

STAFF REPORT

REQUEST FOR A SUBDIVISION FOR THE PROPERTY LOCATED AT 510 SOUTH MILLER ROAD, WILLARD, MISSOURI.

DATE: OCTOBER 6TH ,2026

FACTS:

File Number: Z-2026-016

Applicant: Cornelius Puia

Property Owner: Emanuel Romainian Christian Church

Location: 510 South Miller Road

Current Parcels: 5

Proposed Parcels: 1

Community Plan Future Land Use Designation: C-2

Surrounding Zoning:

North: C-2

South: R-1

East: C-2

West: R-2

Request: The applicant requests to combine 5 lots of approximately 4.53 acres, forming the revised lot 1 to the Green Meadows Shopping Center.

Existing Conditions: The subject properties are currently located near intersection of Miller Road and New Melville. The property is bordered with commercial parcels on all sides

Community Plan - The Community Plan Future Land Use map designates this area as **C-2** area.

DETAILED ANALYSIS:

Section 400.350 Amendments.

- A. *Amendments Authorized.* The Board of Aldermen may from time to time by ordinance amend, supplement, change, modify or repeal the boundaries of the zoning districts or the regulations herein or subsequently established. The Board of Aldermen must receive the recommendation and report of the Commission before it may take any such action.
- B. *Initiation Of Amendment.* Amendments may be proposed by the Board of Aldermen, the Planning and Zoning Commission or by any person owning or having an interest in property in the City of Willard. If the Board of Aldermen initiates an amendment, the Board's proposal shall be transmitted to the Commission for the Commission's report and recommendation.
- C. *Application For Amendment.* An application for an amendment, along with pertinent data and information as may be required by the Commission, shall be submitted to the Commission at least thirty (30) working days prior to the public hearing to be held by the Commission on the application. Applications for amendments initiated by the Commission or the Board of Aldermen shall be accompanied by a motion of such body pertaining to the proposed amendment. The application shall be submitted on forms provided by the City Clerk and shall contain the following information, dependent on the type of amendment requested:
 - 1. For changes in the zoning district classification (rezoning).
 - a. Applicant's name, address, phone number and interest in the property.
 - b. Owner's name, address and phone number and, if different than the applicant, the owner's signed consent to the filing of the application and authorization for the applicant to act on the owner's behalf.
 - c. The street address of such property and if there is no street address, a sufficient description of the location of said property to enable the ordinary person to determine its location.
 - d. Legal description of the property proposed for rezoning.
 - e. The current zoning classification of the property and current use of the property.
 - f. The amendment or zoning classification requested.
 - g. The names and addresses of all property owners within one hundred eighty-five (185) feet of the subject property. The list of property owners shall be compiled from the property ownership records of the Greene County Assessor's office or by a title company authorized to issue title policies in the State of Missouri.
 - h. Such additional information that the Commission may, by rule, require.
 - i. Application fee in the amount of fifty dollars (\$300.00).
 - 2. For text amendments.

- a. The name, address and phone number of the applicant.
 - b. The Section of the text of the ordinance proposed to be amended.
 - c. The wording of the proposed amendment.
 - d. An identification of any property owned, controlled or occupied by the applicant that would benefit by the proposed amendment.
 - e. An explanation of the extent to which other properties in the City that are subject to the regulations proposed to be amended would be affected by the proposed amendment.
 - f. Application fee in the amount of fifty dollars (\$300.00).
- D. *Public Hearing Before Commission.* The Commission shall hold a public hearing on all proposed amendments in zoning district classifications or the text of this Chapter. Notice of public hearing shall be provided in accordance with the requirements of Section 400.360. The applicant or his/her agent shall present evidence to the Commission in regard to the applicant's request for the amendment.
- E. *Commission Recommendations.* Within thirty (30) days after the public hearing, except when the applicant requests the amendment be tabled, the Commission shall make one (1) of the following recommendations in connection with the proposed amendment in zoning district classification or the text of this Chapter:
1. Recommend against the proposed subdivision;
 2. Recommend a subdivision;
 3. Recommend a subdivision together with recommendations that, in the judgment of the Commission, will protect adjacent or other affected property and ensure that the proposed amendment is consistent with the intent of this Chapter and the Willard Comprehensive Plan.
- F. *Report Of Commission Action Taken.* The Commission shall make written findings of fact on the proposed amendment and shall submit same together with its recommendations to the Board of Aldermen. The Commission shall not, however, forward its recommendations to the Board of Aldermen when at the meeting before the Commission the applicant or his/her agent did not appear and present evidence in regard to the applicant's request for the amendment.
- G. *Public Hearing Before Board Of Aldermen.* A public hearing shall be held before the Board of Aldermen before adopting any proposed amendment, change, supplement or repeal to this Chapter. Notice of public hearing shall be made in accordance with the requirements of Section 400.360.
- H. *Evidentiary Matters Before Board Of Aldermen.*

1. No person shall present testimony to the Board of Aldermen which is substantially different from that presented to the Commission at its hearing on the matter and no exhibit will be accepted by the Board of Aldermen that has not been presented to the Commission at its hearing on the matter. However, this Subsection is not intended to prevent the introduction of new testimony, new exhibits or other new evidence when there is a clear showing, as determined by a majority of the Board of Aldermen, that the introduction of such evidence before the Commission was not in good faith, reasonably possible.
2. Should a person present testimony that is substantially or materially different from that presented to the Commission at its hearing on the matter or should an exhibit be offered that has not been presented to the Commission at its hearing on the matter, subject to the exception contained in Subsection (H)(1), any person on the opposing side of the matter before the Board of Aldermen may claim prejudice from such presentation or offering and the Board of Aldermen shall upon such a claim have sole discretion to determine whether the person claiming prejudice has in fact been prejudiced from such presentation or offering. Upon a determination that a prejudice exists, the Board of Aldermen shall refer the matter back to the Commission for a new notice and public hearing.

I. *Actions Of Board Of Aldermen.*

1. When the Commission has recommended a subdivision of parcels or the text of this Chapter together with recommendations for additional requirements pursuant to Subsection (E)(3), the Board of Aldermen shall have the discretion to accept, reject or make other or additional requirements. Any such requirements shall become a part of the ordinance changing the zoning classification of such property or the text of this Chapter. Such requirements regarding a change in zoning district classification shall be considered as an amendment to this Chapter insofar as it is applicable to such property. Such requirements shall be considered as conditions precedent to the granting of a certificate of occupancy and there shall be compliance with such requirements before a certificate of occupancy will be issued by the City Clerk for the use or occupancy of the building, land or structure on such property.
2. The Board of Aldermen shall not consider any zoning classification for a property in cases which involve a change from an existing zoning classification to another other than the zoning classification requested in the amendment application or the zoning classification expressly stated as considered by the motion of the Commission in its written report to the Board of Aldermen. If the applicant files a written request with the City Clerk prior to the final action of the Board of Aldermen stating that the applicant will pay the fees set forth for a zoning amendment application, then the Board of Aldermen may consider such different zoning classification only after referring the written request to the Commission for new public hearing and after receipt of the Commission's written report and decision and after new notice and public hearing before the Board of Aldermen.

- J. *Limitations On subdivision Applications.* No application for subdivision of any tract, lot or parcel of land shall be allowed prior to the expiration of six (6) months from the time the Board of Aldermen shall have finally acted on any application for subdivision of all or any part of the same lot, tract or parcel, unless the application previously acted upon was initiated by the Commission or the Board of Aldermen or unless the applicant can demonstrate substantial change in condition that should warrant consideration of a new application.

STAFF RECOMMENDATION:

The proposed subdivision request is compatible with the existing parcels. The surrounding area has a mixture of zoning districts including, AG, and R-1. This development will be a single-family residence which is compatible with the proposed zoning

Staff recommends approval of the subdivision request.

BACKUP DOCUMENTATION:

Staff Report Exhibit 1- Subdivision Application

Staff Report Exhibit 2- Published Notice 15 days prior to hearing, Posting Notice in 3 places on property 10 days prior to hearing, 1st class mailing of owners within 185 feet.

Staff Report Exhibit 3- Community Plan Preferred Land Use

Staff Report Exhibit 4- Vicinity Maps

Staff Report Exhibit 5- Subdivision Exhibit

EXHIBIT #1

Final Plat of Emanuel Romanian Christian Church Subdivision

Final-review saved.

Application Summary

Submitted:
08/24/2026

Approved:
09/17/2026

Approval

APPROVED

Review Status

Reviewing

Approved

Denied

Notes for the Applicant

Sent to the applicant when a final review is made.

Save Review

Review History

In a few seconds

Approved by Michael Ruesch

08/31/2026 10:27 am

Set to Reviewing by Michael Ruesch

Plan Reviews

Start a plan review

Permit Overview

Permit Type

Subdivision

Status

Active

Contacts

cornelius@stc-info.net

Edit

Permit/License #

Z - 2026-016

Reference #

22dc3b40-9fed-11f1-a31e-4542d32374a4

PIN

864944409

8:01 am (in a few seconds) → cornelius@stc-info.net

Fee payment required for Subdivision

View all email logs

Inspections

Create an inspection project

New Inspection

Fee Classification

General

Term & Fees Overview

09/17/2026 - 09/16/2027

View/Edit

Application Status

Awaiting Payment

Fees

Major Subdivision	\$75.00
Final Plat - Commercial	\$705.00
Subtotal	\$780.00
Amount Paid	\$0.00

Full payment history

Messages

Sent the applicant a new message...

Sent by Michael Ruesch • Aug 31 at 10:27 am

The plat needs to read lot 1 of the Green Meadows Shopping Center. Is the address for the lot going to be 510 South Miller Road?

Applicant Yes

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.

EXHIBIT 3





NORTHWEST QUARTER OF THE SOUTHWEST QUARTER
SECTION 25, TOWNSHIP 30 NORTH, RANGE 22 WEST
CITY OF WILLARD, GREENE COUNTY, MISSOURI

GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983 ZONE
ELEVATION BASED ON

SECTION 2, TOWNSHIP 30 NORTH, RANGE 20 WEST, CITY OF WILLARD, GREENE COUNTY, MISSOURI AND BEING A PART OF BOOK 2012 AT PAGE 1646-65, 21 BOOK 2238-82, 25 AND BOOK 2025 AT PAGE 2226-28, 25 AND A PART OF GREEN MEADOWS SHOPPING CENTER, A RECREATED SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, RECORDED IN PLAT BOOK NW AT PAGE 37, GREENE COUNTY RECORDERS OFFICE BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

[illegible]

EMMANUEL KOLMANIAN CHRISTIAN CHURCH, A NONPROFIT CORPORATION, HEREBY CERTIFIES THAT THE ABOVE PROPERTY IS THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS OWNED BY THE CHURCH, AND IS NOT BEING OFFERED FOR SALE OR RENT. THE PLAN OF PLATTING AND RECORD IS, AND CONVEYS TO THE PUBLIC FOR PUBLIC USE, ALL AREAS SHOWN ON THIS PLAT AS EASES, IS ALLEY, NORTH-90-00-00, VARIOUS PARCELS, EASEMENTS AND OTHER PUBLIC PLACES, EXCEPT THOSE COMMON AREAS SPECIFICALLY OWNED AND THAT WILL REMAIN AT SUCH AREAS UNTIL THE OTHER OF DISPOSITION IS AGREED AND THAT THE WILL REMAIN AT SUCH AREAS UNTIL THE OTHER OF DISPOSITION IS AGREED BY THE APPROPRIATE PUBLIC AGENCY. WE FURTHER CERTIFY THAT THERE ARE NO OTHER ACTIONS/CLAIMS OR RIGHTS ON THE PROPERTY COVERED HEREON.

ACKNOWLEDGMENT

STATE OF MISSOURI
1829

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED CORNELIUS
PLIA, TO ME KNOWN, WHO, DULY SWORN, DID 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 _____

MY COMMISSION EXPIRES

	Prepared by 
WILLARD GREENE COUNTY, MISSOURI SEC 25, T10P 30N R10E 23W	
EMANUEL ROMANIAN CHRISTIAN CHURCH, INC.	
JOB INFORMATION JOB NO. 12345 DATE 12/31/2025 SHEET 1 OF 1	CLIENT INFORMATION CLIENT NAME WILLARD GREENE COUNTY, MISSOURI CLIENT ADDRESS 12345 MAIN ST, JEFFERSON, MO 64501 CLIENT PHONE (314) 555-1234 CLIENT FAX (314) 555-5678 CLIENT EMAIL info@willardgreencounty.org

Prepared by:

CJM

CJM Transportation Consulting
Federal Facilities Administration
1000 17th St NW
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Washington, DC 20036
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Fax: 202-462-1001
www.CJMinc.com

EMANUAL

SEE

WILLARF

SHIRLEY R
CUB

DATE 11/2/77

CHK. 59680 - T

177-285-3400
177-680-1452
BURNS, L.L.C.
2220 W. 0000th
CM

[illegible]

STAN CHURCH, INC.
RNG. 23 W
JUNTY, MISSOURI

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EXHIBIT 5 SEE APLICATION PRESENTATION