

**CITY OF WILLARD
BOARD OF ALDERMEN
SPECIAL MEETING**

**June 11, 2014
6:00 P.M.**

Posted June 10, 2014

Notice is hereby given that the City of Willard, Board of Aldermen will conduct a meeting at 6:00 p.m. June 11, 2014 at Willard City Hall, 224 W. Jackson, Willard, Missouri.

The tentative agenda of this meeting includes:
PLEDGE OF ALLEGIANCE

Call the meeting to order .

Roll Call

1. **Agenda Amendments/Approval of Agenda**
2. **Citizens Input**
3. **Ordinance accepting the Conditional Use Permit request from Kings Ministries Inc., for 300 S. Main St. (1st and 2nd Read)**
Discussion/Vote
4. **Adjourn Meeting**

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 417-742-5302.

BILL NO.____

ORDINANCE NO.____

AN ORDINANCE

AN ORDINANCE GRANTING A CONDITIONAL USE AND AUTHORIZING A CONDITIONAL USE PERMIT PERMITTING A NON-PROFIT, NON-COMMERCIAL NEIGHBORHOOD FACILITY AT 300 S. MAIN ST. WILLARD MISSOURI, IN R-1 DISTRICT.

WHEREAS, King Ministries Inc., owner of the residential dwelling at 300 S. Main St., Willard Missouri (the "Applicant") has filed an application on behalf of Good Samaritan Boys Ranch, for a Conditional Use Permit for a non-profit, non-commercial neighborhood facility at 300 S. Main St., Willard Missouri; and

WHEREAS, the application was referred to the Planning and Zoning Commission of the City of Willard, Missouri; and

WHEREAS, at their meeting on May 27, 2014 the Planning and Zoning Commission recommended that the Conditional Use Permit not be approved by a vote of 4-2; and

WHEREAS, due and proper notice of public hearing on said application to be held on June 9, 2014, at 7:00 p.m. before the Board of Aldermen of the City of Willard, Missouri, was duly published in the Cross Country Times, a newspaper of general circulation in the City of Willard, Missouri; and

WHEREAS, due notice by first-class mail of the public hearing at the time and date aforesaid was given to all property owners within one hundred eight-five (185) feet of the subject property, as shown on the tax records of Greene County, Missouri; and

WHEREAS, City of Willard caused to be posted a sign giving notice of the public hearing at the time and date aforesaid; and

WHEREAS, said hearing was opened by the Board of Aldermen at the time and place advertised, and all statements, comments and objections made by those present concerning the application and issuance of said Conditional Use Permit were duly heard and considered by the Board; and

WHEREAS, Conditional Use is to comply with the following standards as set forth in Section 400.330 (G) of the City of Willard Land Development Regulations adopted April 13, 2009:

1. The conditional use will be consistent with the policies and intent of the Willard Comprehensive Plan and the Willard Land Development Regulations.
2. The conditional use will not increase flood or water damage hazard to adjoining properties.
3. The conditional use will not generate noise that exceeds the sound levels that are typical of uses permitted in the district.
4. Adequate access roads or entrance and exit drives will be designed and provided to prevent traffic hazards and to minimize traffic congestion at the site.

5. Street right-of-way and pavement width in the vicinity of the conditional use is or will be adequate for traffic reasonably expected to be generated by the proposed use.
6. Glare of stationary or vehicular lights from conditional use will not adversely affect the character of the neighborhood, and if such lights will be visible from the residential district, measures to shield or direct lights to mitigate glare are proposed.
7. The conditional use will not have any substantial adverse effect upon the use or enjoyment of adjacent and nearby property or conditions affecting the public, health, safety and welfare.
8. The conditional use will be designed, constructed and operated so as not to interfere with the development and use of adjacent property in accordance with the applicable zoning district regulations.
9. In the case of existing structures to be converted to a use requiring a conditional use permit, the structure shall meet all fire, health, building, plumbing and electrical requirements of the City of Willard.
10. The maximum number of residents allowed under this conditional use shall be ten (10). Any/all necessary staff are not included in said maximum number.
11. The conditional use otherwise complies with all applicable regulations of this Ordinance.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI, AS FOLLOWS:

Section 1. Pursuant to Article 400.330 et seq. of the Land Development Regulations for the City of Willard, Missouri, a Conditional Use, subject to the aforementioned conditions, is authorized and granted to King Ministries Inc., on behalf of Good Samaritan Boys Ranch.

Section 2. Pursuant to Article 400.330, the Board of Aldermen, in authorizing the conditional use permit, imposed no additional conditions.

Section 3. The City Clerk is authorized and directed to issue a Conditional Use Permit as authorized herein.

Section 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

READ TWO TIMES AND PASSED AT A MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI ON THE ____ DAY OF June 2014.

Approved as to form: _____
Ken Reynolds, City Attorney

Attested by:

Approved by:

Dale Duvall, City Clerk

Wendell Forshee, Mayor

MEMBERS OF THE BOARD OF ALDERMEN:	YES	NO	ABSTAINED
-----------------------------------	-----	----	-----------

_____ DAVID ROGGENSEES	_____	_____	_____
---------------------------	-------	-------	-------

_____ DAVID LARIMORE	_____	_____	_____
-------------------------	-------	-------	-------

_____ BRADLEY MOWELL	_____	_____	_____
-------------------------	-------	-------	-------

_____ MICHAEL BARR	_____	_____	_____
-----------------------	-------	-------	-------

_____ MEREDITH REAVES	_____	_____	_____
--------------------------	-------	-------	-------