated that there was no fee schedule for renewing Conditional Use Permits so renewing the business license and reviewing this in one year from the date of opening would be a good idea. If all is well, the Commission agreed that the review process could be extended for 3-5 years in between.

Motion was made by Valorie Simpson and seconded by Terry Kathcart to approve the Conditional Use Permit for Chet Cornelison with the terms below. Motion carried with a vote of 7-0. Voting aye: Jose Casanova, Mike McCroskey, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider

1. **The owner of a short-term rental shall not rent the unit for receptions, parties, weddings or similar events.**
2. **The owner shall not rent the unit for more than 30 consecutive days.**
3. **The owner shall apply for renewal of the business license annually.**
4. **The owner shall conspicuously in the unit post the following information.**
 - a. **Name & Contact information of the person responsible for day-to-day operations.**
 - b. **The Certificate of Occupancy and Business License.**
 - c. **The restrictions on noise levels in accordance with Willard Municipal Code 400.1530**
 - d. **Any applicable parking restrictions.**

e. **Trash collection schedule.**

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.

None.

Unfinished Business.

Mr. Brown updated the Commission on the ATM Square plans.

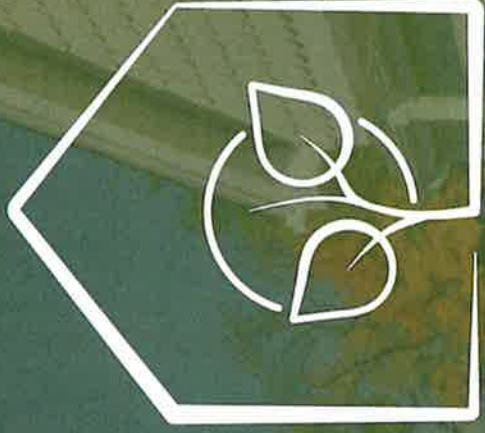
Adjourn.

Motion was made by Burnis Coleman and seconded by Jose Casanova to adjourn. Motion carried with a vote of 6-1. Voting aye: Mike McCroskey, Valorie Simpson, Terry Kathcart, Alderman Baird, Burnis Coleman and Mayor Snider. Voting nay: Jose Casanova.

Meeting adjourned at 8:12 p.m.

Valorie Simpson, Secretary

Terry Kathcart, Chairman



GENERATIONS VILLAGE

Rooted in Love to Flourish in Life

DID YOU KNOW . . . ?

...that southwest MO has the highest rate of child abuse and neglect in the state?

...that every night some of our kids go to bed hungry, beaten, feeling unloved and despondent?

...that the outlook for most foster kids once they leave foster care is dismal?

...that some of our seniors are feeling isolated and discontented, like they have no purpose?

...that seniors have a lot to give back to kids and adults in the way of life skills and experience?

...that foster parents sometimes feel overwhelmed, overworked, and isolated in their neighborhoods?

...that foster parents have to pay out of pocket much more than the state provides for food, clothing, shelter and transportation of their foster kiddos to medical, mental health and legal appointments?

...that most foster parents go out of their way to gain training beyond what the state requires in hopes they can help their kiddos have a brighter future?

...that you can help make a difference in these lives by helping to create a beautifully designed village where they grow and flourish?

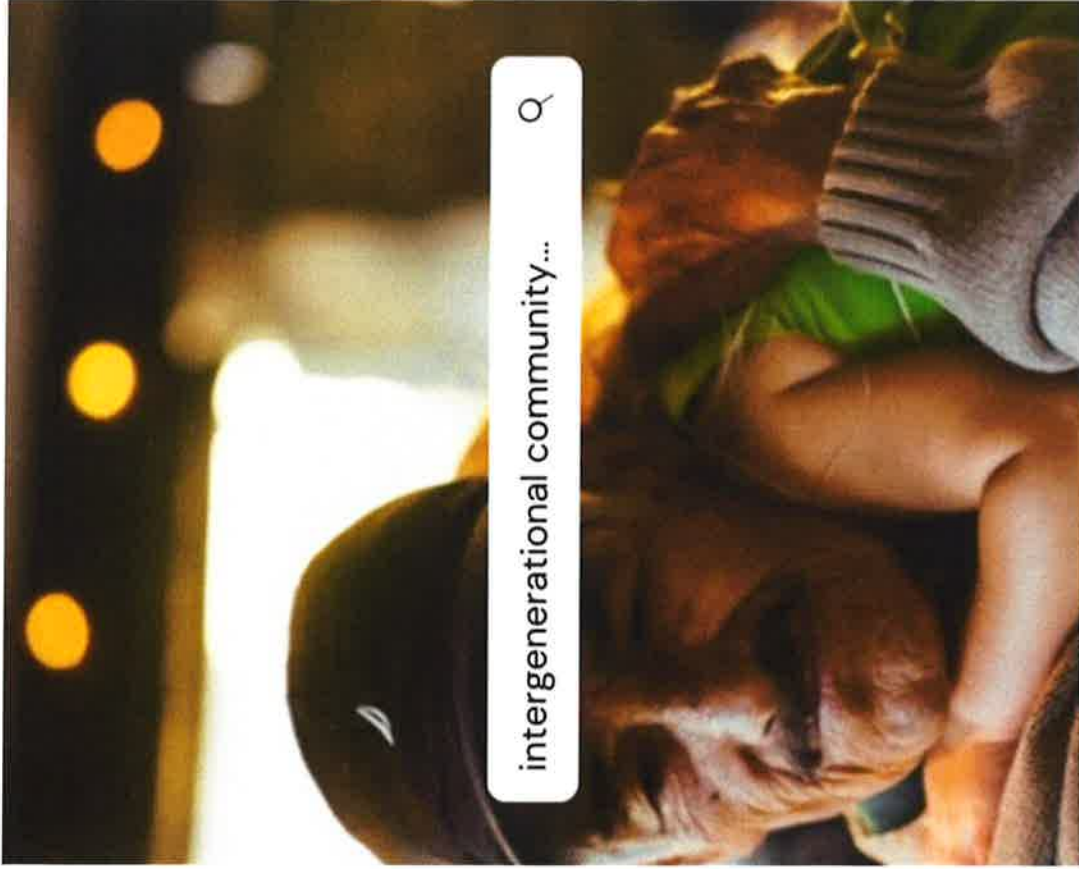


OUR MISSION

At Generations Village, it is our belief that the lives of foster children, foster parents, and senior adults can be enhanced in a safe, secure, and caring community where everyone's abilities and interests are supported, valued and appreciated.

Residents of Generations Village will have the opportunity to live, work, and play in a village setting that promotes casual neighboring on the walking trails or basketball court, at the playground, in the picnic pavilion, and at the community center.





According to **Generations United**, “an intergenerational community is not just one where multiple generations reside. It is one where individuals of all ages are an integral and valued part of the setting.”

The community itself is structured to enrich the lives of everyone. By providing opportunities for growth through education, enlarging horizons, developing new skills, and nurturing relationships, Generations Village seeks to promote healing and impart a sense of value and purpose in all residents.

The programs and policies the community practices should promote intentional and casual neighboring among the residents from all generations.

The community should seek to empower every individual to share their talents and resources with each other.



OUR VISION

The Generations Village concept consists of 12 foster homes with 3-4 bedrooms each, 36 senior units with 2-3 bedrooms each, 4-6 units for aging-out youth from foster care, and a variety of amenities including a community center, walking trails, picnic pavilion, playground, community garden, and security features to ensure the safety of our residents.

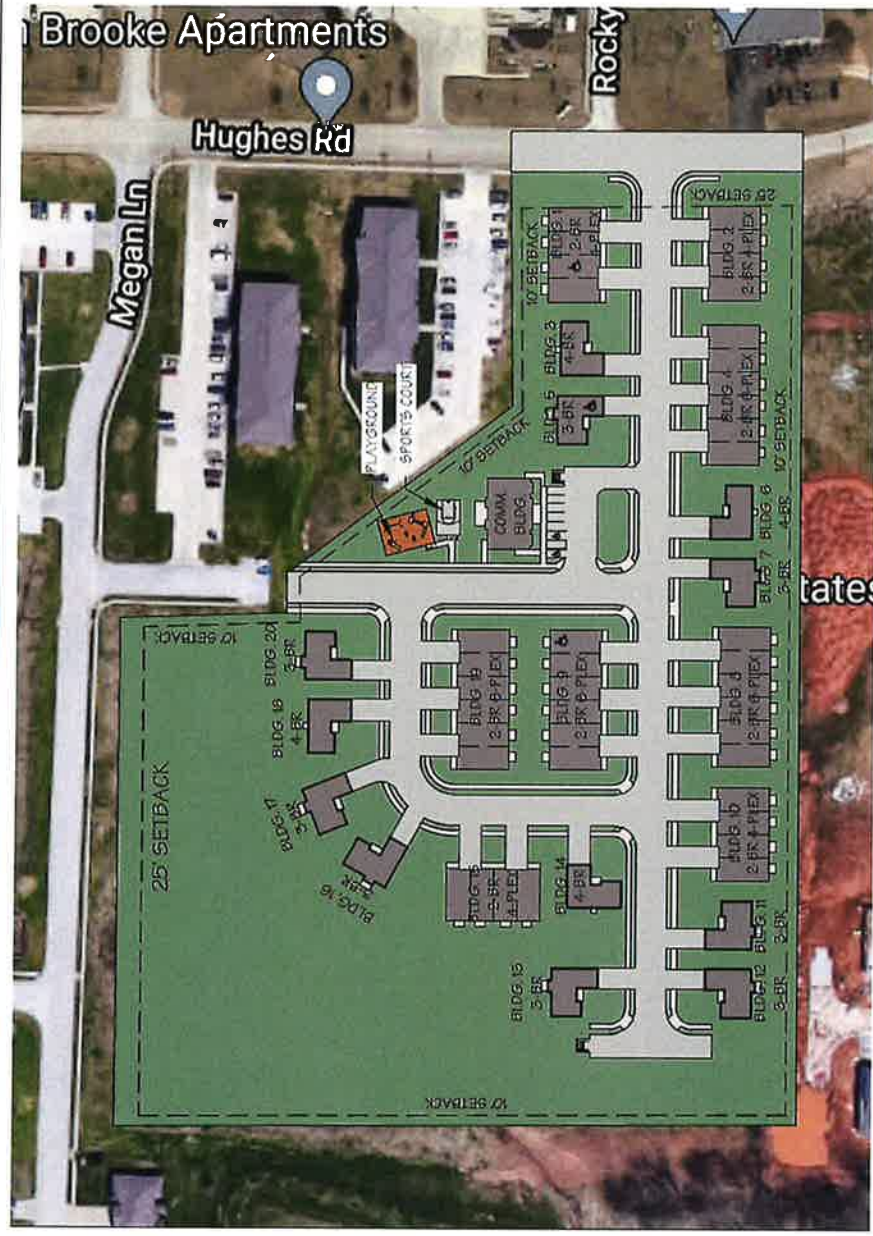
We are partnering with Trinity Housing Development to bring this concept to life in southwest Missouri.



Along with housing, Generations Village plans to also provide a variety of services to its residents. These events and programs will be designed to fit the needs and interests of the residents living in the community such as:

- Recreational events
- Educational activities
- Field trips
- Interest groups
- Life skill classes
- Volunteer opportunities
- Senior mentoring
- Tutoring sessions
- Support groups





1" = 160'-0"
OCTOBER 2021

SITE PLAN

PROJECT INFORMATION

BUILDINGS:

- BLDGS. 1, 2, 10, 15, 14 PLEX
- (7) 2BR/1BA
- 3,074 SF TOTAL LIVING AREA
- 1,064 SF TOTAL GARAGE AREA
- BLDGS. 4, 8, 9, & 19 - 6 PLEX
- (6) 2BR/1BA
- 5,566 SF TOTAL LIVING AREA
- 1,986 SF TOTAL GARAGE AREA
- BLDGS. 5, 7, 11, 12, 13, 16, 17 & 20 - 3BR HOUSE
- (1) 3BR/2BA
- 13,559 SF TOTAL LIVING AREA
- 420 SF TOTAL GARAGE AREA
- BLDGS. 3, 6, 14, & 19 - 4BR HOUSE
- (1) 4BR/2BA
- 1,409 SF TOTAL LIVING AREA
- 424 SF TOTAL GARAGE AREA
- COMMON AREA - 1572 SF
- TOTAL LIVING AREA - 53,545 SF
- TOTAL GARAGE AREA - 15,696 SF
- TOTAL COMMON AREA - 1572 SF
- DEVELOPMENT TOTAL - 70,816 SF

UNITS:

- (35) 2BR/1BA UNITS
- (2) UPAS 2BR/2BA UNITS
- (7) 3BR/2BA UNITS
- (1) UPAS 3BR/2BA UNITS
- (4) 4BR/2BA UNITS
- (52) TOTAL UNITS - INCLUDES (5) UPAS UNITS

PARKING:

- (54) RESIDENTIAL GARAGE SPACE S
- (64) OPEN SPACES
- (6) GUEST SPACES
- (2) ACC. GUEST SPACES
- 136 TOTAL PARKING SPACES

AMENITIES:

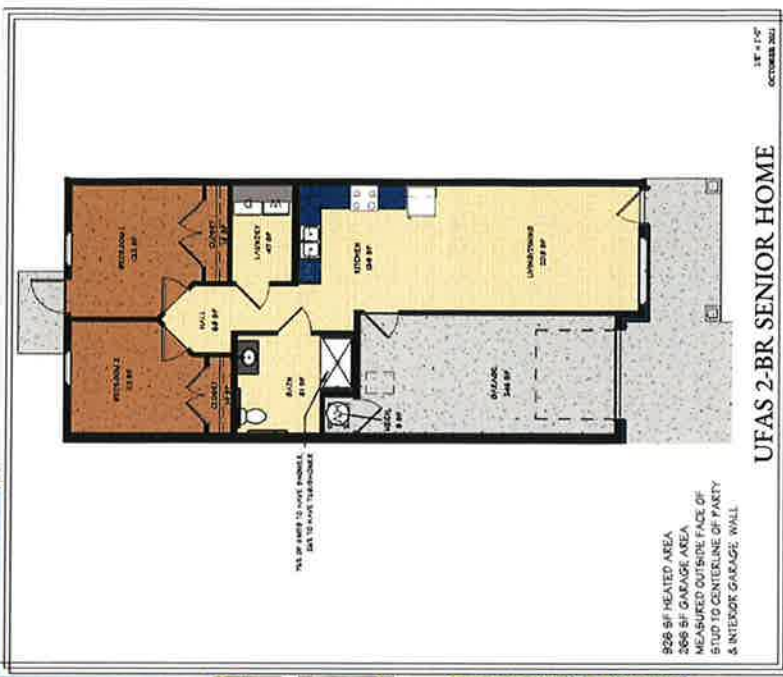
- COMMUNITY BUILDING
- PLAYGROUND
- SPORTS COURT

SITE AREA:

11.5 +/- ACRES

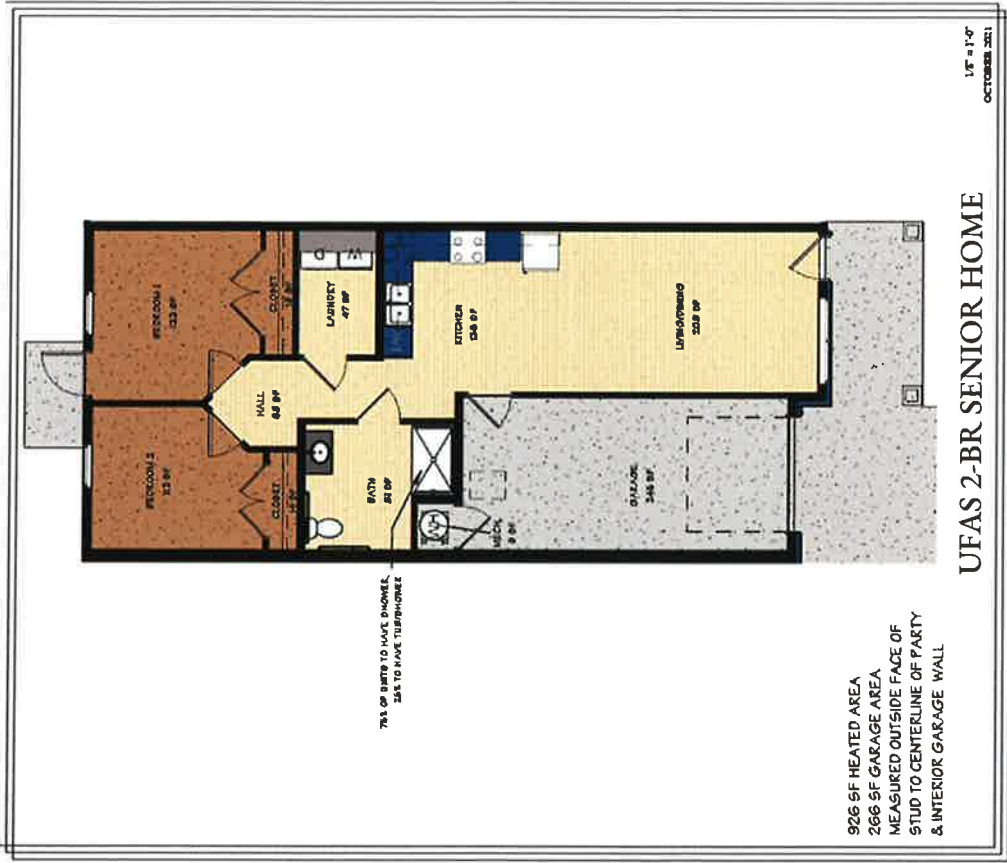


4-PLEX ELEVATION



UFAS 2-BR SENIOR HOME

OCTOBER 2021



UFAS 2-BR SENIOR HOME

1/8" = 1'-0"
OCTOBER 2021

926 SF HEATED AREA
 266 SF GARAGE AREA
 MEASURED OUTSIDE FACE OF
 STUD TO CENTERLINE OF PARTY
 & INTERIOR GARAGE WALL

7.8 SF OF BATH TO HAVE SHOWER,
 2.6 SF TO HAVE TUB/SHOWER



3-BR HOUSE ELEVATION



UFAS 3-BR HOUSE

13'8" x 13'8" LIVING AREA
 11'8" x 11'8" DINING AREA
 10'8" x 10'8" KITCHEN
 12'8" x 12'8" BEDROOM
 11'8" x 11'8" BEDROOM
 10'8" x 10'8" BEDROOM
 14'8" x 14'8" GARAGE
 8'8" x 8'8" PORCH

OCTOBER 2021

13'8" x 13'8"
 11'8" x 11'8"
 10'8" x 10'8"



3-BR HOUSE ELEVATION

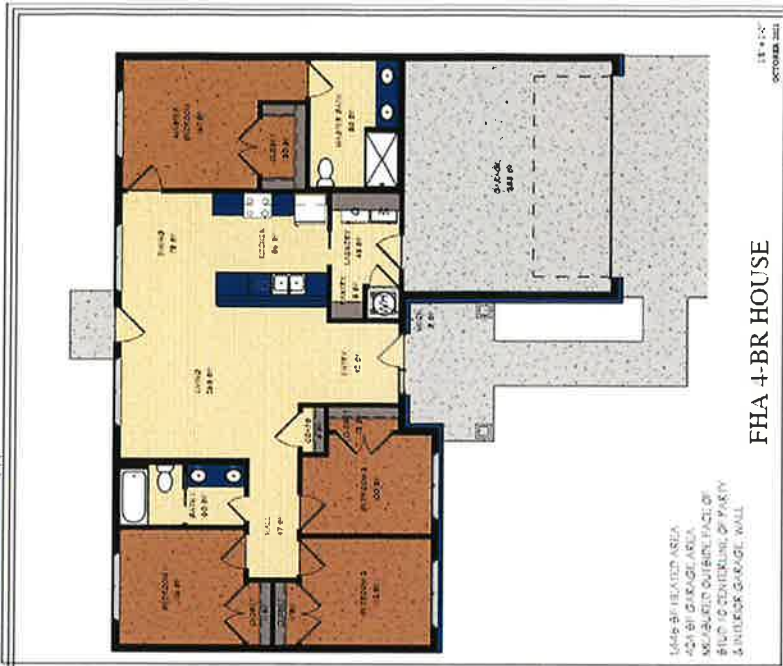
OCTOBER 2021



UFAS 3-BR HOUSE



4-BR HOUSE ELEVATION



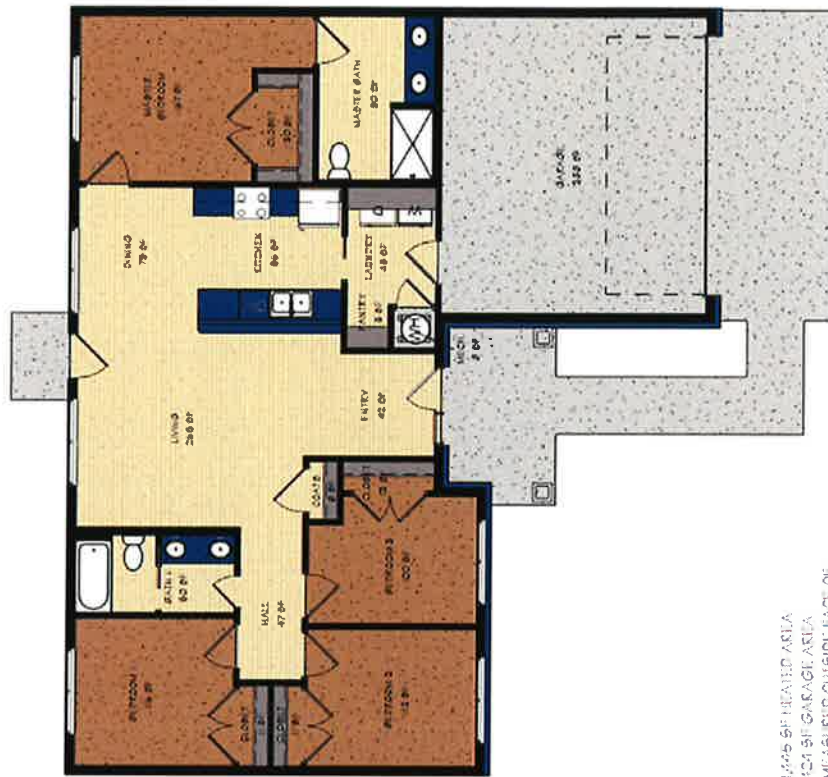
FHA 4-BR HOUSE

OCTOBER 2011



4-BR HOUSE ELEVATION

OCTOBER 2021



1495 SF HEATED AREA
 421 SF GARAGE AREA
 MEASURED OUTSIDE FACE OF
 STUD TO CENTERLINE OF PARTY
 & INTERIOR GARAGE WALL.

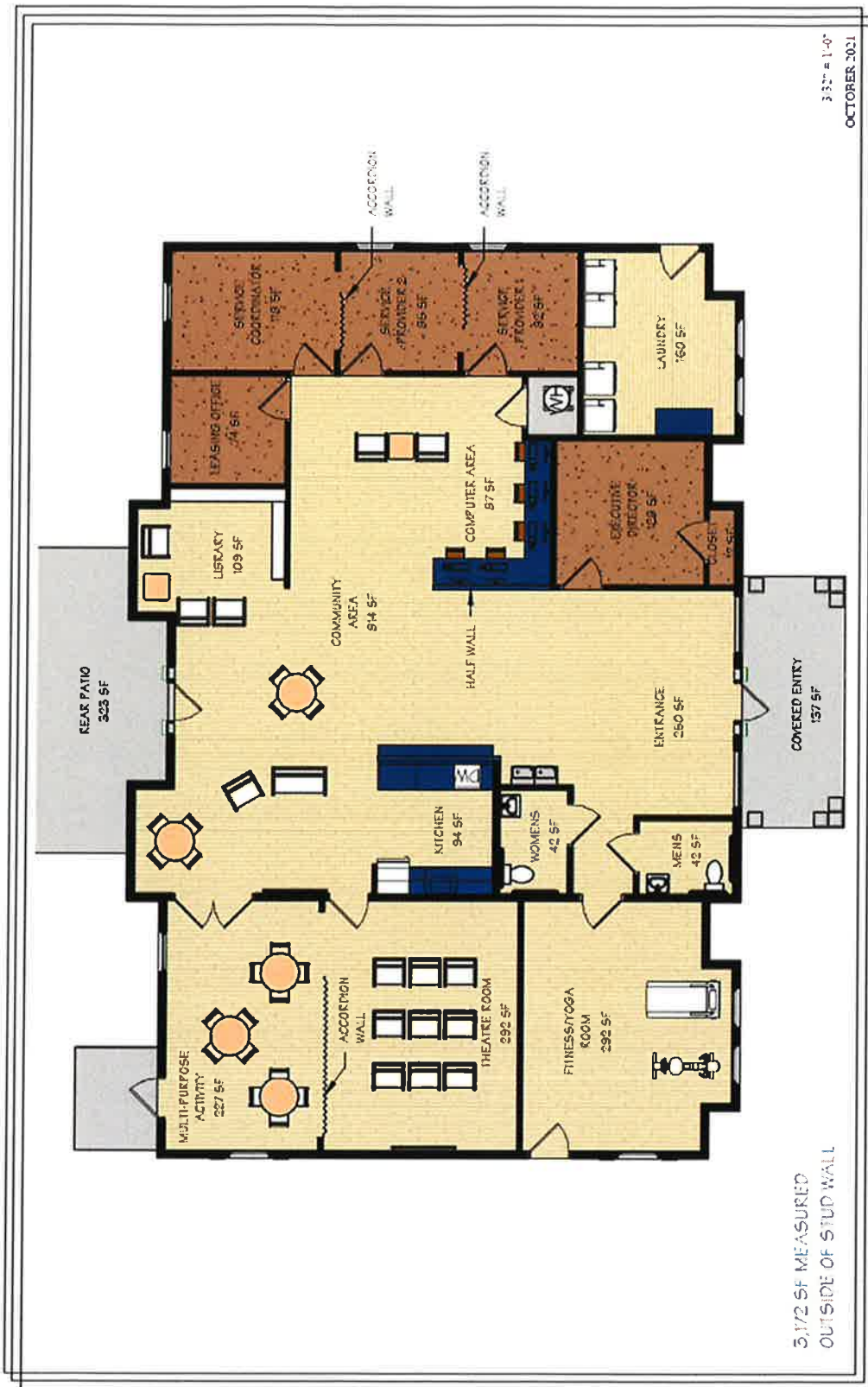
FHA 4-BR HOUSE

11' x 10'
 OCTOBER 2011



COMMUNITY BUILDING ELEVATION

OCTOBER 2021



5,172 SF MEASURED
OUTSIDE OF STUD WALL

3'3" = 1'-0"
OCTOBER 2021

ROOTED

Children in the foster care system often encounter situations that can have a life-long impact. At Generations Village we believe in solving these issues at their roots. Inter-generational communities have been created in various locations to promote intentional and casual neighboring. The goal is to surround foster children with people who genuinely care about them and strive to see them succeed in life.

These communities are also structured to improve the quality of life for the adults living in the neighborhood. Seniors are able to find purpose by building relationships with foster families and passing on their life skills. Parents are supported in their foster journey with other families, support groups and a helping hand from seniors along the way.





FLOURISH

By establishing these roots, Generations Village can make a positive impact in the southwest Missouri. Foster children in existing inter-generational villages were more likely to graduate high school and continue their education in college or vocational programs, and less likely to drop out of high school or repeat a grade. Most importantly, these children were more likely to experience permanence and stability in their placement with their foster family and less likely to deal with the disruption of moving to another foster home. Our team at Generations Village believes we can see these outcomes become a reality in the Springfield area.



GENERATIONS
VILLAGE



Children and Youth at Treehouse Easthampton 2006 - 2018 (N=107)		
<i>(Citations available on request)</i>	National Averages for Foster Youth	Treehouse Youth
High School Graduates	58%	95%
Attending College or Vocational Training	< 10%	100%
High School Drop Outs	(ANNUALLY) 8 - 14%	(TOTAL OVER 12 YRS.) 5%
Children Repeating One or More Grades in School	33 - 46%	2%
Arrests	46%	0
Teens/Young Adults Parenting	48%	2%
Failed Placements / Children Returning to DCF	16%	0

HOW TO HELP

There are many ways you can get involved with Generations Village. We are currently accepting prayers, volunteers and donations to further our mission.

Your monetary donations will help...



FUND OUR LAND
ACQUISITION



ENHANCE OUR VILLAGE
WITH AMENITIES



HIRE AN EXECUTIVE
DIRECTOR



GENERATIONS
VILLAGE

BOARD COMMITTEES

- A. Fundraising
- B. Publicity and Marketing
- C. Grants
- D. Finance
- E. Planning and Development
- F. Human Resources



ABOUT US

Generations Village is:

- A registered 501 (c) 3 nonprofit.
- All donations are tax deductible. See your tax advisor for the best giving options for you.
- A partner agency of CFO, Community Foundation of the Ozarks.
- An Amazon Smile charity. Go to amazon.com/smile to designate Generations Village as your charity.

Contact us at: generationsvillage.org



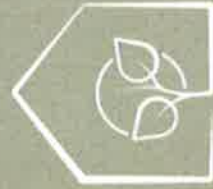
OUR INSPIRATION

Pure and genuine religion in the sight of God the Father means caring for orphans and widows in their distress and refusing to let the world corrupt you.

Jas. 1:27



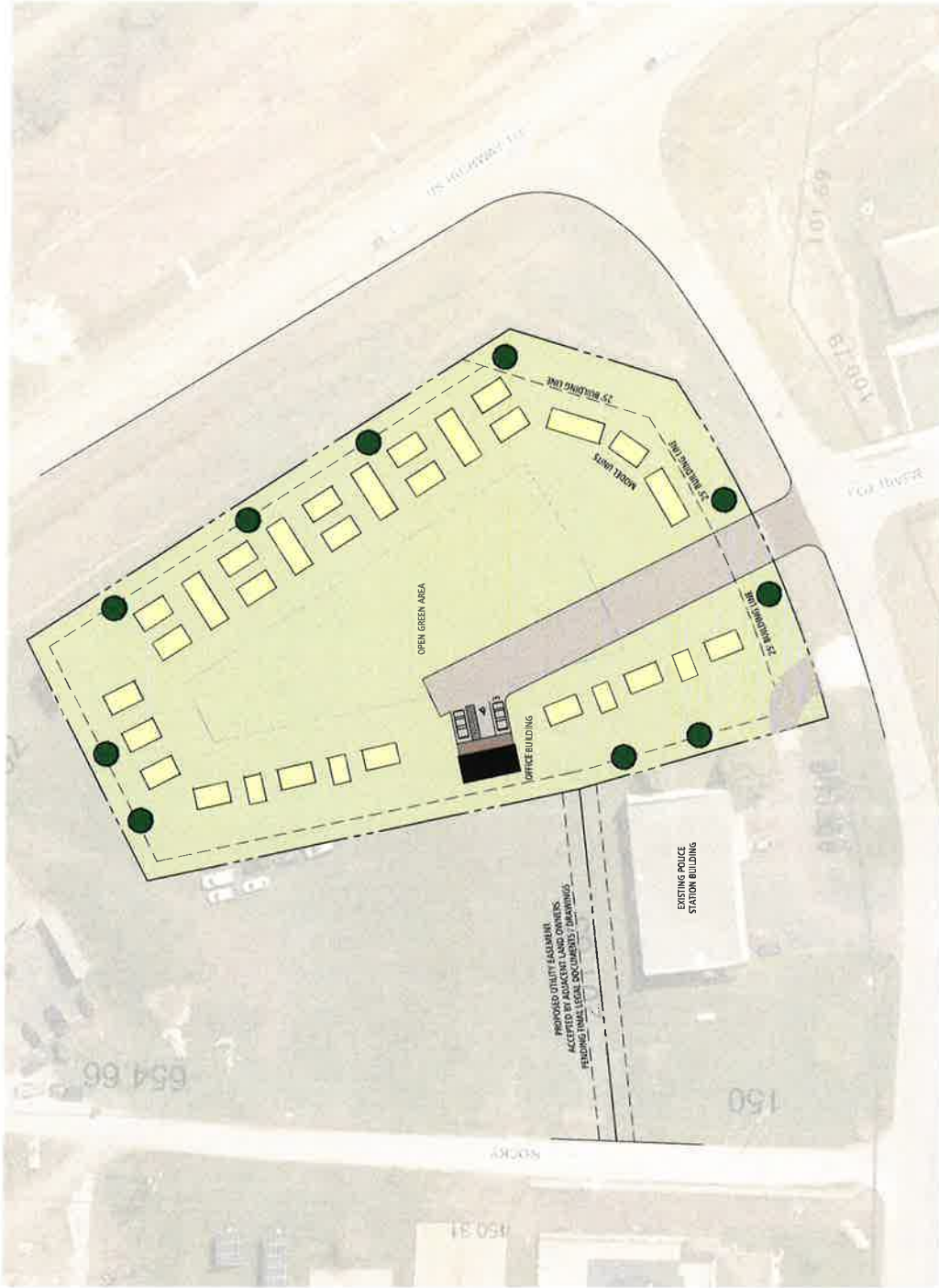
THANK YOU



GENERATIONS
VILLAGE

2131 W. REPUBLIC RD. #113
SPRINGFIELD, MO 65807

GENERATIONSVILLAGE.ORG



SITE PLAN
SCALE: 1" = 30'-0"

STOR-MOR PORTABLE BUILDINGS

HWY 160 & HUGHES ROAD
WILLARD, MISSOURI

NOVEMBER 3, 2021



BUXTON HUBNIK DOOD
DESIGN COLLECTIVE

NOT FOR CONSTRUCTION

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WITH**



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