

A MAJOR SUBDIVISION OF 510 SOUTH MILLER ROAD



AN ORDINANCE TO COMBINE 4.53 ACRES IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI



Rezoned in accordance to 400.350

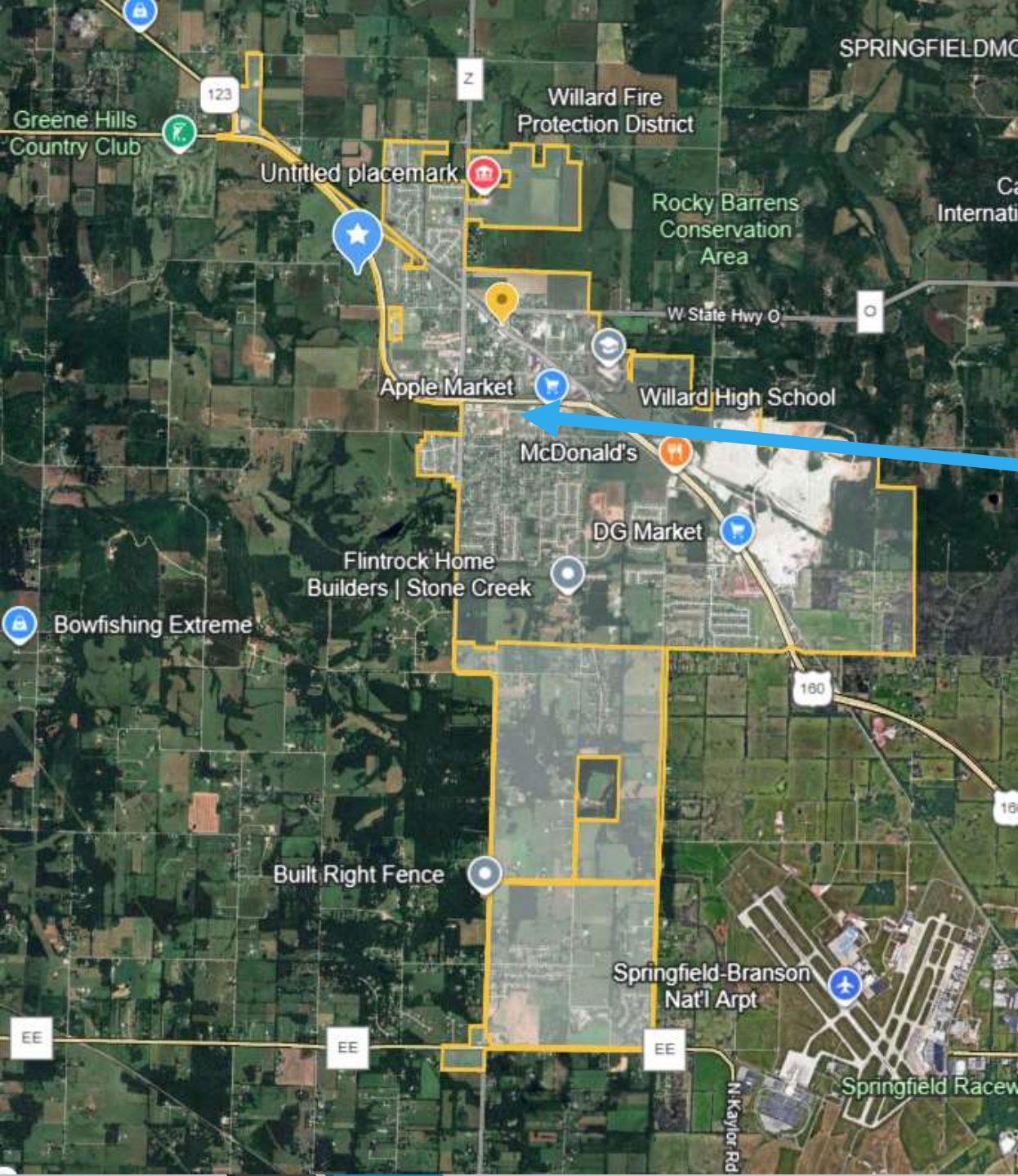
Application filed by owner August 24th, 2026

Public Hearing noticed October 6th, 2026

Public Hearing Planning Commission held
October 6th, 2026

Public Hearing for BOA held October 12th, 2026





**Proposed
subdivision
within Willard
city limits**

PROPER PUBLICATION OF THE PUBLIC HEARING

THE
DAILY
EVENTS
Established 1881
*Invoice &
Affidavit of
Publication*

PUBLIC NOTICE

Notice is hereby given that the Willard Planning and Zoning Commission shall meet on **Tuesday October 6, 2026**, and the City of Willard Alders will meet on **Monday October 12, 2026, at 6:00 pm.** to consider the Final Plat of Emanuel Romanian Christian Church Subdivision. These tracks of land are located at **510 S. Miller** further identified by Greene County Assessor as Parcels **#0725301028, #0726402027, #0725301017, #0725301013, and #0725301012.** The Commissions will take public comments at these meetings. If you are unable to attend these meetings, you are welcome to send any comments in support of, in opposition to, or general inquiries regarding this request for the proposed zone change to Michael Ruesch, Director of Planning and Development at:

City of Willard
P.O. Box 187
Willard, MO 65781
(417) 742-5310
planning@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.

PUBLIC HEARING NOTICES

PUBLIC NOTICE

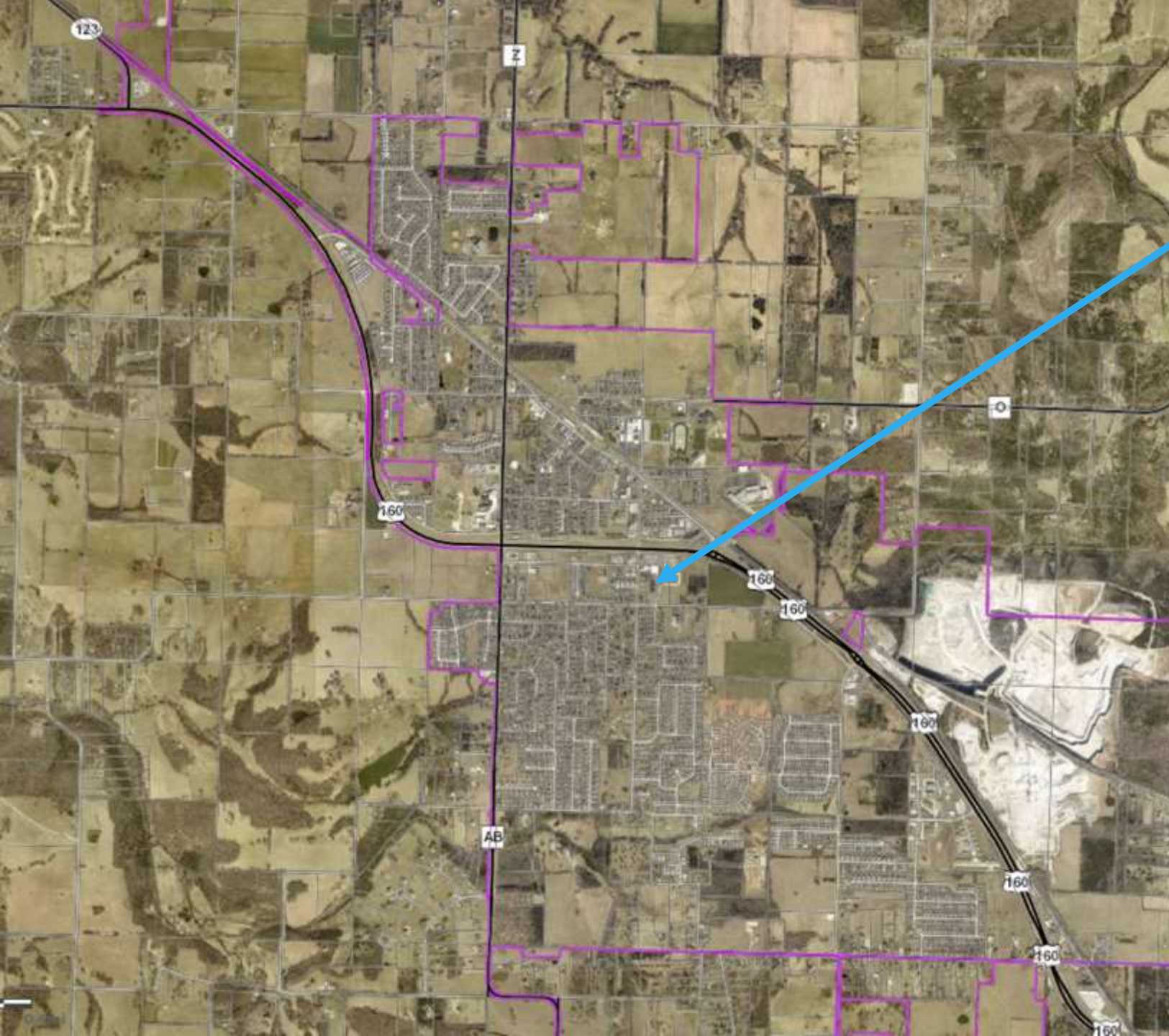
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*Published in The Daily Events
9/10, 2026 (Th)*





FINAL PLAT OF EMANUEL ROMANIAN CHRISTIAN CHURCH SUBDIVISION

NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 25, TOWNSHIP 30 NORTH, RANGE 23 WEST
CITY OF WILLARD, GREENE COUNTY, MISSOURI

OWNER:
EMANUEL ROMANIAN CHRISTIAN CHURCH
510 S. MILLER ROAD
WILLARD, MO 65751

GRID NORTH MISSOURI STATE PLAT
COORDINATE SYSTEM 1983: CENTRAL ZONE
ELEVATION: 1200.00
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
STATION: 0003
ELEVATION: 1200.00
ONE FOOT CONTOUR INTERVAL

PROPERTY DESCRIPTION:

A TRACT OF LAND LYING IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 30 NORTH, RANGE 23 WEST, CITY OF WILLARD, GREENE COUNTY, MISSOURI AND BEING A PART OF BOOK 2012 AT PAGE 04545-12, BOOK 2025 AT PAGE 02298-25 AND BOOK 2025 AT PAGE 02298-25 AND A PART OF GREEN MEADOWS SHOPPING CENTER, A RECORDED SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, RECORDED IN PLAT BOOK 2012 AT PAGE 01, GREENE COUNTY RECORDS OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF SAID GREEN MEADOWS SHOPPING CENTER, THENCE SOUTH 28°40'33" EAST, ALONG THE EAST LINE OF SAID LOT 8, 86.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DANIEL LANE, THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (5) COURSES: (1) SOUTHWESTERLY 152.48 FEET ALONG A 155.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND LENGTH OF SOUTH 31°17'54" WEST, 148.81 FEET; (2) SOUTH 02°32'12" WEST, 38.13 FEET; (3) SOUTHWESTERLY 98.80 FEET ALONG A 190.00 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF SOUTH 32°32'42" WEST, 80.26 FEET; (4) NORTHWESTERLY 112.27 FEET ALONG A 178.55 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF SOUTH 30°18'00" WEST, 116.35 FEET; (5) SOUTH 01°16'00" WEST, 0.96 FEET; (6) SOUTH 47°02'17" WEST, 21.30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NEW MELVILLE ROAD, THENCE NORTH 88°01'33" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 280.81 FEET, THENCE NORTH 40°52'40" WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 30.17 FEET TO THE EAST RIGHT OF WAY LINE OF MILLER ROAD, THENCE NORTH 27°12'41" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 180.51 FEET, THENCE NORTH 87°00'00" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 13.80 FEET, THENCE NORTH 52°25'13" EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 30.81 FEET, THENCE SOUTH 07°44'34" EAST, LEAVING SAID EAST RIGHT OF WAY LINE, 210.80 FEET, THENCE SOUTH 02°32'33" WEST, 145.82 FEET TO THE NORTHEAST CORNER OF SAID LOT 6, THENCE SOUTH 87°42'54" EAST, ALONG THE NORTH LINE OF SAID LOT 6, 190.81 FEET TO THE POINT OF BEGINNING, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, CONTAINING 4.58 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

EMANUEL ROMANIAN CHRISTIAN CHURCH, A MISSOURI NONPROFIT CORPORATION, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE CITY OF WILLARD, MISSOURI, THAT WE FREELY ADAPT THIS PLAN OF SUBDIVISION AND DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE ALL AREAS SHOWN ON THIS PLAN AS STREETS, ALLEYS, RIGHTS-OF-WAY, WALKS, PARKS, EASEMENTS AND OTHER PUBLIC PLACES, EXCEPT THOSE COMMON AREAS SPECIFICALLY IDENTIFIED AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNITS, THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AGENCY. WE FURTHER CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LITIGATIONS OR TRUSTS ON THE PROPERTY CONVEYED HEREIN.

DATE: CORNELIUS FLUA

ACKNOWLEDGMENT:

STATE OF MISSOURI

(IN)

COUNTY OF GREENE)

ON THIS DAY OF 20, BEFORE ME PERSONALLY APPEARED CORNELIUS FLUA, TO ME KNOWN, WHO, DULY SWORN, DO SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN AND THAT THE SAME EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED, IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN GREENE COUNTY, MISSOURI.

NOTARY PUBLIC:

(SEAL)

MY COMMISSION EXPIRES

LEGEND

- | | |
|--|---|
| <ul style="list-style-type: none"> IRON PIN SET CAPPED 1/2" BENCHMARK EXISTING PROPERTY EXISTING RIGHT-OF-WAY MARKER MEASURED PLATING DISBURT WATER LINE SEWER LINE OVERHEAD ELECTRIC LINE UNDERGROUND ELECTRIC LINE UNDERGROUND COMMUNICATION LINE FIBER OPTIC CABLE CHAIN LINK FENCE WOOD PRIVACY FENCE BARBED WIRE FENCE ELECTRIC TRANSFORMER BANTARY SEWER MANHOLE STORM SEWER MANHOLE WATER MANHOLE | <ul style="list-style-type: none"> TELEPHONE POLE RISE HYDRANT WATER VALVE GAS VALVE GAS METER POWER POLE ELECTRIC WATER GUTTER/DOOR FULL BOX SPRO WATER METER GAS METER APR CONDITIONER SIGN LIGHT POLE POST MAIL BOX TREE DECIDUOUS TREE EVERGREEN |
|--|---|

CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION:

I HEREBY CERTIFY THAT THIS SUBDIVISION AS SHOWN ON THIS SURVEY HAS BEEN APPROVED BY THE CITY OF WILLARD, MISSOURI PLANNING AND ZONING COMMISSION THIS DAY OF 20.

EXECUTIVE SECRETARY

CERTIFICATE OF APPROVAL - BOARD OF ALDERMEN:

I, CITY CLERK OF WILLARD, GREENE COUNTY, MISSOURI, HEREBY CERTIFY THAT THE SUBDIVISION SHOWN ON THIS SURVEY WAS ACCEPTED AND APPROVED BY THE BOARD OF ALDERMEN OF THE CITY OF WILLARD BY ORDINANCE NO. ON THE DAY OF 20.

CITY CLERK

CERTIFICATE OF SURVEY AND ACCURACY:

KNOW ALL MEN BY THESE PRESENTS, THAT I, MICHAEL JOHNSON, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, PREPARED BY C.J.W. TRANSPORTATION CONSULTANTS DATED JULY 1, 2024 AND EXAMINED BY MICHAEL JOHNSON, S. NO. 2288 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL JOHNSON, S. NO. 2288 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF WILLARD, GREENE COUNTY, MISSOURI.

DATE: 7/1/2024
C.J.W. L.L.C. 10-300709600

PLAT OF SURVEY FOR
EMANUEL ROMANIAN CHRISTIAN CHURCH, INC.
SEC. 25, TWP. 30 N, RNG. 23 W
WILLARD, GREENE COUNTY, MISSOURI

SURVEY BY: C.J.W. TRANSPORTATION CONSULTANTS, L.L.C.
DATE: 7/1/2024
TWO: 2588 - 1185
CHECKED: C.J.W.
SHEET: 1 OF 1
FILE NO.: 2588



Prepared by
CJW
C.J.W. TRANSPORTATION CONSULTANTS, L.L.C.
3001 S. HARTMAN
Suite 100
Springfield, MO 65803
Tel: 417.886.0628
Fax: 417.886.3402
www.GoCJW.com



UTILITY EASEMENTS
INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTORS ARE RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THEREOF. INFORMATION SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.

NOTES:
DATE OF FINAL PLAT SUBMITTAL: AUGUST 24, 2025
CURRENT ZONING: C-2

