

A REZONE FROM R-1 TO MU AT 404 BEAM ST, WILLARD MO



**AN ORDINANCE TO REZONE 404 BEAM
STREET CONTAINING 1.27 ACRES FROM R-
1 TO MU IN THE CITY OF WILLARD,
GREENE
COUNTY, MISSOURI**



LEGAL REQUIREMENTS PURSUANT TO §71.012

Original Application filed by owner March 31, 2026

Public Hearing noticed April 3, 2026

Planning Commission Public Hearing held April 21, 2026

Board of Aldermen Public Hearing held April 27, 2026





**Location of
property in
Willard, Greene
County MO**

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 April 21, 2026, and the City of Willard Alders will meet on Monday April 27, 2026, at 6:00 p.m. to consider the rezoning request of a City of Willard parcel of property from R-1 Single-Family Residential District to Mixed Use District (MU). This parcel is located at 404 E. Beam St, further identified by Greene County Assessor as Parcel #0725201016. The Commission 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.

Date(s): 4/3, 2026 Vol/No(s): 146/3

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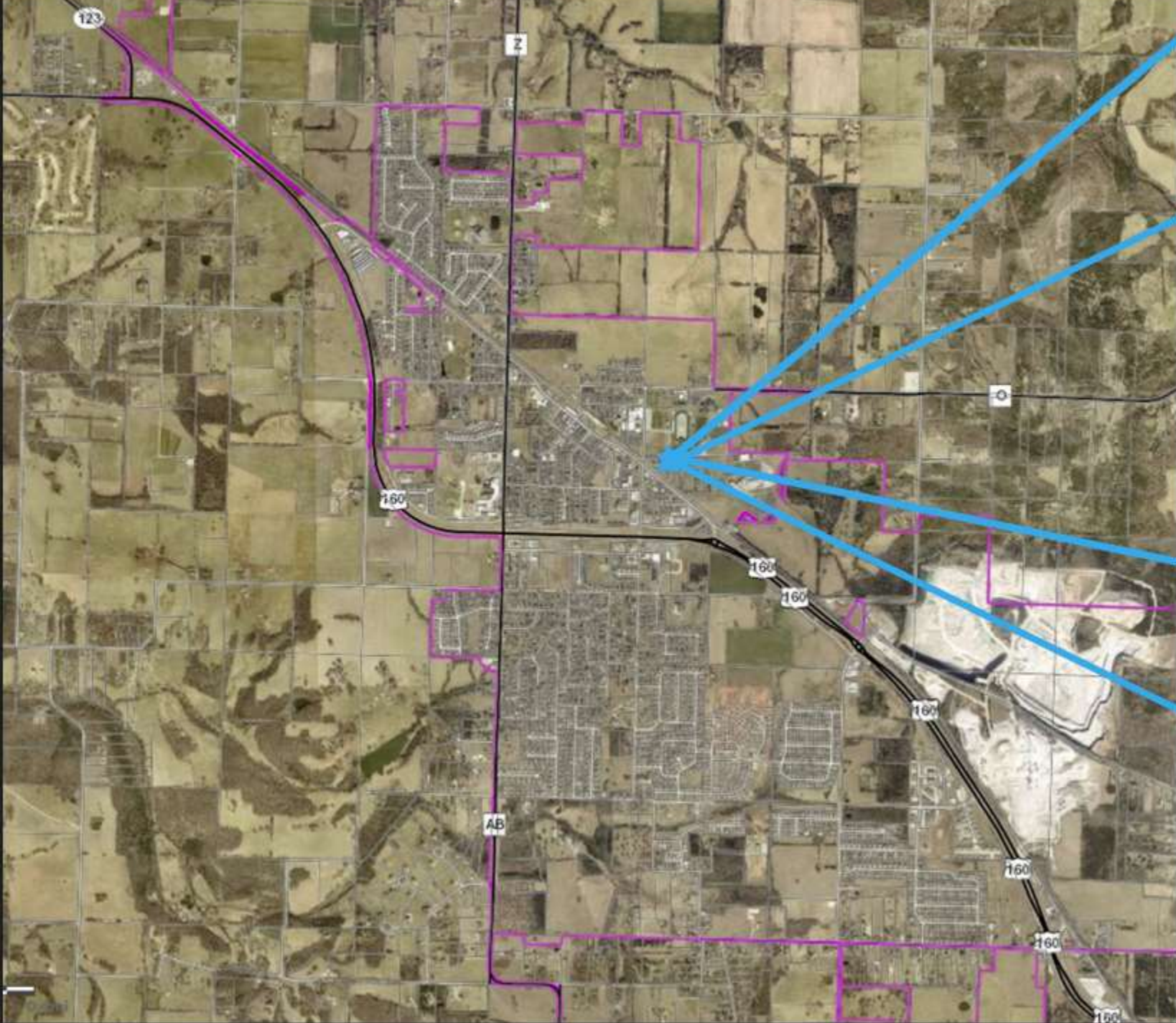
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4/3, 2026 (F)







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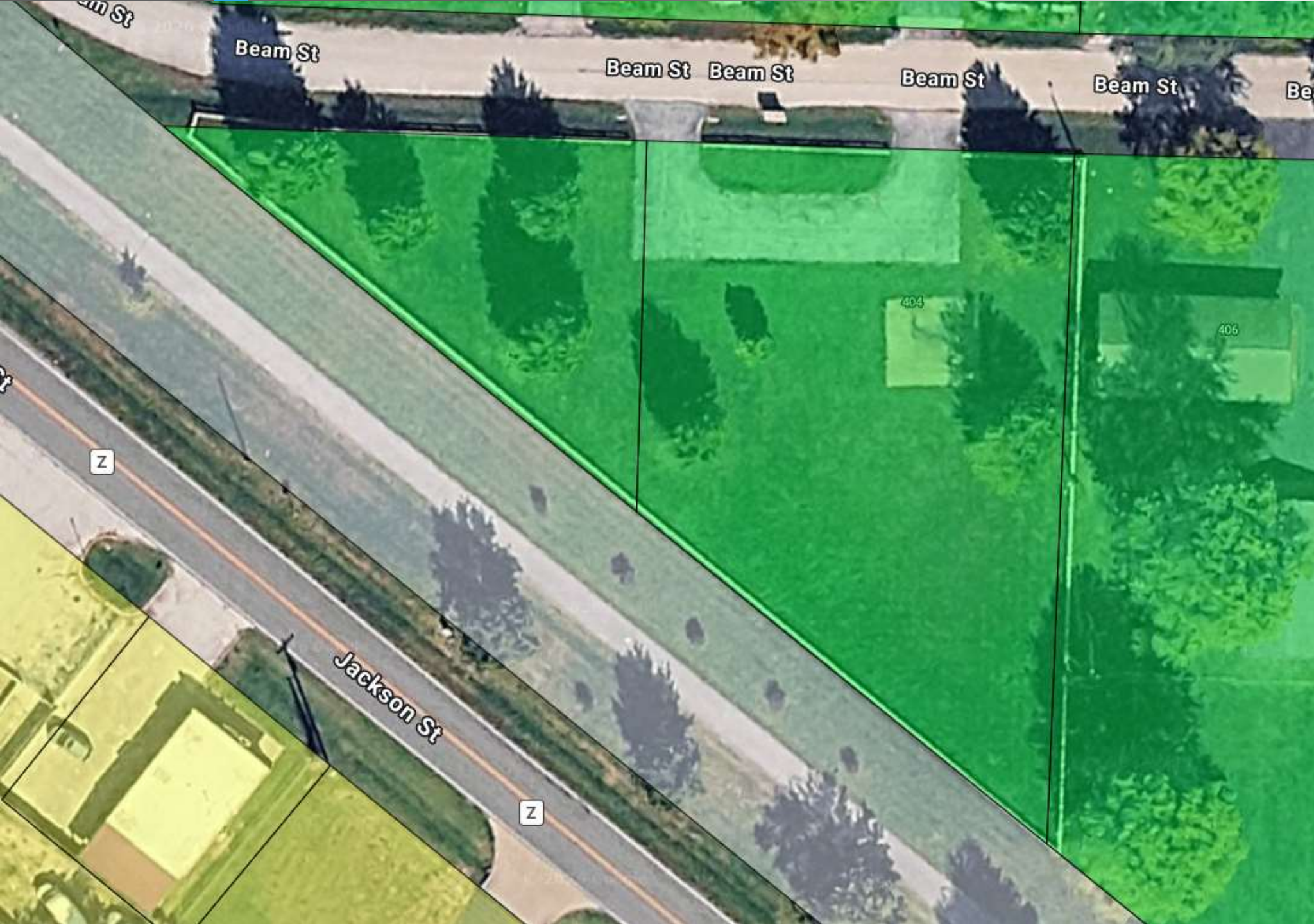
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Coming Home
Real Estate

Jackson St




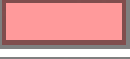













Legend 

 10 ft

Official Zoning Map

ZONING

- (blank) 
- AG 
- C1 
- C2 
- M1 
- M2 
- MU 
- PDD-R1 
- PDD-R3 
- R1 
- R2 
- R3 
- R4 



P & Z Meeting Minutes from April 21, 2026

- **404 Beam Rezone**
- Celeen Thedell suggested that we put some limitation on the re-zoning, by not allowing tobacco or liquor sells. Motion made by Jeff LaMontia, seconded by Marianne Hill to approve. Voting aye: Valorie Simpson, Steve Cobb, Marianne Hill, Jeff LaMontia, Celeen Thedell and Burnis Coleman. Motion carried 6-0

BOA Meeting Minutes From April 27, 2026

- **PUBLIC HEARING FOR A. ORDINANCE OF THE CITY OF WILLARD, MISSOURI APPROVING THE ZONING CHANGE FROM R-1 TO MU FOR THE PROPERTY LOCATED AT 404 BEAM STREET IN WILLARD, MISSOURI**
- Planning and zoning Mike Ruesch, property at 404 Beam 1.27 acres R1 to MU. April 1st application filed 21st public hearing. Mike Ruesch read an email from Citizen Judith Mcgarthy strongly opposing the zone change from R1 to MU this would change level of traffic, additionally cost of property would decline. Steve Cobb would like to see the BOA tabled this zoning change. Elizabeth Riebold traffic is already very high in this area, and it would increase, the improvements recently done have been damaged twice safety in the area is already unsafe. Mike McCrosky this street is hard to turn in and out of already, notices need to be larger did not see until today. Darin Stribcing this street is going to be a nightmare to get in and out of. Shawn Baker delivery trucks will have issues, and this is a dead end street, not safe for the kids.

Board must review:

- Zoning conforms to Willard Conceptual Plan
- Meets the criteria for the proposed Zoning

