

**RESOLUTION OF THE PLANNING COMMISSION RECOMMENDING APPROVING
A SUBDIVISION FOR THE PROPERTY LOCATED AT 510 SOUTH MILLER ROAD IN
WILLARD, MISSOURI**

WHEREAS, an Application has been submitted by Cornelius Puia for the Emanuel Romanian Christian Church for approval of a subdivision of the property located at 510 South Miller Road Willard, Missouri and legally described in Exhibit A; and

WHEREAS, Exhibit A, is the proposed legal description and

WHEREAS, the recommendation of approval by the Willard Planning and Zoning Commission of this subdivision is conditioned upon the approval and recording of a final subdivision plat legally described in Exhibit A; and

WHEREAS, the Zoning Regulations for the City of Willard, Missouri, requires a Public Hearing before the Planning and Zoning Commission for the approval of a zoning change and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on October 6th, 2026 at 6:00 PM in the Willard City Hall located at, 224 West Jackson Street, Missouri; and

WHEREAS, pursuant to §400.360.B.1, the notification of publication at least fifteen (15) days prior to hearing, posting of notice in three (3) places on property at least ten (10) days prior to hearing, and notice by first class mail to all property owners of record within one hundred eighty-five (185) feet of the property were completed properly for both Public Hearings; and

WHEREAS, all required documentation and payment of the required filing/application fees have been received by the City of Willard.

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

- Section 1: The Planning and Zoning Commission recommended approval for the tract of land, situated at 510 South Miller Road Willard, Greene County, Missouri to be subdivided as provided by the maps in Exhibit B.
- Section 2: The recommended approval of the subdivision by the Planning and Zoning Commission was conditioned upon the approval and recording of the final subdivision plat legally described in Exhibit A.
- Section 3: This Ordinance will become invalid within 360 days if the final plat has not been recorded with the Greene County Recorder of Deeds.
- Section 4: The Planning and Zoning Commission exercised its legislative authority to decide the request to subdivide the property. The Commission evaluated the application to

subdivide, reviewed the evidence presented by proponents, objectors, and staff, and determined that the approval of the subdivision request is for the public benefit and is in compliance with the Master Plan. The approval of the subdivision is also based on a desire to protect adjacent property and ensure consistency with the Willard Comprehensive Plan. The Planning and Zoning Commission made additional findings of fact as noted in the Resolution from the Planning and Zoning Commission.

Marianne Hill, Commission Chair

ATTEST:

Valorie Simpson, Secretary