RESOLUTION NO. 26-13

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

WHEREAS, an application has been submitted by Cornelius Puia in behalf of 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 contains the legal description of the property proposed for subdivision; 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 preliminary 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 subdivision and a Public Hearing before the Board of Aldermen; and

WHEREAS, a Public Hearing was held before the Willard Planning and Zoning Commission on November 17th , 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 preliminary 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 reviewed the application and recommended

approval based upon the findings contained in this Resolution. 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.

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Marianne Hill, Commission Chair

ATTEST:

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Valorie Simpson, Secretary

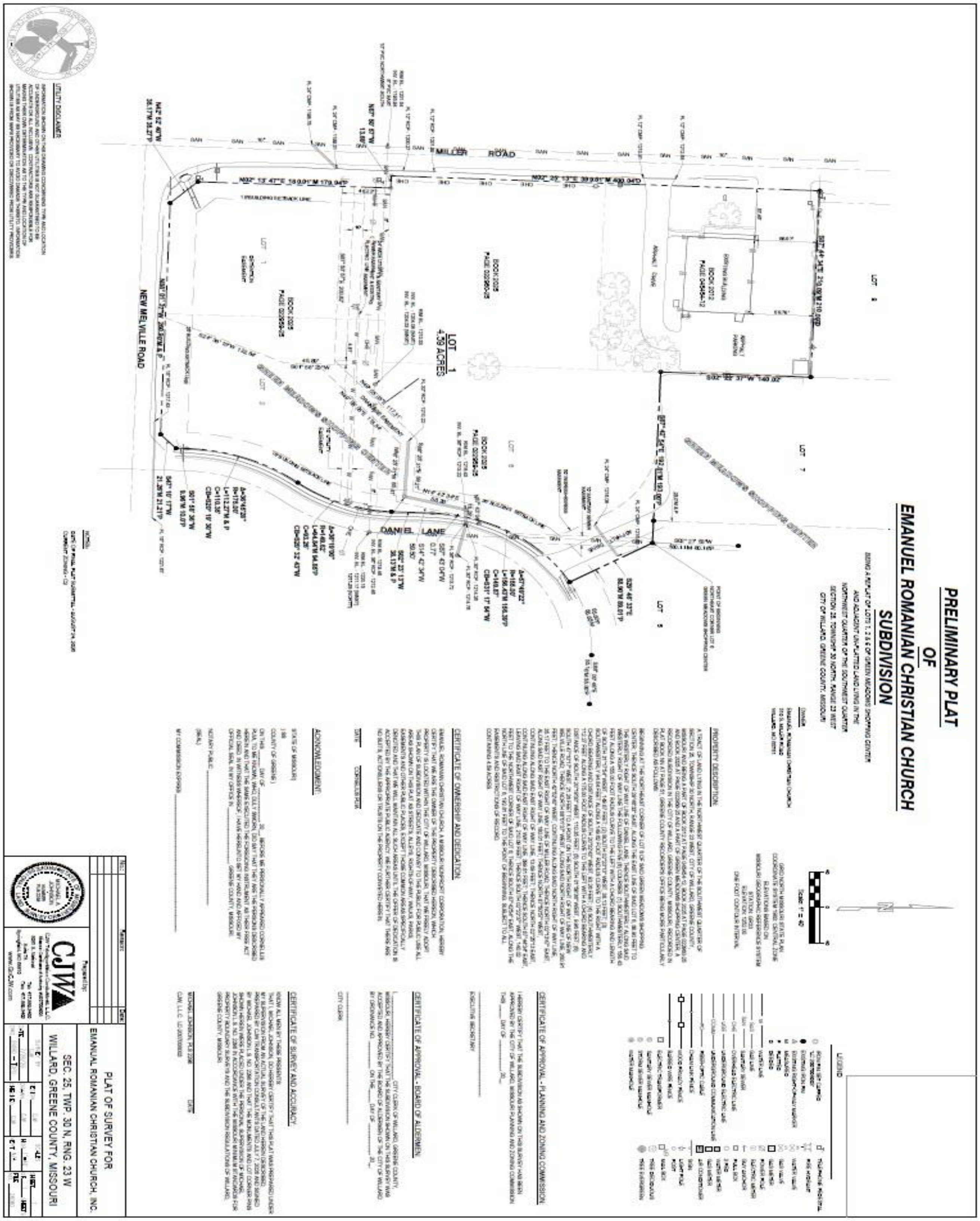
Exhibit A

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 045454-12, BOOK 2025 AT PAGE 022960-25 AND BOOK 2025 AT PAGE 022958-25 AND A PART OF GREEN MEADOWS SHOPPING CENTER, A RECORDED SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, RECORDED IN PLAT BOOK NN AT PAGE 51, GREENE COUNTY RECORDER'S OFFICE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6 OF SAID GREEN MEADOWS SHOPPING CENTER; THENCE SOUTH 29°46'33" EAST, ALONG THE EAST LINE OF SAID LOT 6, 88.90 FEET TO THE WESTERLY RIGHT OF WAY LINE OF DANIEL LANE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE THE FOLLOWING FIVE (6) COURSES: (1) SOUTHWESTERLY 156.43 FEET ALONG A 155.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND LENGTH OF SOUTH 31°17'54" WEST, 149.87 FEET; (2) SOUTH 02°23'13" WEST, 38.13 FEET; (3) SOUTHWESTERLY 94.84 FEET ALONG A 149.62 FOOT RADIUS CURVE TO THE RIGHT WITH A CHORD BEARING AND DISTANCE OF SOUTH 20°32'43" WEST, 93.26 FEET; (4) SOUTHWESTERLY 112.27 FEET ALONG A 175.00 FOOT RADIUS CURVE TO THE LEFT WITH A CHORD BEARING AND DISTANCE OF SOUTH 20°19'30" WEST, 110.35 FEET; (5) SOUTH 01°58'36" WEST, 9.96 FEET; (6) SOUTH 47°10'17" WEST, 21.26 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NEW MELVILLE ROAD; THENCE NORTH 88°01'37" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 260.91 FEET; THENCE NORTH 42°52'40" WEST, CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE, 35.17 FEET TO THE EAST RIGHT OF WAY LINE OF MILLER ROAD; THENCE NORTH 02°13'47" EAST, ALONG SAID EAST RIGHT OF WAY LINE, 180.01 FEET; THENCE NORTH 87°50'57" WEST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 13.69 FEET; THENCE NORTH 02°25'13 EAST, CONTINUING ALONG SAID EAST RIGHT OF WAY LINE, 399.61 FEET; THENCE SOUTH 87°44'34" EAST, LEAVING SAID EAST RIGHT OF WAY LINE, 210.09 FEET; THENCE SOUTH 02°22'37" WEST, 140.02 FEET TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 87°42'54" EAST, ALONG THE NORTH LINE OF SAID LOT 6, 192.81 FEET TO THE POINT OF BEGINNING. SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
CONTAINING 4.59 ACRES.

Exhibit B


PRELIMINARY PLAT
OF
EMANUEL ROMANIAN CHRISTIAN CHURCH
SUBDIVISION
MILLER ROAD
NEW MELVILLE ROAD
DANIEL LANE
LOT 1
4.39 ACRES
PROPERTY DESCRIPTION
CERTIFICATE OF OWNERSHIP AND DEDICATION
ACKNOWLEDGEMENT
CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION
CERTIFICATE OF APPROVAL - BOARD OF ALDERMEN
CERTIFICATE OF SURVEY AND ACCURACY
LEGEND
CJW
PLAT OF SURVEY FOR
EMANUAL ROMANIAN CHRISTIAN CHURCH, INC.
SEC. 25, TWP. 30 N, RNG. 23 W
WILLARD, GREENE COUNTY, MISSOURI