

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 28, 2010

7:00 PM-Willard City Hall

224 W. Jackson Street

PLANNING AND ZONING MEMBERS

Mayor Jamie Schoolcraft

Aldermen Pat Lloyd

City Clerk Dale Duvall

Charles Gugel

Lucille Murray

Valorie Simpson

Robert Taylor

Randy Brown, Director of Development

www.cityofwillard.org

**CITY OF WILLARD
PLANNING & ZONING
September 28, 2010
7:00 P.M.**

Notice posted on September 27, 2010

Notice is hereby given that the City of Willard, Planning & Zoning Commission will conduct a meeting at 7:00 p.m. September 28, 2010 at Willard City Hall, 224 West Jackson, Willard, Missouri.

The tentative agenda of this meeting includes:

**PUBLIC HEARING TO CONSIDER AND RECOMMEND TO THE BOARD OF
ALDERMEN AN AMENDMENT TO TITLE IV, CHAPTER 400, SECTION 400.420
REGARDING FAMILY DAY CARE HOMES AND GROUP DAY CARE HOMES.**

1. Call the meeting to order
2. Roll Call
3. Agenda Amendments/Approval of agenda
4. Approve the minutes of the Special meeting on August 11, 2010
5. Freedom Bank Preliminary Plat
6. Discussion/Recommendations of Amendment to Chapter 400, Section 400.420/ In-home day cares
7. Construction and Building Fee Changes
8. Annexation of property for Willard II School District
9. Old Business
10. Adjourn meeting

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

Dale Duvall, City Clerk
224 West Jackson
Willard, Missouri 65781
(417) 742-3033

CITY OF WILLARD
PLANNING AND ZONING
SPECIAL MEETING

August 11, 2010
7:00 P.M.

Board present: Lucille Murray; Charlie Gugel; Valorie Simpson; Mayor Jamie Schoolcraft; City Clerk, Dale Duvall; Robert Taylor and Aldermen Pat Lloyd were not present.

Staff present: Director of Development, Randy Brown; City Clerk, Dale Duvall and City Attorney, Sativa Boatman-Sloan.

Guest present: Reese Killingsworth, Sherri Eldred, David Gardner of Gardner Engineering, Jared Rasmussen of Olsson Engineering, and Matt Kelley of Freedom Bank

Chairman, Valorie Simpson called the meeting to order.

Roll Call

City Clerk, Dale Duvall called roll call: Lucille Murray-present; Charlie Gugel-present; Valorie Simpson-present; Pat Lloyd----; Mayor Schoolcraft-present; Robert Taylor -----; Dale Duvall-present.

PUBLIC HEARING TO CONSIDER THE REQUEST FOR A CONDITIONAL USE PERMIT FOR SHERRI ELDRED, TO PERMIT AN IN HOME DAYCARE AT HER RESIDENCE LOCATED AT 406 WATSON STREET WILLARD, MO 65781.

Attorney Doug Harpool opened the public hearing and there was no citizen input and so the hearing was closed.

Agenda Amendments/Approval of Agenda

Motion by Lucille Murray with a second by Charles Gugel to approve the agenda. Lucille Murray-Aye; Charlie Gugel-Aye; Valorie Simpson-Aye; Pat Lloyd---; Mayor Schoolcraft-Aye; Robert Taylor-----; Dale Duvall-Aye. All votes aye. Motion carried.

Approve the Minutes of the Regular Meeting on June 22, 2010

Lucille Murray stated that the minutes needed to be changed to reflect Valorie Simpson as Chairman and not Lucille Murray. It was also noted that Valorie called the meeting to order not Lucille. Motion by Lucille Murray with a second by Dale Duvall to approve the minutes from the June 22, 2010 meeting with the above changes. Lucille Murray-Aye; Charlie Gugel-Aye; Valorie Simpson-Aye; Pat Lloyd---; Mayor Schoolcraft-Aye; Robert Taylor-----; Dale Duvall-Aye. Five(5) votes aye.. Motion carried.

Freedom Bank Sketch Plan and Traffic Study

Randy Brown spoke to the Committee regarding Freedom Bank and asked for their recommendation for approval to take to the Board of Aldermen. **Motion** by Mayor Schoolcraft with a second by Charlie Gugel to make the recommendation to the Board of Aldermen. Lucille Murray-Aye; Charlie Gugel-Aye; Valorie Simpson-Aye; Pat Lloyd---; Mayor Schoolcraft-Aye; Robert Taylor----; Dale Duvall-Aye. All votes aye. Motion carried.

Conditional Use Permit for In-Home Daycare for Sherri Eldred

Sherri Eldred spoke to the Committee regarding her request to be allowed to obtain a conditional use permit. She asked to be allowed to have up to four(4) children in and R-1 District in-home daycare. **Motion** by Lucille Murray with a second by Dale Duvall to recommend the approval of the conditional use permit to the Board of Aldermen. Lucille Murray-Aye; Charlie Gugel-Aye; Valorie Simpson-Aye; Pat Lloyd---; Mayor Schoolcraft-Aye; Robert Taylor----; Dale Duvall-Aye. All votes aye. Motion carried.

Old Business

Randy Brown spoke to the Committee about the changes to the Land Development Regulations that would be brought to them soon for discussion.

Adjourn Meeting

Motion made by Lucille Murray with a second by Charles Gugel to adjourn the meeting. Lucille Murray-Aye; Charlie Gugel-Aye; Valorie Simpson-Aye; Pat Lloyd---; Mayor Schoolcraft-Aye; Robert Taylor----; Dale Duvall-Aye. All votes aye. Motion carried.

City Clerk, Dale Duvall

Valorie Simpson, Chairman

City of Willard

224 West Jackson, P.O. Box 187 • Willard, MO 65781 • Phone 417-742-3033 • Fax 417-742-3080



9-24-10

To: Mayor Jamie Schoolcraft
Board of Aldermen
Planning and Zoning Commissioners

From: Randy Brown

RE: ATM Subdivision

Dear Mayor, BOA, P/Z Members,

I have reviewed the preliminary plat submitted by Olson & Associates for the Freedom Bank of Southern Missouri and have also requested a review by Gardner Engineering. Enclosed you will find his comments which have been addressed by Olson Engineers. The new plat submitted shows the proposed road to be constructed just past the bank entrance to the east. This does not comply with Section 400.1070 A of the Willard Code. It is staffs recommendation to approve the plat with the following additions or changes, The street must be shown on the plat to extend within 5 ft. of the east property line. Storm water structures need to be shown on the plat – locations may change later based on final design. A statement relating to the title search, records of any existing covenants should be provided.

Sincerely,

Randy Brown
Director of Development

Gardner Engineering
5548 N. Farm Road 79
Willard, MO 65781
417-343-0246 Bus / 417-742-0468 FAX

Engineering Review of Preliminary Plat
As Submitted by Olsson Associates

for

Freedom Bank of Southern Missouri
at Highway 160 and Highway AB

In the City of Willard, Missouri

Owner
Schallert Brothers Seed Company
Purdy, MO 65734

Developer
Freedom Bank of Southern Missouri
Cassville, MO 65625



REVIEW OF PRELIMINARY PLAT DATED 9/14/10:

- 1) The existing contour lines do not have elevation labels.
- 2) The proposed street will require a temporary construction easement at the East end from the adjacent property owner.
- 3) The existing electric facilities are not indicated on the plat. Section 400.1180 (B.) (14.)
- 4) The proposed storm sewer structures are not shown. Section 400.1180 (B.) (18.)



City of Willard

Subdivision Case No. _____

Application Date _____

Application Fee _____

\$250.00 + \$2.50/lot

APPLICATION MAJOR SUBDIVISION - PRELIMINARY PLAT

We, the undersigned, request the City of Willard, Missouri Planning and Zoning Commission and Board of Aldermen to approve the preliminary plat attached to this application, and attest to the truth and correctness of all facts and information for the proposed plat presented in this application.

Name of Preliminary Plat: ATM Square

Is a subdivision variance being submitted with this application? Yes _____ No X
If yes, applicant is to submit a subdivision variance application with this preliminary plat application.

Property Owner's Name SCHALLERT BROTHERS SEED Co.

If corporation, Corporate Official: Curtis Schallert

Mailing Address Rt. 2 Box 183, PURDY, MO 65734

Telephone Number (417) 742-7410 Fax Number _____

PROPERTY OWNER'S SIGNATURE(S):

Curtis Schallert
(If corporation, signature of corporation official)
Curtis Schallert

Developer's Name: (If different from property owner)

FREEDOM BANK OF SOUTHERN MISSOURI

Mailing Address 97 N. MAIN STREET, CASVILLE, MO 65625

Telephone Number (417) 742-1776 Fax Number (417) 742-2130

Major Subdivision Preliminary Plat Application

Page 1 of 3

pd \$255.00
9-14-10
ck # 3018 /nde

CITY OF WILLARD PLANNING AND ZONING



AGENDA ITEM # 6 In-Home Daycares

NO ACTION REQUESTED: Discussion only

This is to discuss and vote to recommend to the Board, an amendment to Section 400.420 pertaining to in-home daycares in R-1 single family residences.

This ordinance would allow in-home daycares up to four (4) children without a conditional use permit and allow up to ten(10) with a conditional use permit.

The Board would still have the final decision on if the permit would be issued, and how many children would be allowed in each individual case.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE

AN ORDINANCE APPROVING A MUNICIPAL CODE AMENDMENT TO SECTION 400.420 OF THE MUNICIPAL CODE OF THE CITY OF WILLARD PERTAINING TO R-1 SINGLE-FAMILY RESIDENCE DISTRICT.

WHEREAS, a public hearing was held on September 28, 2010;

WHEREAS, the Planning and Zoning Commission has recommended to the Board of Aldermen a Land Use code amendment to Section 400.420 regarding R-1 Single-Family Residence District Permitted Uses and Conditional Uses;

NOW THEREFORE, BE IT HEREBY ORDAINED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The City does hereby amend Title IV. Land Use, Chapter 400: Land Development Regulations, Article V. Zoning District Regulations, Section 400.420(A) *Permitted Uses* as follows:

SECTION 400.420: "R-1" SINGLE-FAMILY RESIDENCE DISTRICT

A. *Permitted Uses.* The "R-1" Single-Family Residence District is intended primarily for single-family detached dwellings at maximum densities of two and one-half (2.5) dwelling units per acre. Other uses necessary to meet educational, governmental, religious, recreation and other neighborhood needs are permitted or allowed as conditional uses subject to restrictions intended to preserve the residential character of the district. The following uses are permitted in the "R-1" District:

1. Single-family detached dwellings, one (1) dwelling per lot.
2. Single-family detached modular dwellings, one (1) dwelling per lot.
3. **Family day care homes.**

~~4.~~~~3.~~ *Residential group homes.* No group home shall be located within two thousand five hundred (2,500) feet of another group home. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. Group homes shall be eleemosynary or not-for-profit in nature.

~~5.~~~~4.~~ Schools, elementary and secondary, or development centers for elementary and secondary school-age children with developmental disabilities or handicaps on a minimum of five (5) acres of land.

~~6.~~~~5.~~ Churches and other places of worship, including parish houses and Sunday schools, but excluding temporary revivals, rescue missions and overnight shelters, that meet the following requirements:

BILL NO. _____

ORDINANCE NO. _____

- a. Frontage on and primary access to an arterial or higher classification street;
- b. Located not less than fifty (50) feet from any other lot in any other residential district; and
- c. Located on a minimum of two (2) acres of land to provide sufficient space for off-street parking and site design to minimize impact on adjacent residential uses. Churches and other places of worship on less than two (2) acres of land at the time this Chapter is adopted shall be considered conforming uses.

~~7.16.1~~ Publicly owned or operated parks, playgrounds, recreation facilities, golf courses and community buildings, all of a non-commercial nature.

~~8.17.1~~ Home occupations as permitted pursuant to Article VI, Section 400.540.

~~9.18.1~~ Government buildings of a cultural, service or administrative type, not including repair garages or yards, storage yards or warehouses, provided that any such building shall be located not less than twenty-five (25) feet from any other lot in any residential district.

~~10.19.1~~ Public utilities and buildings, transportation, pipeline and utility easements and rights-of-way, except for office buildings, garages and shops, loading yards and warehouses.

~~11.10.1~~ Truck gardens, limited to the propagation and cultivation of plants, provided no retail or wholesale sale is conducted on the premises.

~~12.11.1~~ Nurseries and greenhouses, agricultural uses, but not including commercial poultry farms, hog farms, feedlots or other confined animal feeding operation or kennels; provided that any greenhouse or any building in which farm animals are kept shall be a distance not less than two hundred (200) feet from any dwelling other than a farm dwelling and from any lot in any residential district. See Article VI, Section 400.570 for more information on animals.

~~13.12.1~~ Accessory uses in accordance with Article VI, Section 400.520.

~~14.13.1~~ Temporary uses as permitted in Article VI, Section 400.530.

~~15.14.1~~ Type I and II wireless facilities in accordance with the provisions of Article VI, Section 400.600.

Section 2: The City does hereby amend Title IV. Land Use, Chapter 400: Land Development Regulations, Article V. Zoning District Regulations, Section 400.420(B) *Conditional Uses* as follows:

SECTION 400.420: "R-1" SINGLE-FAMILY RESIDENCE DISTRICT

B. *Conditional Uses.* The following uses may be permitted as conditional uses subject to the provisions of this Chapter and approval by the Board of Aldermen.

1. Museums, public art galleries and libraries on a minimum two (2) acres of land.
2. Churches and other places of worship, including parish houses and Sunday schools, but excluding rescue missions. Such uses shall be located on a minimum of two (2) acres of land to provide sufficient area for off-street parking, buffer yards and proper site design to lessen impact on adjacent residential areas. Churches and other places of worship on less than two (2) acres of land at the time of adoption of this Chapter shall be considered conforming uses.
3. Non-commercial, not-for-profit neighborhood facilities, including indoor and outdoor recreation facilities, operated by a neighborhood or community organization or a property owners' association.
4. Cemeteries on a minimum of ten (10) acres of land.
5. Country clubs, golf courses and other private non-commercial recreation areas and facilities, but excluding miniature golf courses or driving ranges. Any principal building or accessory use shall be located not less than one hundred (100) feet from any other lot in any residential district.
6. **Group** ~~Family~~ day care homes, provided that the following conditions are met:
 - a. Use as proposed on a site plan filed with the application does not conflict with this or any other ordinance of the City.
 - b. No inventory of merchandise is maintained for the purpose of wholesale or retail sale on said premises.
 - c. Existing building proposed to be converted to uses for family day care homes must meet all fire, health, building, housing, plumbing and electrical requirements of the City.
 - d. The health, safety and general welfare of the area are not adversely affected and the intent of this Chapter is upheld.
 - e. The use of all land or buildings arranged, designed or intended for play space, required parking for staff and patrons shall be located behind the lot front setback line.
 - f. Outdoor play activities shall be provided within a fenced area or accessible park and limited to the hours between 8:00 A.M. and 8:00 P.M.
 - g. The operation of the facility shall be restricted to reasonable operating hours as established by the Board of Aldermen.
7. Bed and breakfast.
8. Type III, IV and V wireless telecommunication towers and related facilities existing at the time the district is mapped, provided any modifications are made in accordance with Article VI, Section 400.600(C).

BILL NO. _____

ORDINANCE NO. _____

Section 3: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and approval of the Mayor.

READ TWO TIMES AND PASSED AT A MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI ON THE ____ DAY OF _____, 2010.

MEMBERS OF THE BOARD OF ALDERMEN:

YES

NO

RICHARD SIMPSON

DOUG JOHNSON

PAT LLOYD

DAVID HEMPHILL

TIM MAGEE

BRYAN VINCENT

APPROVED BY:

JAMIE SCHOOLCRAFT, MAYOR

ATTEST:

DALE DUVALL, CITY CLERK

CITY OF WILLARD PLANNING AND ZONING



AGENDA ITEM # 7 **Building and Construction Fees changes**

NO ACTION REQUESTED: Discussion only

This is to share the changes that have been presented to the Board of Aldermen on September 27, 2010 for their approval.

This is a project that Randy and I have been working on and it will be implemented when the new permit software is installed.

BILL NO. _____

ORDINANCE NO. _____

AN ORDINANCE

AN ORDINANCE APPROVING A MUNICIPAL CODE AMENDMENT TO SECTION 500.330 OF THE MUNICIPAL CODE OF THE CITY OF WILLARD PERTAINING TO BUILDING AND CONSTRUCTION FEES.

NOW THEREFORE, BE IT HEREBY ORDAINED AND RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, AS FOLLOWS:

Section 1: The City does hereby amend Title V. Building and Construction, Chapter 500: Building Code and Building Regulations, Article VIII. Fees, Section 500.330 as follows:

SECTION 500.330: FEE SCHEDULE

- A. *Adoption Of Fee Schedule.* There is hereby adopted a fee schedule for building fees and development fees associated with the construction, alteration, enlargement, repair, demolition, conversion, removal, remodeling, use or maintenance of all buildings and structures within the City.
- B. *Collection Of Fees.* All fees due and payable pursuant to the fee schedule herein adopted relating to one- and two-family residential buildings or structures shall be paid to the Willard City Clerk. All fees due and payable pursuant to the fee schedule herein adopted relating to any building or structure other than a one- and two-family residential building or structure shall be payable to the Greene County Treasurer Willard City Clerk. All fees due and payable pursuant to the development fee schedule herein adopted shall be payable to the Willard City Clerk.
- C. ~~Greene County Resource Management Department Building Regulations Fee Schedule Dated June 1, 2007.~~ City of Willard Building Fee Schedule.

BUILDING FEES

Building Fee:

Use International Building Code\2000 2006 Permit Fee Schedule with the following multipliers:

Gross Area Modifier = 70
Permit Fee Modifier = .0020

*Formula for permit fee (Gross Area X Gross Area Modifier X Type of Construction X Permit Fee Multiplier)

The following fees deviate from the building fee:

BILL NO. _____

ORDINANCE NO. _____

All accessory buildings in zoning classifications of "A-1", "A-R" or "R", shall use construction type U in the fee schedule.	
Issuance of permit	\$ 15.00 10.00
Blasting permit	\$ 50.00 40.00
Building permit fee minimum	\$ 45.00
Building appeals request—non-refundable	\$ 225.00
Change of owner or contractor on permit	\$ 40.00
Accessory Structure Permit	
Fence building permit	\$ 10.00
<300 sq ft building permit	\$ 25.00
300-576 sq ft building permit	\$ 35.00
Conditional Use permit	\$ 15.00
Deck	\$ 40.00
Elevator	\$ 150.00
Fire suppression system	
Plan review	\$ 75.00
Permit for new system	\$ 180.00
Permit for modification of system	\$ 75.00
Grading permit	\$ 50.00
Infrastructure Fee	
Residential	\$ 450.00
Commercial	\$ 600.00
Mechanical fee for change out furnace, water heater, etc.	\$ 25.00
Mobile home (fee includes building, electric, plumbing and mechanical fee)	
Park	\$ 50.00
Other than park	\$ 90.00
Replace with existing services	\$ 50.00
Certificate of Occupancy	\$ 15.00
Areas (parking lots, tennis courts, etc.)	\$.15 per 100 square feet up to 20,000 square feet. 20,000 square feet or more, \$30.00 plus \$.10 for each additional 100 square feet. A minimum of \$25.00
Paved driveways—curb and gutter	\$ 40.00
Plan review	60% of the cost of the building permit fee Minimum fee of \$45.00
Pre-manufactured portable building (less than 300 square feet)	\$ 25.00 building fee only
On-site wastewater systems (septic system)	\$ 75.00
Pre-site of existing system (for a new building)	\$ 40.00
On-site wastewater systems	\$ 75.00
Certification for installers (3 year certification)	
Conventional system	\$ 60.00
LPN or non-conventional system	\$ 60.00
Temporary certification	\$ 100.00
Given under special conditions, only valid	

BILL NO. _____

ORDINANCE NO. _____

-until next scheduled 2 year certification class; -must then attend class -and pay additional	\$ 100.00 \$ 40.00 \$ 100.00
Make-up certification seminar	
For those who missed regular scheduled seminar.	
Certification valid until next regular seminar	
Re-roofing permit	\$ 15.00
Right-of-Way permit	\$ 50.00
Signs (billboards)	
<u>Billboards</u>	\$ 75.00
<u>Building signs – detached</u>	<u>\$.10/sq ft (A minimum of \$25.00)</u>
<u>Building signs – attached</u>	<u>\$ 15.00</u>
Storage tanks (per tank)	
Any size	\$ 60.00
Swimming pools (fee includes building, electric, plumbing and mechanical)	
Residential (one- and two-family)	
Above grade	\$ 40.00 <u>30.00</u>
Below grade	\$ 85.00 <u>75.00</u>
All other pools (commercial)	\$ 185.00
Plan review fee for commercial pools	\$ 55.00
Temporary use permit	\$ 75.00
Temporary use structure (tents, greenhouses, etc.)	\$ 85.00
Towers (in height)	
Plan review fee	\$ 60.00
100 feet or less	\$ 90.00
Each additional 100 feet	\$ 15.00
Antennas added to existing tower	\$ 35.00 per antenna assembly
Variance permit	\$ 15.00
Well	\$ 40.00
Reinspection fees:	
2nd reinspection	\$ 100.00
3rd reinspection, stop work order plus	\$ 100.00
Moving of structure or building:	
Pre-inspection of building	\$ 45.00
The fee for moving the structure will be 50% of the fee for a new structure. minimum fee	\$ 65.00 (plus electrical, plumbing, mechanical, etc.)
A cash bond of fifteen hundred dollars (\$1,500.00) shall be deposited with the Willard City Clerk. The cash bond shall be refunded after the structure has been moved, all proper inspections completed and the certificate of occupancy permit is issued.	
Remodel:	
The fee for remodeling shall be based on one-half (½) of the amount for a new building, but not less than the minimum fees.	
Commercial in-fill:	
The fee for in-fill construction in existing commercial buildings shall be one-half (½) of the amount for a new structure, but not less than the minimum fees.	

BILL NO. _____

ORDINANCE NO. _____

Demolition:	
The fee for demolition of a building shall be sixty-five dollars (\$65.00) fifty-five dollars (\$55.00) . A cash bond of five hundred dollars (\$500.00) shall be deposited with the Greene County Treasurer City of Willard . The bond shall be refunded after the proper inspections have been completed and all required documents are submitted.	
Work without permit:	
Where work has commenced without proper permits, an additional fee equal to the amount of the permit (not to exceed one hundred dollars (\$100.00)) will be charged. Emergency work (situations wherein life, health and/or safety would be affected) will be exempt from this charge if the proper permit is obtained within seventy-two (72) hours after notification.	
Electrical fees:	
Electrical	35% of building fee
Minimum fee	\$ 45.00
Plumbing fees:	
Plumbing fees	35% of building fee
Minimum fee	\$ 45.00
Mechanical fees:	
Mechanical fees	35% of building fee
Minimum fee	\$ 45.00
All permit fees shall be rounded to nearest dollar amount	
Example: \$129.49 = \$129.00	
\$129.50 = \$130.00	

D. City of Willard Development Fee Schedule.**DEVELOPMENT FEES**

All legal, recording, advertising, and/or consulting fees will be billed to the applicant in addition to the following:

<u>Sketch Plan Review</u>	
<u>Residential</u>	<u>\$50.00</u>
<u>Commercial</u>	<u>\$75.00</u>
<u>Planned Development District</u>	<u>\$65.00</u>
<u>Preliminary Plat</u>	
<u>Residential</u>	<u>\$250.00 plus \$2.50 per lot</u>
<u>Commercial</u>	<u>\$335.00 plus \$3.35 per lot</u>
<u>Planned Development District</u>	<u>\$300.00 plus \$6.00 per lot</u>
<u>Final Plat</u>	
<u>Residential</u>	<u>\$250.00 plus \$5.00 per lot</u>
<u>Commercial</u>	<u>\$335.00 plus \$6.75 per lot</u>
<u>Planned Development District</u>	<u>\$300.00 plus \$9.50 per lot</u>
<u>Park in Lieu of Fee</u>	<u>See Section 400.1420</u>
<u>Storm water buyout</u>	<u>See Section 400.1460(K)</u>
<u>Rezoning</u>	<u>\$50.00</u>
<u>Lot Split</u>	<u>\$75.00</u>
<u>Pro-Rata Reimbursement</u>	<u>See Section 400.1460</u>

BILL NO. _____

ORDINANCE NO. _____

Section 2: This Ordinance shall be in full force and effect from and after the date of its passage by the Board of Aldermen and approval of the Mayor.

READ TWO TIMES AND PASSED AT A MEETING OF THE BOARD OF ALDERMEN OF THE CITY OF WILLARD, MISSOURI ON THE ____ DAY OF _____, 2010.

MEMBERS OF THE BOARD OF ALDERMEN:

YES

NO

RICHARD SIMPSON

DOUG JOHNSON

PAT LLOYD

DAVID HEMPHILL

TIM MAGEE

BRYAN VINCENT

APPROVED BY:

JAMIE SCHOOLCRAFT, MAYOR

ATTEST:

DALE DUVALL, CITY CLERK

City of Willard

224 West Jackson, P.O. Box 187 • Willard, MO 65781 • Phone 417-742-3033 • Fax 417-742-3080



9-24-10

To : Mayor Jamie Schoolcraft
Board of Aldermen
Planning and Zoning Commission

From: Randy Brown

RE: Willard School Annexation

Dear Mayor, BOA, and P/Z members

I have reviewed the annexation petition and drawing submitted by Willard Schools and offer the following comment, this property will become a part of the parent property where the High School is located. It is the Schools intent to construct a Transition House that will allow kids with disabilities to hone their life skills that will help them attain independent living. Conco has sold the parcel to the School District and the only other adjacent owner is Ozark Greenways. Staff recommends approval of this annexation.

Sincerely,

Randy Brown

Willard R-II School District

460 E. Kime
Willard, Missouri 65781
(417)742-2584
www.willard.k12.mo.us

Dr. Kent E. Medlin, Superintendent

Dr. Janell Royal, Assistant Superintendent

Name of Petitioner: Willard R-II School District

Date of Application: August 25, 2010

Authorized Representatives: Dr. Kent Medlin, Superintendent
Dr. Janell Royal, Asst. Superintendent

Legal Advertisement: Willard R-II Schools
460 Kime Street
Willard MO 65781

Annexation Request: Attached

Legal Description: Attached

FEES:

Property Owners: See Attached

State of Missouri

County of Greene

On this 25th day of August, 2010, before me appeared Dr. Kent Medlin and Dr. Janell Royal to me personally known to be the persons described in and who executed the foregoing, and acknowledge that they executed the same as their free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal, at my office in Willard, Mo. the day and year first above written.



TAMMY J. CONNER
My Commission Expires
February 18, 2014
Greene County
Commission #10937198

Tammy J. Conner
Notary Public

PETITION REQUESTING ANNEXATION

COMES NOW Willard R-II School District,
Hereinafter "Petitioner", and for their Petition to the Board of Aldermen of Willard, Missouri, state as follows:

- 1.) They are the holders of the fee title interest in the real estate located in Greene County, Missouri, described on the attached Exhibit A, which is made a part hereof by reference as if set forth herein in haec verba.
- 2.) The said real property is not now a part of any incorporated municipality.
- 3.) The real property is contiguous to the existing corporate limits of the City of Willard, Greene County, Missouri.
- 4.) The Petitioner hereby requests the real property described herein be annexed to, and included within the corporate limits of the City of Willard, Missouri, as authorized by the provisions of Section 71.012 RSMo.

WHEREFORE, the Petitioner requests the Board of Aldermen of the City of Willard, Missouri cause the required notice to be published and to conduct the public hearing required by law, and to thereafter adopt an ordinance extending the limits of the City of Willard, Missouri to include the above-described real estate.

Dated this 25th day of August, 2010.

Dr. Kent Medlin
Dr. Kent Medlin, Superintendent Petitioner

STATE OF MISSOURI)
COUNTY OF Greene) ss

Dr. Janell Royal
Dr. Janell Royal Petitioner
Assistant Superintendent

On this 25th day of August, 2010, before me appeared
Dr. Kent Medlin and Dr. Janell Royal to me personally known to be the person(s)
described in and who executed the foregoing, and acknowledged that he/she/they executed the same as
his/her/their free act and deed.

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

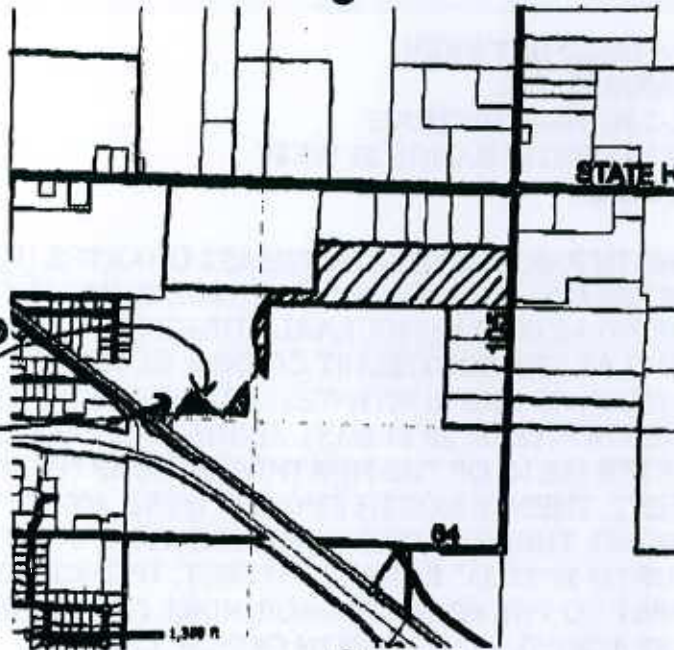


TAMMY J. CONNER
My Commission Expires
February 18, 2014
Greene County
Commission #10937198

Tammy J. Conner
Notary Public

Map

Tract now
owned by
School



Summary

Parcel ID

000723101021

Sec/Twp/Rng

25-30-23

Property Address W STATE HWY O
GREENE COUNTY

District

181

Brief Tract Description

26.62A M/L 51/2 N1/2 NE1/4 (EX N 940 FT M/L W 580 FT M/L) & RGR NR COR REL M NW1/4 E 20 FT S 765.9 FT NWLY 262 FT S 619.7
FT W 1100 FT NWLY 855 FT E 520 FT N 716 FT M/L E TO
(Note: Not to be used on legal documents)

Alternate ID N/A

Class

A

Acres

35.62

Owner Name

CONCO QUARRIES INC

Owner Address

CONCO QUARRIES INC

PO BOX 50888

SPRINGFIELD MO 65805

The sinkhole layer on the map is only intended to show a general location of sink holes and cannot be used to determine the exact locations. Confusion over this has necessitated the removal of this layer.

At sometime in the future we hope to replace this layer with the Lidar photography if possible.

Last Date Updated: 9/24/2010 4:16:28 AM

FOR ATTACHMENT TO A DEED BETWEEN:
GRANTOR: CONCO QUARRIES, INC.
GRANTEE: WILLARD R-2 SCHOOL DISTRICT
SECTION 25, TOWNSHIP 30 NORTH, RANGE 23 WEST
GREENE COUNTY, MISSOURI

A TRACT OF LAND LYING IN PART OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 23 WEST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 25, THENCE NORTH 02°20'31" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 25, 111.50 FEET; THENCE NORTH 88°00'27" WEST, 400.07 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING NORTH 88°00'27" WEST, 406.71 FEET; THENCE NORTH 39°22'33" EAST, 234.55 FEET; THENCE SOUTH 32°49'04" EAST, 323.40 FEET TO THE POINT OF BEGINNING, CONTAINING 37,899 SQUARE FEET (0.87 ACRES), ALL LYING IN GREENE COUNTY, MISSOURI, SUBJECT TO ANY EASEMENTS OR RESTRICTIONS OF RECORD.

