STAFF REPORT

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

DATE: NOVEMBER 17TH ,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

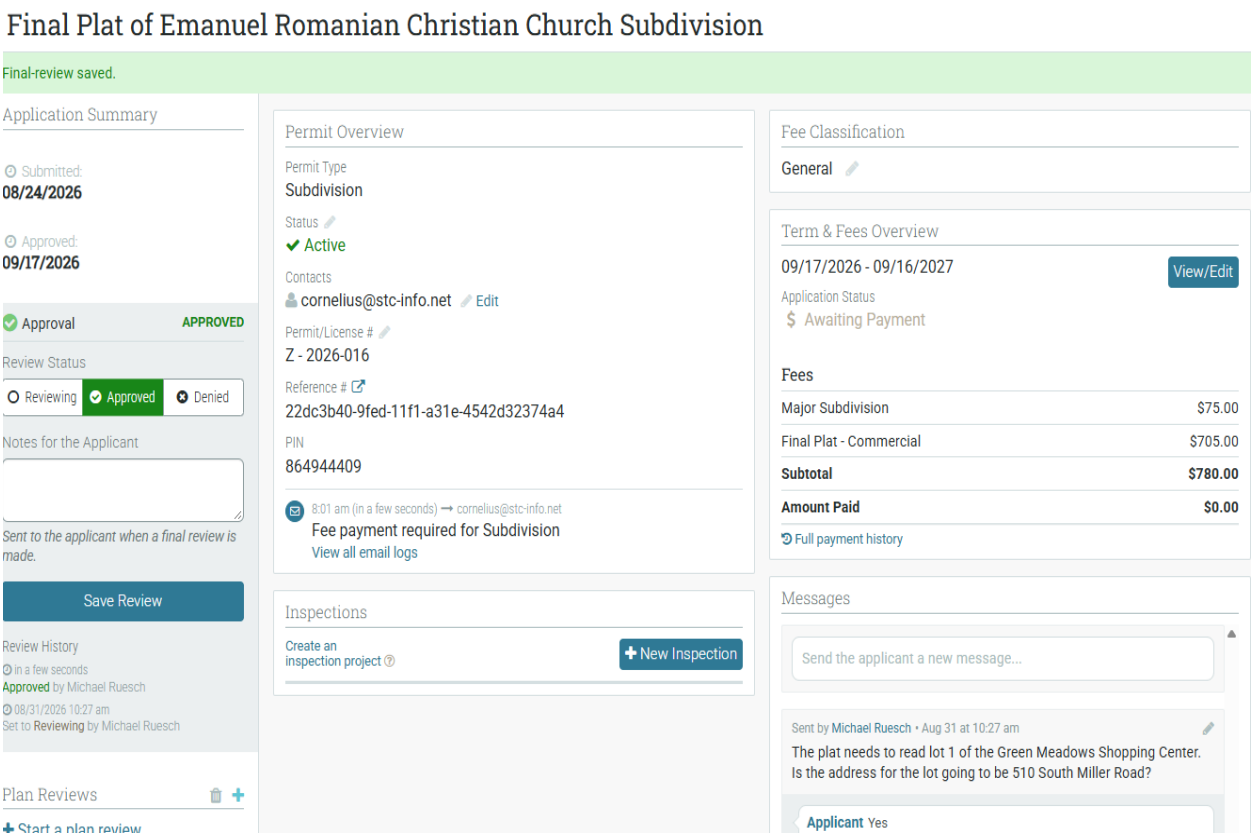

Final Plat of Emanuel Romanian Christian Church Subdivision
Final-review saved.
Application Summary
Submitted:
08/24/2026
Approved:
09/17/2026
Approval
APPROVED
Review Status
Reviewing
Approved
Denied
Notes for the Applicant
Sent to the applicant when a final review is made.
Save Review
Review History
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
Send 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

EXHIBIT 2

PUBLIC NOTICE

Notice is hereby given that the **Willard Planning and Zoning Commission** shall meet on **Tuesday November 17, 2026**, and the **City of Willard Alders** will meet on **Monday November 23, 2026, at 6:00 p.m**. to consider the Preliminary Plat of Emanuel Romanian Christian Church Subdivision. These tracks of land are 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

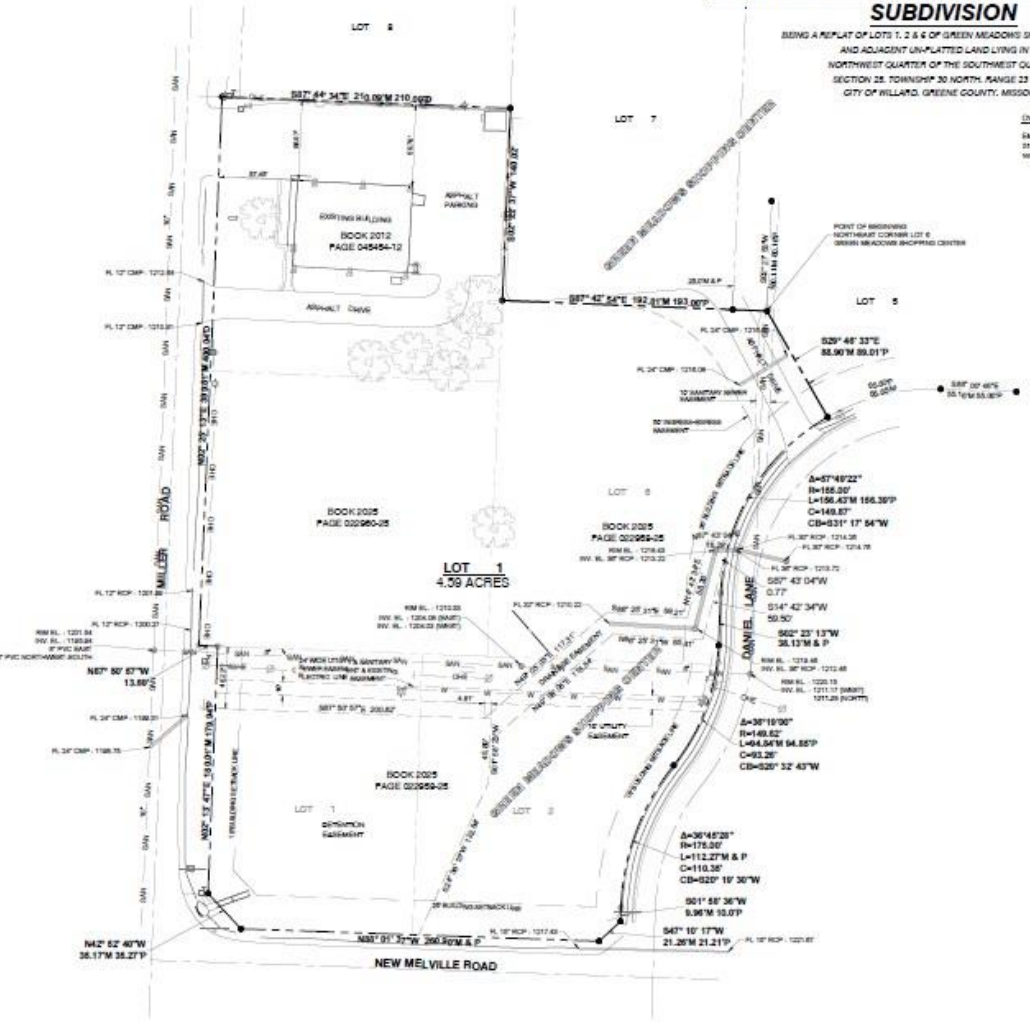


EXHIBIT 4


Miller R
Miller Rd
Ct
Miller Rd
Daniel Ln
1974.0 ft
Daniel Ln
Farm Rd 84
E Ne

PRELIMINARY PLAT
OF
EMANUEL ROMANIAN CHRISTIAN CHURCH
SUBDIVISION

BEING A REPLAT OF LOTS 1, 2 & 6 OF GREEN MEADOWS SHOPPING CENTER
AND ADJACENT UN-PLATTED LAND LYING IN THE
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
310 S. Miller Road
Willard, MO 65781

Scale: 1" = 40'

GRID NORTH MISSOURI STATE PLAN
COORDINATE SYSTEM 1983 CENTRAL ZONE
ELEVATIONS BASED ON
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
STATION: GR33
ELEVATION: 1252.00
ONE FOOT CONTOUR INTERVAL

LEGEND

- IRON PIN SET CAPPED "LS 2006019083"
- EXISTING IRON PIN
- EXISTING RIGHT-OF-WAY MARKER
- M MEASURED
- P PLATTED
- D DEEDED
- W WATER LINE
- GAS GAS LINE
- SAN SANITARY SEWER
- OHE OVERHEAD ELECTRIC LINE
- UGE UNDERGROUND ELECTRIC LINE
- UGT UNDERGROUND COMMUNICATION LINE
- FO FIBER OPTIC CABLE
- CHAIN LINK FENCE
- WOOD PRIVACY FENCE
- BARBED WIRE FENCE
- ELECTRIC TRANSFORMER
- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- WATER MANHOLE
- TELEPHONE PEDESTAL
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- GAS METER
- POWER POLE
- ELECTRIC METER
- GUY ANCHOR
- FLAG
- WATER METER
- GAS METER
- AIR CONDITIONER
- SIGN
- LIGHT POLE
- POST
- MAIL BOX
- TREE DECIDUOUS
- TREE EVERGREEN

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 022959-25 AND A PART OF GREEN MEADOWS SHOPPING CENTER, A RECORDED SUBDIVISION IN THE CITY OF WILLARD, GREENE COUNTY, MISSOURI, RECORDED IN PLAT BOOK 9N 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 (5) 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, 36.13 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, 110.38 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 89°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, 399.81 FEET; THENCE SOUTH 87°46'34" EAST, LEAVING SAID EAST RIGHT OF WAY LINE, 210.09 FEET; THENCE SOUTH 02°12'25" 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.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

EMANUEL ROMANIAN 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 ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE AND CONVEY TO THE PUBLIC FOR PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, RIGHTS-OF-WAY, WALKS, PARKS, EASEMENTS AND OTHER PUBLIC PLACES, EXCEPT THOSE COMMON AREAS SPECIFICALLY DENOTED AND THAT WE WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THIS APPROPRIATE PUBLIC AGENCY. WE FURTHER CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS OR TRUSTS ON THE PROPERTY CONVEYED HEREIN.

_____ _____
DATE CORNELIUS PUIA

ACKNOWLEDGMENT:

STATE OF MISSOURI)
) SS
COUNTY OF GREENE)

ON THIS _____ DAY OF _____, 20__, BEFORE ME PERSONALLY APPEARED CORNELIUS PUIA, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN AND THAT THE SAME EXECUTED THIS 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 _____

CERTIFICATE OF APPROVAL - PLANNING AND ZONING COMMISSION:

I HEREBY CERTIFY THAT THE 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 CJW TRANSPORTATION CONSULTANTS DATED JULY 7, 2026 AND SIGNED BY MICHAEL JOHNSON L.S. NO. 2298 AND THAT THE MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF MICHAEL JOHNSON L.S. NO. 2298 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AND THE SUBDIVISION REGULATIONS OF WILLARD, GREENE COUNTY, MISSOURI.

_____ _____
MICHAEL JOHNSON, PLS 2298 DATE
CJW, L.L.C. LC 2007009003

UTILITY DISCLAIMER

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 THERETO. INFORMATION SHOWN IS FROM MAPS PROVIDED OR DISCOVERED FROM UTILITY PROVIDERS.

NOTES:
DATE OF FINAL PLAT SUBMITTAL - AUGUST 24, 2026
CURRENT ZONING - C2

No.:	Revision:	Date:

Prepared by:
CJW Transportation Consultants, L.L.C.
Missouri Certificate of Authority #2007009003
3201 S. National
Suite 75
Springfield, MO 65810
Tel: 417.882.3400
Fax: 417.882.3402
www.GoCJW.com

PLAT OF SURVEY FOR
EMANUAL ROMANIAN CHRISTIAN CHURCH, INC.

SEC. 25, TWP. 30 N, RNG. 23 W
WILLARD, GREENE COUNTY, MISSOURI

EXHIBIT 5 SEE APLICATION PRESENTATION