



GREENE COUNTY COMMISSION

HAROLD BENGSCHE
COMMISSIONER 1ST DISTRICT

BOB CIRTIN
PRESIDING COMMISSIONER

ROSEANN BENTLEY
COMMISSIONER 2ND DISTRICT

PLEASE CHECK & RETURN

[Handwritten signatures and initials]
PC
RB
CB

MINUTES
Commission Court Session
Greene County Commission Office
October 3, 2016
9:30 a.m.

Four documents were submitted and are attached herein as Exhibits A, B, C, and D.

Presiding Commissioner Bob Cirtin called the meeting to order.

Kevin Barnes, Resource Management Director, led in prayer and the Pledge of Allegiance.

Roll Call – Upon Roll Call, the following Commissioners were present:

Present: Bob Cirtin, Harold Bengsch, Roseann Bentley

Absent: None

Commissioner Bentley moved to approve the minutes of the previous Commission Court Session. Commissioner Bengsch seconded the motion and it was unanimously approved.

Aye: Bengsch, Bentley and Cirtin. Nay: None. Abstain: None. Absent: None

Chamber Economic Development Update

Chamber President Matt Morrow reported on a new project for the Chamber which is the Vital Farms Groundbreaking. This project began in Austin, Texas in 2007. There are 100 family owned farms that are incorporated in this project. The new facility being constructed by Vital Farms will be an 82,000 square foot building in Greene County that will create 50 new positions. Mr. Morrow stated the company commented on the suitable area and the partnership approach as being instrumental in selecting Greene County for new construction.

There have been eight new projects announced this year by the Chamber, with 322 new jobs that will generate 14.3 million dollars in payroll.

Mr. Morrow commented on the recent Greenville, South Carolina Leadership Conference having been very productive and well received by attendees.

Missouri Job Center Update

Megan Short, Public Information Officer for the Missouri Job Center, stepped in for Mary Ann Rojas and updated the Commission on the upcoming hiring events and youth roundtable discussion. Student loans have been a topic of discussion with the youth events. Ms. Short informed the Commission of the 2016 Employ Ability Summit and Awards luncheon to take place Thursday, October 20, 2016, at the Old Glass Place in Springfield, Missouri. Ms. Short indicated Greene County is tied with Christian County at 4.5% for the lowest unemployment rate in the area.

Missouri State University Extension Center Update

Civic Communication Specialist David Burton provided the Commission with the University of Missouri Extension Center Newsletter (Exhibit A).

Mr. Burton recapped the Salute to Century Farms fundraiser event that was held September 26, 2016, and reminded the Commission of the Agriculture Tour scheduled for November 17, 2016.

Top Branch Awards Presented

Commissioner Cirtin read the nomination summaries for the October Top Branch employee recognition awards. Recipients of the October awards were Tamara Shodde, Greene County Building Operations; Bruce Waterman, Greene County Prosecutor's Office; Deputy Dustin Kendrick, Greene County Sheriff's Office; and Crystal Richards, Greene County Highway Department. Certificates were presented to the four recipients and pictures were taken.

Proclamation Presented

Commissioner Cirtin read the proclamation recognizing Greene County employee Dave Dunn in recognition of his 5th Dan in Shinsie Hapkido as a Master Instructor. Mr. Dunn leads Karate for Christ International, a faith based martial arts organization dedicated to promoting faith and family values in addition to quality martial arts instruction.

Planning and Zoning Division Report

Supervisor Kent Morris said the Division of Planning and Zoning has seen an increase in business in the month of September, 2016. One plat permit with 100 to 150 lots was issued.

Request to Rezone, Planning Board Case No. 1919, Killarney Cliffs LLC c/o Jared Rasmussen (Olsson Associates), applicant.

Commissioner Cirtin introduced parameters of presenting Planning and Zoning requests to the Planning and Zoning Board and the Greene County Commission. He invited Kent Morris to take up the request to rezone, Planning Board Case No. 1919. Mr. Morris presented the Commission with Exhibit B, outlining the description and usage of the property at 6405 S. Campbell Avenue, Springfield, Missouri, with conditions.

Mr. Morris indicated that this case was tabled at the August 2016 hearing to allow the applicant to meet with neighbors regarding concerns. Some out buildings were omitted from the original request following the meeting to address concerns such as a restaurant and event center. Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1919. Mr. Jared Rasmussen of Olsson Associates, presented the Commission with a revised response to the neighbors' concerns (included in Exhibit B). Neighbors had expressed concern regarding installation of a septic system, noise, and lighting. Those issues were addressed and are included in the revised application submitted by the applicant. Mr. Rasmussen confirmed the applicant is aware of the conditions listed and agreed to comply with all regulations.

Mr. Scott Tillman spoke in favor of the request to rezone property listed as Case No. 1919. Mr. Tillman reaffirmed that a restaurant and event center were removed from the original request.

Commissioner Cirtin offered the floor for anyone to speak opposing the application for Case No. 1919.

Dr. Ronald Benson stated he is concerned with noise from a public address (PA) system. Dr. Benson informed the Commission that a flow study had been conducted which indicates a septic system would not protect the water system and would potentially become a health hazard. Dr. Benson also expressed concern regarding traffic issues.

Mr. Rasmussen responded by stating the applicant will comply with all county regulations including sanitation, water system, and noise control. Mr. Rasmussen stated eventually one exit is scheduled to be closed off, eliminating traffic problems. There will not be concerts scheduled to take place on the property and light sources will be pointed away from residences, taking sunset and foliage into consideration.

Mr. Kevin Barnes, Resource Management Director, explained a septic system and the criteria for safe usage. Mr. Barnes does not consider this application to be a ground water hazard.

Commissioner Cirtin expressed being in favor of economic growth, but he also takes neighbor comments very seriously. If the septic system is not safe, Greene County will not allow it to be installed. Regarding the noise issue, Commissioner Cirtin stated there are laws that will protect that concern.

Commissioner Bengsch stated he attended the first hearing and was happy to see the issues that were brought forward have been resolved.

Commissioner Bengsch moved to approve Planning Board Case No. 1919 with the conditions stated in the Planning and Zoning Board documentation of Exhibit B. Commissioner Bentley seconded the motion and it was unanimously approved.

Aye: Bengsch, Bentley and Cirtin. Nay: None. Abstain: None. Absent: None.

Request to Rezone, Planning Board Case No. 1929, Rogers Investments, Inc., applicant.

Commissioner Cirtin invited Kent Morris to take up the request to rezone, Planning Board Case No. 1929. Documentation for this application was presented to the Commission with Exhibit B, outlining the description and usage of the property at 5294 S. State Highway 125, Rogersville, Missouri, with conditions.

Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1929. Mr. Frank Rogers stated he would like to sell six acres to the north of his new home construction. Mr. Rogers stated he was aware of the conditions listed by the Planning and Zoning Board and would comply with the conditions as stated.

Commissioner Cirtin offered the floor for anyone to speak opposing the application for Case No. 1929. No one presented themselves in opposition to the application.

Commissioner Bentley moved to approve Planning Board Case No. 1929 with the conditions stated in the Planning and Zoning Board documentation of Exhibit B. Commissioner Bengsch seconded the motion and it was unanimously approved.

Aye: Bengsch, Bentley and Cirtin. Nay: None. Abstain: none. Absent: None.

Request to Rezone, Planning Board Case No. 1930, Kenneth and Brooke Bussell, applicants.

Commissioner Cirtin invited Kent Morris to take up the request to rezone, Planning Board Case No. 1930. Documentation for this application was presented to the Commission with Exhibit B, outlining the description and usage of the property at 5616 S. Farm Road 131, Brookline, Missouri, without conditions.

Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1930. Mr. Kenneth Bussell explained the usage of the property.

Commissioner Cirtin offered the floor for anyone to speak opposing the application for Case No. 1930. No one presented themselves in opposition to the application.

Commissioner Bengsch moved to approve Planning Board Case No. 1930. Commissioner Bentley seconded the motion and it was unanimously approved.

Aye: Bengsch, Bentley and Cirtin. Nay: None. Abstain: None. Absent: None.

Request to Amend PAD #1659, Planning Board Case No. 1931, Vitaliy Popesku, applicant.

Commissioner Cirtin invited Kent Morris to take up the request to rezone, Planning Board Case No. 1931. Documentation for this application was presented to the Commission with Exhibit B, outlining the description and usage of the property at 981 S. Farm Road 99, Springfield, Missouri, with conditions.

Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1931. Mr. James O'Donnell, surveyor, stated requirements have been met to allow a trucking and motor freight station or terminal at the location indicated. Mr. O'Donnell explained the layout of the property. Mr. O'Donnell stated the applicant was aware of the 19 conditions listed by the Planning and Zoning Board and would comply with the conditions as stated.

Mr. Vitaliy Popesku spoke in favor of his application and presented himself to answer any questions.

Commissioner Cirtin offered the floor for anyone to speak opposing the application for Case No. 1931. Mr. Keith Waller, Farm Road 140 resident, referred to the information that had been presented at the original hearing and stated this case involves a ten year old PAD zoned as agriculture. Mr. Waller also expressed concern regarding trucks not being able to navigate the corner at the location presented for approval as well as sewer system concerns.

Mr. Kevin Barnes stated the original PAD allowed for landscaping, but was not approved as commercial or agriculture. The PAD does not have an expiration date.

Mr. Rick Lumas outlined the property as not having enough room for semi-trucks to be able to travel safely on the road leading up the property. Mr. Lumas stated when he called Mr. Popesku's company, the company advertised the location as being zoned as commercial property. Mr. Lumas stated he has health conditions that would be exacerbated by the exhaust emission.

Mr. Randy Quast, resident of Farm Road 99, expressed concern of devaluing the residential property. Mr. Quast stated the S curve off Highway MM is difficult to maneuver.

Mr. Robert Carroll, resident of Farm Road 140, stated the property driveway would connect the state and county roads and that the state does not maintain that area. Mr. Carroll stated there is a blind spot where trucks would exit the property and he believes this area is not conducive to truck traffic.

There was a brief discussion of accident reporting.

Commissioner Bengsch stated he considers this property area to be a hazardous intersection. Commissioner Bentley asked for input from Rick Artman, Director of the Greene County Highway Department. Mr. Artman stated the Missouri Department of Transportation (MoDOT) responsibility for maintenance ends at the west side of the property. Mr. Artman stated he was initially in favor of the request until he witnessed a

cattle truck in the ditch on Farm Road 140. There was no reportable accident since there was no other vehicles or property involved.

Commissioner Cirtin moved to approve Planning Board Case No. 1931 with the conditions stated in the Planning and Zoning Board documentation of Exhibit B. Commissioner Bengsch seconded the motion and it was unanimously denied.

Aye: None. Nay: Bengsch, Bentley and Cirtin. Abstain: None. Absent: None.

Request to Rezone, Planning Board Case No. 1932, JonBen and AnnMarie Svoboda, applicants.

Commissioner Cirtin invited Kent Morris to take up the request to rezone, Planning Board Case No. 1932. Documentation for this application was presented to the Commission with Exhibit B, outlining the description and usage of the property at 4089 S. State Highway J, Rogersville, Missouri, with conditions.

Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1932. Ms. AnneMarie Svoboda stated she and her husband are requesting to rezone the property listed to separate the acreage for sale. Ms. Svoboda stated she was aware of the conditions listed by the Planning and Zoning Board and would comply with the conditions as stated.

Commissioner Cirtin offered the floor for anyone to speak opposing the application for Case No. 1932. No one presented themselves in opposition to the application.

Commissioner Bengsch moved to approve Planning Board Case No. 1932 with the conditions stated in the Planning and Zoning Board documentation of Exhibit B. Commissioner Bentley seconded the motion and it was unanimously approved.

Aye: Bengsch, Bentley and Cirtin. Nay: None. Abstain: None. Absent: None.

Request to Rezone, Planning Board Case No. 1933, Bill Mooneyham, applicant.

Commissioner Cirtin invited Kent Morris to take up the request to rezone, Planning Board Case No. 1933. Documentation for this application was presented to the Commission with Exhibit B, outlining the description and usage of the property at 4047 S. Farm Road 103, Brookline, Missouri, with conditions.

Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1933. Mr. Bill Mooneyham explained anticipated property usage. Mr. Mooneyham stated he was aware of the conditions listed by the Planning and Zoning Board and would comply with the conditions as stated.

Commissioner Cirtin offered the floor for anyone to speak opposing the application for Case No. 1933. No one presented themselves in opposition to the application.

Commissioner Bengsch moved to approve Planning Board Case No. 1933 with the conditions stated in the Planning and Zoning Board documentation of Exhibit B. Commissioner Bentley seconded the motion and it was unanimously approved.

Aye: Bengsch, Bentley and Cirtin. Nay: None. Abstain: None. Absent: None.

Other Planning Board Business

Mr. Morris stated there is no other business to present to the Commission.

County Administrator Update

County Administrator Chris Coulter gave the Commission a reminder of his schedule.

Budget Office Update

Chief Budget Officer Jeff Scott told the Commission there are 43 days remaining until the signing of the recommended budget. There are over 3,000 line items related to the Commission decision. The final audit has been received and will be presented to the Commission by the outside auditor during the Commission Court Session on Monday, October 17, 2016.

Mr. Scott stated he will have a meeting with Mr. Michael Short of Ameritas Investments regarding bonds connected to Jamestown and Wilson Creek properties. Mr. Scott explained calling in bonds vs. allowing bonds to mature.

Mr. Scott reported on a meeting with the Senior Citizens' Service Fund Board with regard to senior citizens having difficulty submitting sewer payments.

Mr. Scott informed the Commission that sales tax numbers will become available today. The previous sales tax report saw the highest numbers since 2004.

Highway Department Report

Highway Administrator Rick Artman provided Exhibit C with updates on the Highway Department for the month of September 2016.

Emergency Management Report

Interim Director of the Office of Emergency Management Larry Woods provided Exhibit D with updates on the Office of Emergency activities for the month of September 2016.

Resource Management Report

Resource Management Director Kevin Barnes reported that Greene County campus projects are progressing well with one third of the Historic Courthouse Roof being completed and the Cox Tower renovation for the Greene County Prosecuting Attorney's office underway. Mr. Barnes reported a sewer overflow near the Ozark Empire

Fairgrounds has been addressed. The Resource Management Department is working closely with the Springfield-Greene County Health Department for a resolution.

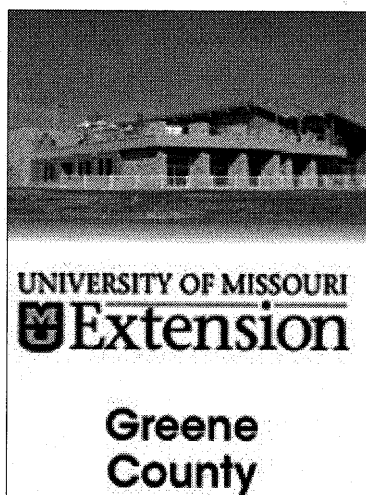
Building Regulations Division Report

Supervisor Dave O'Dell reported 33 single family permits issued.

Public Comment

There were no comments from the public.

Commissioner Cirtin adjourned.



"Reaching Out Report"

the Greene County Extension Newsletter

2400 S. Scenic Ave., Springfield, Mo. 65807

Email: greeneco@missouri.edu * Tel: (417) 881-8909

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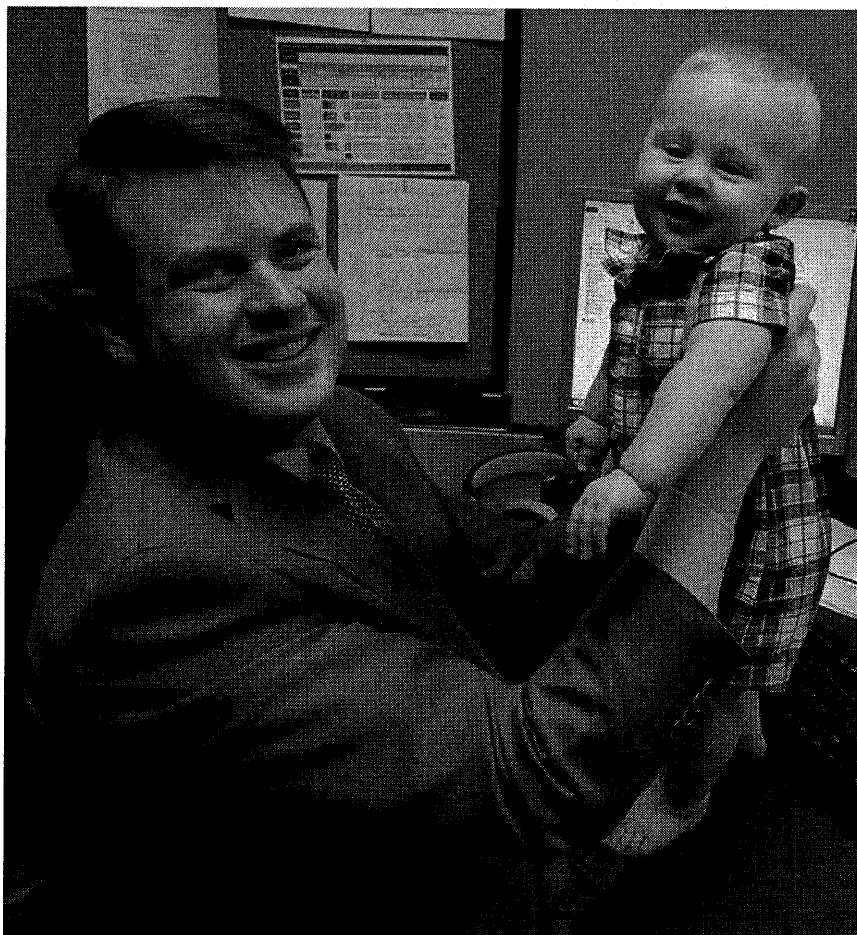
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Friends of Extension...

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Subscribe Now!

Become a subscriber and receive a monthly email with the direct link for reading the "Reaching Out Report" online. Subscribe on our website.



Pictured above are Matthew Simpson with his son Daniel.

Council Chair Voted Captain Springfield

Over the first couple of weeks of September, the News-Leader conducted a bracket to crown Captain Springfield -- a person who helps the community and represents it well. In the final round, in less than 48 hours of voting, more than 11 thousand votes were cast. In the end, Matt Simpson, who serves as chair of the Greene County Extension Council, took about 55 percent of the vote to win. He received support from Ozarks Technical Community College, where he works as Director of Research, Strategic Planning and Grant Development, the Greene County Extension Council and the Springfield Public School Foundation (another board on which he serves). Simpson's prize is that he takes ownership of the Captain Springfield Twitter handle for the next year. Of course we are looking forward to Captain Springfield using his new power to occasionally give a shot out to Greene County Extension or plug some local extension programs!

University of Missouri Extension is an equal opportunity/ access/ affirmative action/ pro-disabled and veteran employer.

Greene Game of Business

Greene County Extension Scorecard – September 2016

Income	YTD #s	Budget #	DIFF	Total %	OWNER	Forecast	Actuals
0100 · Student Fees	\$18,072.24	\$11,000.00	-\$7,072.24	164%	McGowan	\$2,000.00	\$2,390.55
0210 · County Appropriations	\$38,250.00	\$36,000.00	-\$2,250.00	106%	Burton	\$0.00	\$0.00
0400 · Gift/Grants/Contracts	\$19,776.83	\$25,000.00	\$5,223.17	79%	Burton	\$2,000.00	\$550.00
* 0900 · Resales/Fees/Soil Tests	\$8,497.50	\$9,030.00	\$532.50	94%	Byers	\$1,000.00	\$457.95
2100 · Postage Allotment	\$2,080.00	\$2,200.00	\$120.00	95%	Burton	\$0.00	
2600 · MCHP Subsidy	\$0.00	\$4,000.00	\$4,000.00	0%	Black	\$0.00	
1600 · Balance Transfers	\$1,870.00	\$0.00	\$0.00	#DIV/0!	Burton	\$0.00	
Total Income	\$88,546.57	\$87,230.00	\$553.43	102%		\$5,000.00	\$3,398.50
Expense							
2700 · Personnel - Wages	\$20,840.50	\$30,980.00	\$10,139.50	67%	Black	\$2,120.00	\$ 2,099.25
2800 · Payroll Expenses	\$9,485.95	\$10,050.00	\$564.05	94%	Black	\$530.00	\$ 1,251.98
3100 · Travel	\$4,939.68	\$7,000.00	\$2,060.32	71%	Duitsman	\$520.00	\$ 558.12
3600 · Postage	\$1,630.83	\$4,000.00	\$2,369.17	41%	Black	\$900.00	\$ 161.68
3700 · Telephone Service	\$1,346.45	\$1,000.00	-\$346.45	135%	Black	\$100.00	\$ 367.50
3900 · Advertising	\$391.20	\$2,100.00	\$1,708.80	19%	Barber	\$950.00	\$ -
4700 · Publishing/Printing	\$2,016.06	\$2,750.00	\$733.94	73%	Burton	\$500.00	\$ 306.02
4800 · Reproduction/Copies	\$0.00	\$500.00	\$500.00	0%	Burton	\$100.00	\$ -
5100 · Supplies/Services	\$5,634.17	\$6,000.00	\$365.83	94%	Black	\$525.00	\$ 55.14
5110 · Annual Meeting	\$0.00	\$400.00	\$400.00	0%	Burton	\$0.00	\$0.00
5600 · Professional services	\$295.62	\$100.00	-\$195.62	296%	Burton	\$39.00	\$39.00
6400 · Other Contract Services	\$1,091.57	\$3,100.00	\$2,008.43	35%	Burton	\$600.00	\$714.00
6800 · Insurance	\$450.00	\$400.00	-\$50.00	113%	Black	\$0.00	\$450.00
7010 · Ext. Council	\$655.91	\$1,600.00	\$944.09	41%	Council	\$100.00	\$103.01
7100 · Soil Test Expenses	\$3,494.50	\$3,800.00	\$305.50	92%	Byers	\$750.00	\$0.00
7200 · Publications for Resale	\$2,332.20	\$1,100.00	-\$1,232.20	212%	Byers	\$400.00	\$0.00
7300 · Repairs/Maintenance	\$2,079.46	\$2,600.00	\$520.54	80%	Burton	\$450.00	\$201.35
7700 · Furniture / Equipment	\$224.77	\$950.00	\$725.23	24%	Barber	\$100.00	\$0.00
7999 · Fee Generation MU	\$4,097.50	\$8,800.00	\$4,702.50	47%	Wardlow	\$2,200.00	\$0.00
Total Expense	\$61,006.37	\$87,230.00	\$26,223.63	70%		\$10,884.00	\$6,307.05
NET INCOME	\$ 27,540.20	\$ -	-\$27,540.20	32%	Forecast	-\$5,884.00	-\$2,908.55

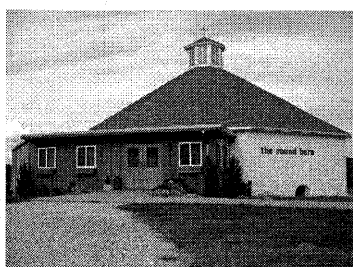
		YTD	Goal	Difference
DRIVER #1	2016 Soil tests (Current/Goal/Diff)	328	370	42
#s for past years: 2010: 436; 2011: 519; 2012: 703; 2013: 367; 2014: 306; 2015: 332				
DRIVER #2	2016 Total # of donors (Current/Goal/Diff)	62	125	63
#s for past years: 2013 = 135; 2014= 115; 2015 = 102				
DRIVER #3	Total registered students (Current/Goal/Diff)	618	800	182
#s for past years: 2011=479; 2012=340; 2013=330; 2014=541; 2015 = 660				

Our Critical Number is "Net Income. Goal is to finish in the black and use those funds on 2017 programs.

Agriculture

Third Salute to Century Farms Event Sept. 26

Eighty people put on your jeans and boots and helped celebrate the agricultural heritage of Greene County at the "Salute to Century Farms" dinner Monday, Sept. 26 at the Round Barn Event Center along Clear Creek. During the event, Greene County Extension will also honor the newest "Century Farms" in the county and also recognize current Century Farm owners in attendance.



Four farms in Greene County were recognized this year.

- Jayme Burchett, 40 acres in western Greene County, original owner: George M. Laney, great-great-grandfather, Year: 1873.
- Marina Lynn and Cary Dean Crandall, 40 acres near Springfield, originally owner: W.P. Cook, great-great-grandfather, Year: 1880.
- David and Kayann Tummons, 87 acres near Bois D'Arc, original owner: G.W. Haynie, great-grandfather of Kay, Year: 1879.
- Tim and Ashley Whobrey, 80 acres near Rogersville, original owner: Ira T. & Sarah Fulton, great-great-grandparents of Tim Whobrey, Year: 1865.

Greene County's 2016 State Fair Farm Family, Rick and Brenda Whitehead of Ash Grove, were also recognized.

New Vice-Chancellor and Director of Cooperative Extension Tours SW Region and Visits Greene County Office Three Times

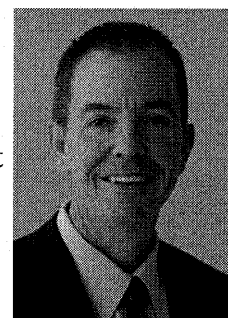
Dr. Marshall Stewart, new vice chancellor and director of cooperative extension at University of Missouri, visited southwest Missouri Sept. 26-27.

During his visit he was able to tour the Wright County Extension Center in Mtn. Grove and the Southwest Research Center in Mt. Vernon.

He attended Greene County Extension's Salute to Center Farms dinner. In addition he hosted area 4-H staff at the Greene County Extension Center and then spoke at the Sept. 27 meeting of the Southwest Region Extension Council at the Springfield-Greene County Botanical Center, 2400 S. Scenic Ave., Springfield.

Stewart was formerly the director of college leadership and strategy at the North Carolina State University (NCSU) College of Agriculture and Life Sciences and was named vice chancellor of extension and engagement at MU, effective Aug. 15, 2016.

Stewart holds three degrees from NCSU, a bachelor of science degree in agricultural education, a master of science degree in agricultural sciences and a doctorate of education degree in agricultural and extension education.



Want to See Photos from These Two Major Events?

Additional information about these two events — as well as photos from the actual programs — are posted on the Greene County Extension Council Facebook page. Follow our page for timely information or engage with us if you want our posts to appear in your news feed more regularly. Visit <https://www.facebook.com/GreeneCountyExtension>

Family Nutrition Education Program

Becky Roark

Nutrition Program Associate

- 155 fifth grade students at McCulloch and Sweeny Elementary Schools in Republic
- 14 adults at Madison and South Towers—"Go Lean with Protein" lesson
- 315 families at Well of Life Food Pantry viewed the display "Healthy Eating on the Run"
- 149 families at Central Assembly Food Pantry viewed the display "Healthy Eating on a Budget"
- Becky Mills (Christian County) and I have been at the Wednesday morning Farmers' Market of the Ozarks, handing out nutrition information and recipes

This month Rinda Dunn of the Springfield-Greene County Health Department awarded two of our class members at the Towers a \$25 gift card to use at Wal-Mart. These adult students have been attending nutrition classes once a month since May as part of our "Stock Healthy, Shop Healthy" program.

Sherri Hull

Nutrition Program Associate

- Display and discussion at Victory Mission Food Pantry – 163 Adults
- Display and discussion at Hovey House Community Center/Garden – 27 Adults
- Springfield Housing Authority/Madison Towers and South Towers – 16 Adults
- Greater Springfield Farmer's Market – 176 Adults
- Northview Senior Center – 5 Adults
- Sequiota Elementary K-4th – 294 Youth

Jennifer Nevatt

Program Manager

The Eating Smart, Being Active lessons at Southwest Center for Independent Living (SCIL) have been going very well! We've had an average of 16 people in attendance each week for the last five weeks. Participants receive basic nutri-

Family Nutrition Education Program



2160 W. Chesterfield Blvd. Suite F200
Chesterfield Village, Springfield, Mo.

Tel: 417-886-2059 * <http://missourifamilies.org>



Fossett



Nevatt



Edmondson



Williams



Roark



Hull



Wood

tion information, observe a cooking demonstration, and sample healthy recipes.

Marty Wood

Nutrition Program Associate

Each "Reaching Out Report" is used by Greene County Extension specialists to concisely communicate activities, contacts and events to members of the Greene County Extension Council, Greene County Commission and residents of Greene County. For more about this report, or to learn how you can reach 1,000 readers a month by advertising in the Reaching Out Report, contact David Burton, civic communication specialist, at (417) 881-8989. If you would like to receive this by email each month, contact David Burton at

Civic Communication Specialist & County Program Director

Direct contact where learning is occurring is considered teaching. This includes one-to-one calls, emails to individuals who have asked questions or sought information, meetings that include learning, and classes.

CPD RESPONSIBILITIES

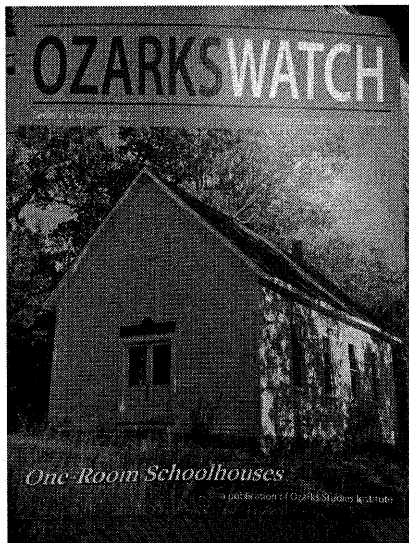
- Attended County Commission meeting
- Great Game of Business details/planning includes set up and coordination mini-games
- Organize and conduct staff huddles
- Approve travel for Greene County programs
- Office administration and management
- City/County PR monthly meeting
- Research benefits changes for office manager
- Planning staff retreat for December.
- Work on review materials for office manager

TRAINING / PROGRAMS

- Host Regional Faculty and Council meetings.
- Public Relations Society of America mtg
- Planning for 4-H entrepreneurship program
- Learning DonorSnap and QuickBooks
- Great Game of Business local training team.
- *Ozarks Watch* magazine's special issue on one-room schools is out. I was the guest editor on this publication which took two years to complete. Look for it on magazine racks or order a copy online.

FUNDRAISING

- Working on program sponsorships, donations for fall auction, 4-H entrepreneurship program and an intern sponsorship.

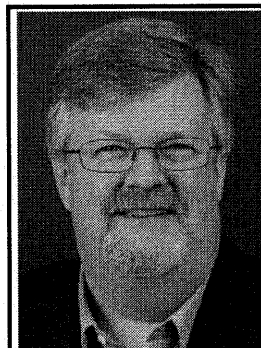


- Preparing for fall fundraising campaign
- Drafting fundraising letter with a new theme that allows donors to sponsor specific needs in the office. Here is an example:

Your donation to Greene County Extension can make a difference. Choose your area of interest and the item or items you would like to fund in our 2017 budget and then send this card and your check to Greene County Extension, 2400 S. Scenic Ave., Springfield, Mo. 65807

Your gift can fund ...

- farm visit for advisement by specialist - \$25
- month's supply of copy paper for office - \$50
- Internet access in the office for a month - \$75
- office's monthly phone bill - \$100
- Office postage for a month - \$125
- one month of the Southwest Region News Service - \$150
- fund monthly publications for the community - \$175
- sponsor our Greene County 4H entrepreneurship program - \$200
- a farm to table nutrition contact -- \$225
- our office operations and programming for a day - \$250
- our office operations and programming for two days - \$500
- our office operations for a week - \$1200
- underwrite our administrative assistant's salary for one month - \$2,000



David Burton
Civic communication
burtond@missouri.edu

David Burton's focus of work as civic communication specialist: Community and civic engagement through communication and media relations, leading and moderating focus groups, non-profit education and support, social media in support of disaster recovery and response, marketing extension regionally, heritage tourism with an emphasis on restoring historic schools; and engaging council members with media relations efforts like the Southwest Region News Service and the Expert Source Program.

As county program director: David also works with the elected council to operate, fund and administer the local Greene County Extension office and to plan local programs, to engage council members in this and other work, and to generate local revenue to support programs in Greene County.

Civic Communication Specialist & County Program Director

ADVERTISING

During September we took an aggressive posture with advertising our programs by running ads in the Greene County Commonwealth, Marketplace Saver and three different ads on Facebook. Each of these strategic placements provided our programs with increased visibility and we did reach some new audience members online and some new program participants. The Facebook advertisements had some interesting data since I was able to customize the audience that would see these ads.

Garlic Festival Ad

7464 People Reached * 283 Engaged with post
This ad was shared nearly 150 times

Century Farm Ad

7331 People Reached * 265 Engaged with post
75% of those reached were women

Stay Strong Stay Healthy Ad

4860 People Reached * 336 Engaged with Post
86 engagements were over 65 years old

MARKETING

- Post and monitor regional news stories to over 40 social media outlets.
- Developed mailing list for special mailings.
- Creating a mailing list for alumni in county.
- Write and edit "Reaching Out Report"
- Regular updates to county website
- Weekly news stories and columns submitted

Media Reach for the Month

Based on my intensive tracking of media, these numbers apply to SW Region News:

- Traditional media views of stories for month: 1.34 million
- Facebook views of Southwest Region News for month: 1.54 million
- Other social media views of Southwest Region News for the month: 148,644
- Conducted three television and radio interviews.
- Wrote/edited 42 media releases and 14 newspaper and magazine columns.

We are this and a whole lot more!
Local, research-based and affordable programs.



Missouri Historic
Schools Alliance



Missouri Master
Gardener
UNIVERSITY OF MISSOURI EXTENSION



FNEP

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Extension

Greene County Extension Council



VOICES
IN FOOD



MISSOURI
youth
4-H Center for Youth Development



Missouri
Master Naturalist



Missouri
Small Business
& Technology
Development
Centers

University of Missouri Extension – Greene County | Located inside the Springfield-Greene County Botanical Center
 2400 S. Scenic Ave, Springfield, Mo. 65807 | Telephone: (417) 881-8909
 Become a "Friend of Greene County Extension" online: <http://extension.missouri.edu/greene>

Civic Communication Specialist & County Program Director**Service-Minded Residents Needed as Candidates for Extension Council**

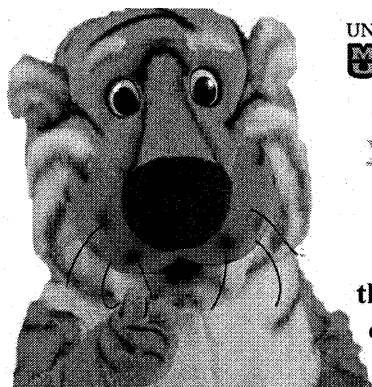
The Greene County Extension Council is accepting nominations for the 2017 public election of County Extension Council members. Getting nominated as a candidate can be done by contacting the local MU Extension center and expressing a willingness to serve. There will be follow up with candidates to secure their permission for placement on the extension council ballot prior to the end of November.

The Greene County Extension Center has an informational brochure about the requirements of serving on an extension council under the "plans and reports" link on the Greene County website: <http://extension.missouri.edu/greene>. The nomination form is available in that same portion of the website.

Every county in Missouri has an Extension Council made up of elected (and appointed) members who represent the broad educational needs and backgrounds of people in that county. Council candidates must be at least 18 years old and reside in the district they represent.

Missouri statutes create County Extension Councils to work with MU Extension specialists. Council members assist in planning and carrying out MU Extension programs, providing local Extension governance and representing the diversity of the county's changing population.

Most counties in southwest Missouri hold council elections the third week of January. Each council election is held in accordance with state law (Chapter 262.550-262.620 R.S. Mo. 1969).



UNIVERSITY OF MISSOURI
Extension
Greene County

YOU can engage
with Mizzou
right here in
Greene County
through programs
or in **SERVICE!**



**Find event photos, news and
program announcements on
the Greene County Extension
Council Facebook page**

facebook.com/GreeneCountyExtension
facebook.com/MUEExtension417

**Sharing Via Twitter**

We welcome your feedback, event pictures and comments about what you learned at an event on Twitter
[@MUEExtension417](https://twitter.com/MUEExtension417) or [#MUEExtension417](https://twitter.com/MUEExtension417)



Agriculture

Greene County Soil Test Survey Feedback Improves in 2016

*Survey created by David Burton, Jan 2015
Survey results updated on 9/14/2016
54 total Responses in 2016*

Q1: How would you rate your experience with delivering/paying for your soil test?

Very Easy—88.8%
Somewhat Easy — 7.4%
Neutral — 1.85%
Somewhat Difficult — 0%
Very Difficult — 1.85%

Q2: Rate the professionalism of the staff that accepted your soil test sample and helped complete the needed paperwork.

Very Professional — 96.3%
Slightly Professional — 1.85%
Neutral — 1.85%
Slightly Unprofessional— 0%
Very Unprofessional — 0%

Q3: When you received your soil test results and publications, was the information easy to understand and use?

Very Easy— 53.7%
Somewhat Easy — 37%
Neutral — 1.85%
Somewhat Difficult — 7.41%
Very Difficult — 0%

Q4: Did you contact our office or an extension specialist with questions after receiving your soil test? If so, please rate the helpfulness of that experience.

Very Helpful —44.8%
Somewhat Helpful — 6.9%
Neutral / Didn't Contact — 44.8%
Somewhat Unhelpful — 3.4%
Very Unhelpful — 0%



Tim Schnakenberg, the MU Extension agronomy specialist serving Greene County, leads a discussion about Johnsongrass.

Q5: Typically, it takes 7-10 days to receive soil test results. Were you satisfied with the amount of time it took to get your results?

Very Satisfied —79.25%
Somewhat Satisfied — 11.3%
Neutral — 5.66%
Somewhat Unsatisfied — 1.8%
Very Unhelpful — 1.8%

Q6: How did you learn about soil test service with Greene County Extension?

From a friend or neighbor — 15.3%
Have used services before — 51.9%
Received a postcard reminder — 0%
Read a news story — 11.5%
Informational at an event — 3.8%
Information at botanical center — 7.6%
Information at library or event — 5.7%
TV or radio — 1.9%

Q7: Would you recommend Greene County Extension's soil testing services to a friend, neighbor or coworker?

Absolutely yes — 87.2%
Probably yes — 10.9%
Neutral — 1.8%
Probably no — 0%
Absolutely no — 0%

Horticulture Specialist

Community Contact:

TV and Radio

- 4 live interviews with KOLR10's John Ziegler (3 delivered by Kelly McGowan)
- Live interview with radio station KKOZ in Ava

Print media

- Contributed to several articles and interviews

Requests for information

- Telephone contacts – 18 for advisement
- Email contacts – 18 contacts
- Office visits, professional contacts – 2 for consultation and advisement
- Farm site visits – 1 for advisement

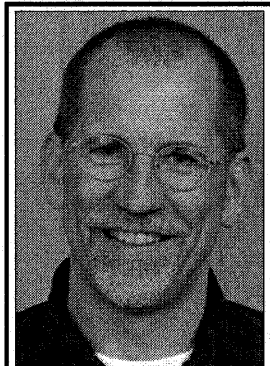
Programs Presented:

- "Rare Fruits from a Midwestern Perspective", National Heirloom Seed Exposition, Santa Rosa, CA (9.8.16)
- "Blackberry Cultivars and the Shift Trellis", MU SWREC Field Day, Mount Vernon (9.9.16)
- "IPM", "PPE", "Understanding Pesticide Labels", PPAT presentations, Fairview (9.12.16)
- "Blackberry Disease Management", Blackberry Production Workshop, Mount Vernon (9.14.16)
- "Shift Trellis Management", Blackberry Production Workshop, Mount Vernon (9.14.16)
- "Soil Testing for Turf Professionals", Turf Professionals Workshop, Springfield (9.15.16)
- "Growing Gourmet Garlic", Garlic Festival, Springfield (9.21.16)

Coordinated:

- Farmers Market pricing study data collection (Greater Springfield Farmers Market, Farmers Market of the Ozarks, Webb City Farmers Market)
- Master Gardeners of Greene County board meeting, Springfield (9.5.16)
- Ozarks Food Harvest high tunnel project workshop, Rogersville (9.12.16-9.13.16)
- Master Gardeners of Greene County chapter meeting, Springfield (9.13.16)

- Blackberry Production Workshop, Mount Vernon (9.14.16)
- Springfield Plateau Master Naturalists board meeting, Springfield (9.14.16)
- Turf Professionals Workshop, Springfield (9.15.16)
- Master Gardeners of Greene County Hotline Development meeting, Springfield (9.19.16)
- Springfield Plateau Master Naturalists chapter meeting, Springfield (9.19.16)
- Grow Your Farm class, Hollister (9.19.16)
- Garlic Festival, Springfield (9.21.16)
- Twilight tour, Winter Production Learning Farm Project, Rocky Comfort (9.22.16)



Patrick Byers
Horticulture
byerspl@missouri.edu



Patrick Byers and Christy Claybaker of Ozarks Food Harvest coordinated the installation of plastic on two high tunnels at the OFH production farm near Rogersville. The project involved the procurement of greenhouse plastic, preparation of the tunnels, and coordination of OFH staff and volunteers to install and secure the plastic.

Horticulture Specialist

- Horticulture soil test reports - recommendations and distribution for SW region – 50 reports during reporting period
- (10.3.16)
SARE Sustainable Agriculture Fellowship tour, West Virginia (10.10.16-10.14.16)

Participated in:

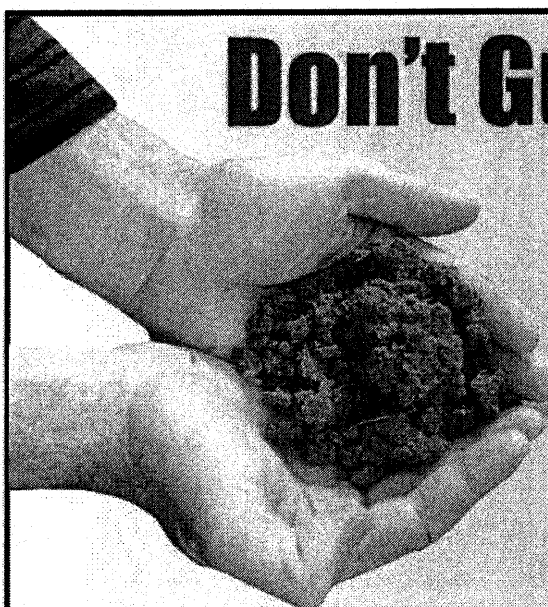
- National Heirloom Seed Exposition, Santa Rosa, CA (9.6.16-9.8.16)
- Missouri State Master Gardeners Conference (9.16.16-9.18.16)

Upcoming programming and events

- Alternative Fruit/Nut Field Day, Mount Vernon (9.23.16)
- "Vegetables in the Winter – How to Use Season Extenders", Christian County Master Gardeners Fall Gardening Seminar, Nixa (9.24.16)
- Marshall Stewart visit to SW Region, Mt Vernon (9.27.16)
- Salute to Century Farms, Ash Grove (9.26.16)
- SWREC Advisory Board Meeting (8.28.16)
- "Factors that Influence Plant Growth", "New Plant Development and Evaluation", Federated Garden Club Series X Course 3, Springfield



The Missouri Master Naturalist Program results from a partnership created in 2004 between the Missouri Department of Conservation (MDC) and MU Extension (MUE). The Missouri Master Naturalist Program is recognized as a named program within MU Extension. The MU School of Natural Resources is the academic home for the Program. See www.springfieldmasternaturalist.com or springfieldmn.blogspot.com/



Don't Guess, Soil Test

Now is a great time to get a soil test done at the Greene County Extension Center.

GROW HEALTHIER PLANTS
A soil test shows exactly how much lime and fertilizer your plants need.

PROTECT OUR ENVIRONMENT
Avoid excessive fertilizer use and guard against nutrient loss in runoff.

AVOID FRUSTRATION
Science-based analysis and unbiased recommendations let you escape hit-or-miss growing efforts.

SAVE MONEY
Buy only the fertilizer you need after getting a quality soil test.

ACHIEVE OPTIMAL GROWTH
Determines what your plants need for optimum health and growth.

University of Missouri Extension – Greene County
Located inside the Springfield-Greene County Botanical Center
2400 S. Scenic Avenue • Springfield, MO 65807
Telephone: 417-881-8909

Become a "Friend of Greene County Extension" online:
<http://extension.missouri.edu/greene>

FOR MORE INFORMATION
Visit "Soil Test Central" online at
<http://extension.missouri.edu/greene>

UNIVERSITY OF MISSOURI Extension
Greene County Extension Council

Horticulture Report

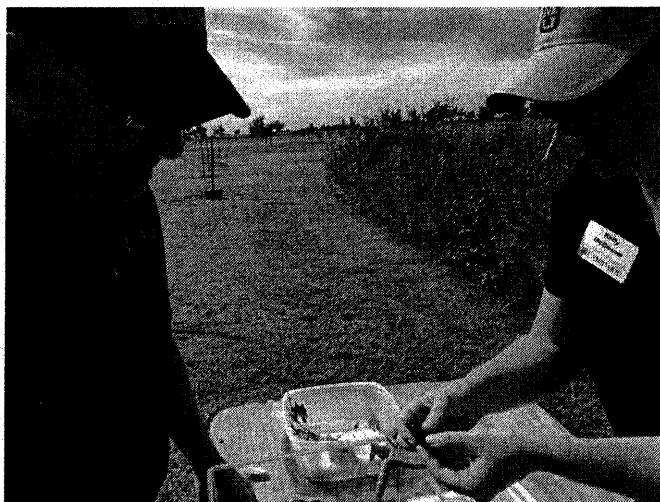
Garlic Festival a Smelly and Fun Success

Sixty-two people attended the Third Annual MU Extension Garlic Festival held Sept. 21 at the Botanical Center. Attendees enjoyed various taste testing opportunities, a garlic sale, information on growing garlic from Patrick Byers and a presentation on the nutritional value of garlic by Pam Duitsman. Council member Morgan Ash (center in picture at right) attended and helped prepare garlic along with Kelly McGowan, David Burton, Shelly Byers and others.

Additional information about this event as well as photos from it are posted on the Greene County Extension Council Facebook page. Follow our page for timely information or engage with us if you want our posts to appear in your news feed more regularly.



Horticulture Educator and Master Gardeners



ABOVE: Sept. 9—Kelly McGowan at Southwest Research Center Agriculture Education Day for high school students giving a presentation on "Lifecycle of Butterflies and Moths." Did same presentation Sept. 10.

field day at the Southwest Research Center; presentation on "Elderberries for Fun and Profit"

Upcoming Programming

- Sept. 28-Rountree Elementary School presentation on "Plant Adaptations"
- Oct. 3-Federated Garden Clubs presentation on "Techniques for Growing Outdoor Flowers"
- Oct. 4-Federated Garden Clubs presentation on "Identification and Control of Weeds"
- Oct. 6-Homeschool Education Day at the Springfield Botanical Gardens
- Oct. 7-Master Gardeners of Greene County Demo Garden Cookout
- Oct. 8-Farm Fest at the Ozark Empire Fair
- Oct. 19- "Soil Health and Conservation" at the Fairbanks
- Oct. 25-27-MU Extension Faculty Summit in Columbia, MO



Kelly McGowan
Horticulture Educator
mcgowank@missouri.edu

Media: KOLR-TV10

- Sept. 8: Ornamental and Heirlooms
- Sept. 15: Growing Garlic

Individual Consultations

Calls, office visits, farm/site visits, emails-25

Programs, Meetings and Activities Participated In

- Sept. 6-Master Gardeners of Greene County board meeting
- Sept. 8-Springfield Public Schools Farm to School training program
- Sept. 12-Master Gardeners of Greene County 5 year planning meeting
- Sept. 16-18-State Master Gardener conference in Kansas City
- Sept. 19-Master Gardener hotline training
- Sept. 21-Master Gardeners of Greene County Emeritus brunch
- Sept. 21 — 3rd Garlic Festival
- Sept. 24-Monarch Tagging/Release at the Dr. Bill Roston Native Butterfly House

Presentations Made

- Sept. 13-Master Gardeners of Greene County September chapter meeting; presented on "Plant Propagation"
- Sept. 23-Alternative Fruit and Nut Crop



The Master Gardener Program is a popular and successful statewide volunteer community-service organization administered through University of Missouri Extension. The organization's goal is to train gardeners who are willing to share their knowledge with others. Master Gardeners become volunteers of University of Missouri Extension and donate hours for community educational projects in horticulture. Volunteer activities include working with non-profit organizations, maintaining community gardens, conducting workshops, participating in a Master Gardener speakers' bureau and staffing the Master Gardener "Hotline." The Master Gardeners of Greene County boasts of over 275 members. For more information visit the chapter website at <http://www.mggreene.org>.

4-H Report for Greene County

Walnut Grove 4-H Family Hosts Student from Japan

Kotone Ochiai, who is from Chigasaki, Japan, (five hours southeast of Tokyo) traveled to Missouri for a month-long homestay this summer. Kotone came to live on the farm near Walnut Grove with Mikayla (14), Serena (16) and parents Jennifer and Greg Peterson.

The Peterson's are members of the Horsin' Around 4-H Club in Greene County. Their children attend Willard schools.

To meet the goal of immersing students in American life, the Peterson family incorporated Kotone into their daily routines and treated her like one of their own daughters. She quickly became a contributing member of the family.

Together the Peterson family introduced Kotone to tubing on Table Rock Lake, riding a horse, kayaking on the North Fork River, touring Bridal Cave, walking along the Missouri River, attending a bonfire, visiting Riverbluff Cave Museum, and attending the Ozark Empire Fair. In Japan, she plays handball and basketball, which she was able to do here in the United States, along with participating in a Japanese Culture night at Greenwood School.

"Kotone has been studying English since elementary school. Occasionally there were times when we had to think of a different way to say something or use charades so she could interpret what we were saying, but that was the exception not the rule," said Jennifer Peterson. "We were provided with a useful phrasebook that had English and Japanese spellings of common phrases. Kotone also had a translation device that we had to get out when she was describing the oil used to make funnel cakes."

The Peterson family and Kotone also spent time cooking meals together. She has introduced them to several authentic dishes while the host family made an effort to share a wide variety of American foods with Kotone, including her American favorite: pizza.

Kotone also attended the Missouri State Fair 4-H Horse Show. She even enjoyed the company of 23 people from the Sac River Stablemates and Horsin' Around 4-H groups.

"We are so grateful for this wonderful family experience. 4-H has many programs designed to enrich the lives of our youth and our communities though educational experiences," said Peterson.

The Japanese intercultural exchange began in 1978 in Missouri. Since then, over 1000 youth have participated in the program either being hosted by a Missouri family or a 4-H member traveling to Japan.



More About 4-H

As the largest out-of-school youth organization in the world, 4-H is open to all boys and girls, ages 5 to 18. Children who are five to seven years old are eligible for 4-H Clover Kids, an introductory program. Youths



who are 8 to 18 years of age can select from a variety of 4-H projects and activities that stress social and life skills in areas like decision making, communication, social interaction, civic responsibility and physical skills. **Children do not have to live on a farm to join 4-H.** Project opportunities include computers, robotics, foods and nutrition, horticulture, large and small animals and more. Missouri 4-H is University of Missouri Extension's youth development program. [Learn more online.](#)

Contact 4-H Youth Development Specialist Karla Deaver at the Lawrence County Extension office by telephone at 417/466-3102 or by email at deaverk@missouri.edu.

Nutrition and Food Policy

Voices for Food Project:

This fall has been especially busy with the *Voices for Food* project, since the data collection research portion of the grant takes place from August through November. Pam has been visiting Food Pantries and collecting surveys from Food Pantry Participants. The surveys provide information for USDA on the level of Food Insecurity in SW Missouri. Since August, 252 surveys have been completed. Pam is the state coordinator of this a federally funded six-state research project, focused on improving Community Food Security. Multiple nutrition education classes were held this past month, two Food Policy councils met, planning meetings for workshops and grants were conducted, and many community level programs for food insecure individuals were coordinated and supported. This project focuses on working with communities to develop and implement sustainable solutions to increase availability and access to healthy foods.

Local Food Presentations, Projects, Education:

Pam participated in three Food Policy Council meetings during this past month; presented three local Food presentations; held two Food Hub meetings, worked with Springfield Public Schools on grant planning and on Food procurement for Farm to School program, and partnered to teach the Greene County MU Extension Garlic Festival. Springfield Public Schools (SPS) Farm to School project: partnered with MU Extension this past month to provide a day-long training for 30 teachers and a dozen or so community partners. The training was focused on providing skills and confidence to SPS teachers who will be teaching Gardening Curriculum in their classrooms, and also using outdoor garden classrooms at their schools.



The Farm to School training program for teachers had a great attendance and drew media coverage as well.



The MU Extension Curriculum *Eating from the Garden* was used as a resource for teachers. Nutrition education, Farm Field trips, sourcing food into school cafeterias, and other experiences are a part of this project.

Ozark Regional Food Policy Council:

The Executive Council has been meeting bi-weekly to focus on building sustainability and structure for ongoing work. Members continue to support many community efforts and Community Food System projects.



Pam Duitsman

Nutrition Specialist
duitsmanp@missouri.edu

Conferences/Trainings

- Women in Ag conference
- Ruby Payne Poverty Summit
- USDA Regional Feeding Program

Pam's additional work and outcomes for Greene County this month:

- Individual consultation farms/businesses/organizations — 23
- Two articles

Additional information about these events as well as photos from the Farm to School program are posted on the Greene County Extension Council Facebook page. Follow our page for timely information or engage with us if you want our posts to appear in your news feed more regularly.

Contact Nutrition and Health Education Specialist Dr. Pam Duitsman at (417) 881-8909 or by email at duitsmanp@missouri.edu.

Human Development Specialist

Free "Stay Strong, Stay Healthy" Being Offered in October at South Side Senior Center in Springfield

Adults over age 55 can participate in a free "Stay Strong, Stay Healthy" program at either the South Side or Northview Senior Centers in Springfield starting in October.

Funds from a Greene County Senior Citizen's Service Grant is supporting the "Stay Strong, Stay Healthy" program at the South Side Senior Center, 2215 S Fremont Ave, Springfield.

"This eight-week program can help attendees get started on the road to better health," said Renette Wardlow, a human development specialist with University of Missouri Extension and course instructor.

The "Stay Strong, Stay Healthy" program is built on simple strength building exercises that will improve balance, health, and state of mind.

"It is not strenuous weight lifting. You'll start at a level that's right for you. No one is too inactive to participate. Building strength promotes quality of life and independence; especially for adults over 50," said Wardlow.

Participants will meet twice each week for one hour. Participants at the South Side Center will meet on Tuesdays and Thursdays from 9:30-10:30 a.m. except for the first and last class. That class will begin at 9 a.m. to allow enough time for assessments.

Meeting dates at South Side Senior Center are Oct. 11, 13, 18, and 20, Nov. 3, 8, 10, 15, 17, 22, and 29, Dec. 1, 6, 8 and 13.

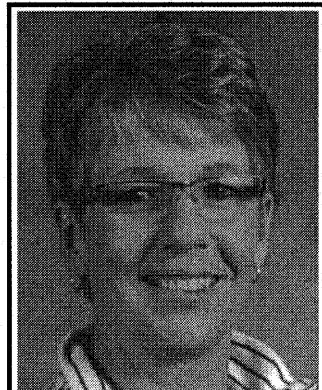
Dates for this same program at the Northview Center in Springfield will be announced soon on our website and our the Greene County Extension Council Facebook page.

To register, see the senior center director for a packet of information or call Greene County MU Extension at 417-881-8909. Pre-registration required.

There is no cost to Greene County residents. Anyone wishing to participate but living in another county, the cost will be \$30 for all 16 sessions.

"Our bodies are made for activity, but modern conveniences have caused us to become more inactive. Physical inactivity can place our health at risk for many chronic diseases but this MU Extension program can get seniors moving," said Wardlow.

The "Stay Strong, Stay Healthy" program is based on the research of Dr. Mariam Nelson, Tufts University and has been used by countless individuals of all ages, and in many settings.



Renette Wardlow
Human Development
wardlowr@missouri.edu

Space for Rent

The Botanical Center offers meeting space for social gatherings and business functions. Contact us for your needs!

*Springfield Botanical Gardens at
Nathanael Greene Close Memorial Park.
417-891-1515 | www.botanicalcenter.org*

Program Calendar Online

The most up-to-date list of reported upcoming MU Extension programs in Greene County is available online at <http://extension.missouri.edu/greene>
Calendar visible on right side of page

To learn more about local programs impacting children and families, contact Human Development Specialist Renette Wardlow at (417) 881-8909 or by email at wardlowr@missouri.edu.

Housing and Urban Development Specialist

Owner of Moo Juice Creamery Gives Feedback on Assistance Received From MU Extension

Thank you for the opportunity to comment on our Extension specialist farm visits. We have been in contact with and received advice from multiple Missouri Extension specialists and have had farm visits from two, Reagan Bluell and Jeff Barber. Both have been extremely helpful.

We had just bought our farm and were planning development of our dairy when Reagan visited. We were able to discuss our barn design, waste water management, herd nutrition and pasture improvement during her visit. She answered many questions concerning grazing and herd health as well as milking and sanitation practices. Since that time we have had contact with her at grazing school and by phone. She continues to be a great resource for us as we develop our herd and milking facility.

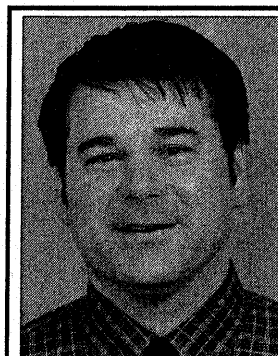
Jeff Barber has been a great help as well. We first asked him for assistance with our project shortly after we purchased the farm. We wanted to build a small milking facility that could incorporate a grade A milking barn and bottling facility for raw milk with the intent of obtaining a raw milk retail license. We intend to use sustainable agricultural practices with careful attention to manure and waste water management. We wanted an energy efficient building with input from a renewable energy source. He has helped us develop plans for a poured concrete facility built with insulated concrete forms that utilizes foam insulation and the concrete thermal mass to reduce energy expenditure for heating and cooling. The design includes a large solar panel array on the milking parlor roof to produce electricity that feeds back into the grid, reducing our electric bill.

"Jeff Barber has been a great help as well."

Our dairy project has been a major vocational change and has required extensive re-education on our part. Our MU Extension specialists have been a valuable, unique resource for us.

At this time the walls are going up on our new milking facility and we hope to milking in our new barn within a few weeks. Much thanks to our

MU Extension educators who have made and continue to make our project possible.



Jeff Barber

Housing and design
barberj@missouri.edu

Sarah Kuhlman
Moo Juice Creamery LLC &
Milky Way Hill LLC (farm)



College Color Days Pride

Faculty and staff at Greene County Extension in Springfield, Mo. are proud members of the University of Missouri family.

#mustaffspirit16 #mizzou, #collegecolors

Jeff Barber is working with leaders in area communities and students at Drury to develop projects and visioning documents that improve living and expand economic options. Information about his work can be found on the Greene County Extension website or contact him at (417) 881-8909 or barberj@missouri.edu.

Can I Help?

Maggie Black can help customers with material needs, soil tests and program registrations. Contact her at the Greene County Extension Center or email her direct at blackmag@missouri.edu. Maggie Black joined Greene County Extension in 2015.



Maggie Black

Get Social with Greene County Extension

Facebook.com/GreeneCountyExtension
Follow us on Twitter @MUEExtension417
Follow us on YouTube: /MUEExtension417
Subscribe to our email blasts on our website

Extension Council Officers

The following individuals are officers during 2016

- Matthew Simpson, chairman
- Kip Thompson, vice-chairman
- Randy Bakerink, treasurer
- Morgan Ash, secretary

See our website (<http://extension.missouri.edu/greene>) for a complete listing of council members.

Corporate Sponsors

Sanford, Lea and Associates, CPA
Springfield, Mo.: (417) 886-2220,
www.adifferentcpa.com

Master Gardeners of Greene County
<http://www.mggreene.org>

Greene County Commission
933 N. Robberson Ave., Springfield, MO
<http://www.greenecountymo.org/>

Springfield-Greene County Park Board,
Ph 417-864-1049, www.parkboard.org

Greene County Soil and Water Conservation District, Ph.417-831-5246
<http://swcd.mo.gov/greene/index.html>.

Direct Phone Lines for Extension Staff

Maggie Black, Office Manager - 874-2953
David Burton, Civic Communication/CPD - 874-2954
Jeff Barber, Housing & Environ. Design -- 874-2955
Patrick Byers, Horticulture Specialist -- 874-2956
Dr. Pam Duitsman, Nutrition Specialist -- 874-2957
Kelly McGowan, Horticulture Educator -- 874-2965
Renette Wardlow, Human Development -- 874-2966
Master Gardeners Hotline -- 874-2963
Family Nutrition Education Program-417-886-2059

Greene County Extension

*Office located inside the
Springfield-Greene County*

Botanical Center
2400 S. Scenic Ave.,
Springfield, Mo. 65807
Tel: (417) 881-8909
greeneco@missouri.edu

Office hours:

Monday - Friday * 8 a.m. to 4:00 p.m.

UNIVERSITY OF MISSOURI
 **Extension**

Extension/Partner Meetings

County Commission Meetings: 1st and 3rd Mondays of month; confirm agenda and meeting at <http://www.greenecountymo.org/commission>. Commission building, Springfield, at 9:30 a.m.

Park Board Meetings: Second Friday of each month, 8:30 a.m. Call 864-1049 to confirm.

4-H Leader's Council Meetings: 3rd Thursday of the month (except July), 7 p.m. to 9 p.m., at Redeemer Lutheran Church, 2852 S Dayton Ave, Springfield.

Greene County 4-H Foundation: meets 3rd Thursday of each month at Panera Bread on Battlefield (across from the Mall) starting at 6 p.m.

Master Gardeners of Greene County—board meeting: First Monday of each month at 4:30 p.m. at the Botanical Center.

Master Naturalists Board Meetings: The board meets at 5:30 p.m. at the MDC regional office, on the second Wednesday of the month.

Greene County Farm Bureau: Second Monday of the month at Farm Bureau 2530 S Campbell Ave, Springfield. Starts at 7:30 p.m.

Online at <http://extension.missouri.edu/greene>

Friends of Greene County Extension

Donors during 2016

These donors have contributed to "Friends of Greene County Extension" during 2016.

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Greene County Soil and Water Conservation
Harold and Darlene Bengsch
Herbert & Carol Coggin
Howard Schwartz

James & Betty Garton
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Mary Sue Hoban
Master Gardeners of Greene County
Matt Simpson
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Peter Longley
Ramona Burton
Randy and Linda Underwood
Randy Bakerink
Renette Wardlow
Robert Crankshaw
Sanford, Lea and Associates
Shelby Bradley
Shirley Bridges
Stacey Burton
Susan Cardwell
Teresa Simpson
Expedia Match
Vogue Cleaners Inc.
William Hosman

**2016 Donations to
Greene County
Extension**
Cash = \$21,326



Master Beekeeper Course in Springfield Oct. 7 *"Introduction to Bees and Beekeeping"*

WHERE: Botanical Center, 2400 S. Scenic Ave., Springfield, Mo.
WHEN: 8 a.m. to noon on Friday, Oct. 7
COSTS: \$61 per person for book and class
Register in person at Greene County Extension, by telephone or online. More information online.

Online at <http://extension.missouri.edu/greene>

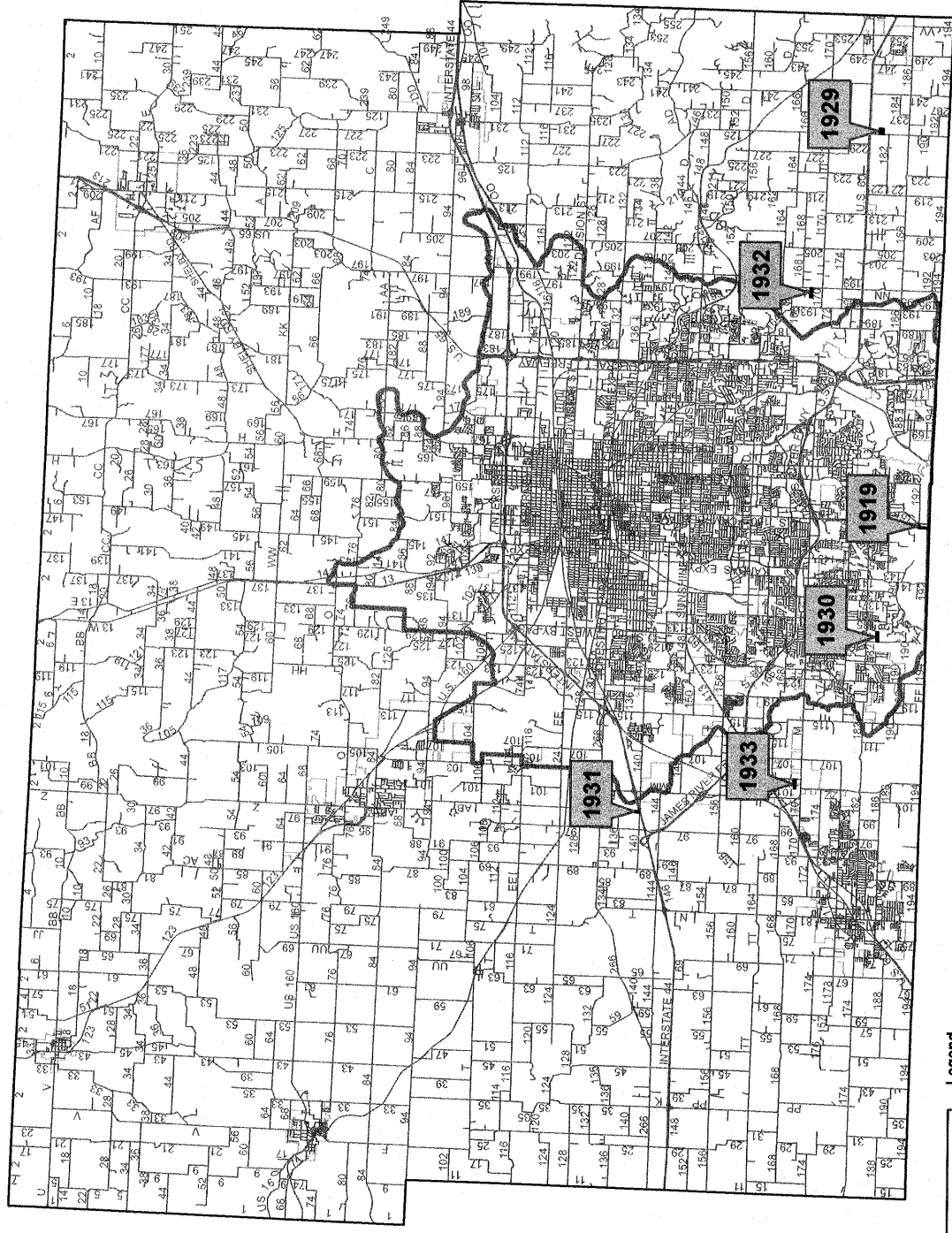
**GREENE COUNTY COMMISSION
SCHEDULED ITEMS FROM GREENE COUNTY PLANNING BOARD
OCTOBER 3, 2016
9:30 A.M.**

I. OLD BUSINESS

II. NEW BUSINESS

1. Request Rezoning, Planning Board Case Number 1919, Killarney Cliffs LLC, c/o Jared Rasmussen, applicants.
2. Request Rezoning, Planning Board Case Number 1929, Rogers Investments, Inc., applicants.
3. Request Rezoning, Planning Board Case Number 1930, Kenny Bussell and Brooke Bussell, applicants.
4. Request Amendment to PAD #1659, Planning Board Case Number 1931, Vitaly Popesku, applicants.
5. Request Rezoning, Planning Board Case Number PB 1932, Jonben Svoboda, applicant.
6. Request Rezoning, Planning Board Case Number PB 1933, Bill Mooneyham, applicant.

III. OTHER BUSINESS



Legend

- Hearing Properties
- Springfield Urban Service Boundary
- Municipal Areas
- Rezoning Request
- Subdivision Plat
- Vacation
- Variance Request
- Conditional Use Permit

**October 2016
County Commission Hearing
Overview Map**

**PLANNING DIVISION
REPORT TO
GREENE COUNTY PLANNING BOARD AND
GREENE COUNTY COMMISSION**

CASE NUMBER: PB 1919

HEARING DATE: October 3rd, 2016

APPLICANT(S): Killarney Cliffs LLC c/o Jared Rasmussen (Olsson Associates)

PETITION: Rezone from R-1 Suburban Residence District to Plot Assignment District

LOCATION: 6405 S Campbell Avenue, Springfield

FACTS:

1. The applicant owns the 11.6 acre tract which contains a large home and two accessory buildings. The property is split by the James River with the southern 8.4 acres lying within the floodplain. The 3.2 acre portion north of the James River contains the buildings and is largely outside the floodplain.
2. The applicant proposes to rezone the parcel from R-1 Suburban Residence District to a Plot Assignment District. The PAD development would include refurbishment of the historic home on the site and the introduction of office, event space, restaurant, and bed and breakfast-style lodging uses on the northern portion only. The southern portion in the floodplain would remain undeveloped.
3. An additional building may be built as part of the proposed development which would be located in the northwestern corner of the site. The applicant has proposed a limitation of a Floor Area Ratio (FAR) of 0.25 and a maximum impervious surface area of 70%.
4. The property is adjacent to South Campbell Avenue/US Highway 160 and just north of the Christian County line. R-1 zoning borders the site to the north, west and south east while PAD zonings border the site to the southwest and east. The area is characterized by mixed uses along the South Campbell corridor. The nearest residential dwelling to the property is over 500 feet away to the north.
5. South Campbell/US Highway 160 is classified as an expressway in this area. The property currently has direct access to South Campbell at a crossover intersection of South Campbell and Farm Road 192.

6. The dwelling on the site is currently served by a private wastewater system. The applicant has proposed retaining a private septic system for "uses with wastewater flows less than one thousand five hundred (1500) gallon per day" and that uses exceeding this limit shall require a sanitary sewer main extension. The nearest public sewer main is approximately 650 to the east across South Campbell/US Highway 160.
7. The proposed development's water supply will be served by an existing private well.
8. The tract does not contain any mapped sinkholes within its boundaries. The northern 3.2 acres of the site slated for redevelopment does contain a portion of the James River floodplain. There is a mapped cave present on the northern portion of the site as well.
9. The 2009 Future Land Use Map indicates the property is suitable for urban commercial uses.
10. At the Planning Board hearing on September 20th, 2016 the applicant presented an amended PAD report following a meeting with neighboring residents. Amendments included the specification of "professional office" uses that would be allowed, removal of Banquet/Meeting Halls and Restaurants from the list of proposed uses, and placed additional limitations on the type and scope of Outdoor Activities that would be allowed. Off street parking requirements were updated, along with proposals relating to lighting, stormwater drainage, and wastewater disposal.

STAFF COMMENTS:

Staff recommends approval of the rezoning and has incorporated the above changes into the recommended conditions.

PLANNING BOARD ACTION:

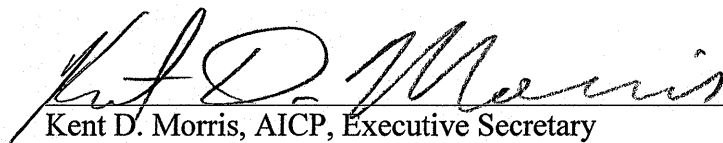
Greene County Planning Board did vote (4-2) during public hearing on September 20th, 2016 to recommend approval of the request with the following conditions:

1. Commercial plan review and building permits are required for all buildings within this development.
2. Platting requirements are waived for this Plot Assignment District.
3. PERMITTED USES: The permitted uses on the northern 3.2 acres of the site will be as follows:
 - Professional office as specified in the PAD report
 - Outdoor activities as specified in the PAD report shall be allowed, provided activities are started no sooner than one (1) hour after sunrise and

ended prior to one (1) hour after sunset. All audio/visual equipment or specialty lighting shall be directed away from existing R-1 zoning districts to the north or west of the northern property.

- Lodging house (bed and breakfast)
 - Any residential dwellings or accessory buildings existing at the time of approval of this PAD. Such a dwelling can be expanded or replaced if destroyed.
4. The southern 8.4 acres of the site south of the James River will continue to be regulated as an R-1 Suburban Residence District.
 5. WASTEWATER DISPOSAL: For uses with wastewater flows less than one thousand five hundred (1500) gallons per day a septic system shall be allowed provided the system location and design is approved by Greene County Resource Management. Any use exceeding one thousand five hundred (1500) gallons per day shall be connected to public sanitary sewer.
 6. At the time the property is connected to public sanitary sewer the existing private wastewater system must be decommissioned and removed in accordance with Greene County Environmental Standards.
 7. Two consecutive satisfactory water samples must be collected from the well on the property prior to that well being used to serve any use apart from a residential dwelling.
 8. INTENSITY OF DEVELOPMENT: The Floor Area Ratio (FAR) for permitted existing and future structures on the northern 3.2 acres shall not exceed 0.25, or 34,848 square feet.
 9. OPEN SPACE: The impervious surface ratio on the northern 3.2 acres shall not exceed 70%.
 10. BULK, AREA, AND HEIGHT REQUIREMENTS: The maximum height for new structures shall be thirty (30) feet. The following setbacks shall apply:
 - Building Setbacks
 - Front yard (east): Thirty (30) feet
 - Rear yard (west): Ten (10) feet
 - Side yard (north and south): Ten (10) feet
 - Parking Setbacks
 - In front yards: Ten (10) feet
 - In rear yards not bordering an R-1 District: None
 - In rear yards bordering an R-1 District: Ten (10) feet
 - In side yards bordering an R-1 District: Ten (10) feet

11. Perimeter treatments, exterior lighting, signage, and off-street parking provision shall follow the requirements in the submitted PAD report. Dustless surfacing requirements for parking areas shall be enforced.
12. A landscape plan will be required at the time a commercial building permit is submitted for a structure within 50 feet of an existing residential zoning district.
13. The access must be upgraded to a commercial drive meeting MODOT design standards. As part of this approval process the applicant will be required to amend the property's deed to include language limiting future access to either an outer road or to the nearest highway lane if no outer road is available. This amendment to the legal description will be subject to MODOT approval.
14. The restrictions in the Greene County Stormwater Design Standards Section 107.10.2 regarding development near mapped caves will be enforced, including the setback requirement of one hundred (100) feet for new construction.
15. **ADDITIONAL REQUIREMENTS:** The property will be limited to the requirements listed above and in the submitted PAD report. Any deviation from the above conditions will require Planning Board approval.


Kent D. Morris, AICP, Executive Secretary
Greene County Board of Zoning Adjustment

PLOT ASSIGNMENT DISTRICT REPORT

FOR

Killarney Cliffs

6405 S. Campbell Ave.

GREENE COUNTY, MO

July 15, 2016

Revised 9/19/16

Prepared By:

Jared Rasmussen, PE
Olsson Associates
550 Saint Louis Street
Springfield, MO 65806



OWNER/APPLICANT:

Killarney Cliffs, LLC
P.O. Box 550
Strafford, MO 65757



550 St. Louis
Springfield, MO 65806

TEL 417.890.8802
FAX 417.890.8805

www.olssonassociates.com

I. PROJECT

The intent of the proposed Plot Assignment District (PAD) is to protect the character of the existing historical structures while providing an opportunity for the property to transform into a destination that can be shared with all. The current residential structure is intended to be renovated to suit the needs of one or more of the proposed uses discussed herein in accordance with Greene County Building Codes. The property owner is in the process of having the structure added to the National Register of Historical Places. Accompanying this PAD application are the following Exhibits:

Exhibit 1	Legal Description
Exhibit 2	PAD Site Plan
Exhibit 3	Property Survey
Exhibit 4	FEMA Flood Insurance Map
Exhibit 5	Canady Cave Limits

II. PROJECT DESCRIPTION

The property consists of approximately 10.15 acres located in Greene County, MO, located along the west ROW line of US-160 (Campbell Ave.), extending south from West Farm Road 192, to the Greene/Christian County limits. The property is split north to south by the James River. The property is currently zoned R-1 Suburban Residence. The neighboring properties are zoned as follows:

North	-	R-1
South	-	Christian County Zoning
West	-	R-1 (North of James River)
		PAD 1843 (South of James River)
East	-	R-1
		PAD 1285(East of 160)

The property's only access to ROW is via an existing driveway directly west of Farm Road 192. Greene County's Major Thoroughfare plan classifies US-160 as an Expressway and Farm Road 192 as a Collector. The Greene County Highway Department has no plans to extend Farm Road 192 to the west.

The property to the north of the James River has historically been a residential use. A portion of the northern property is impacted by both FEMA designated Floodway and Floodplain for the James River. The residential use areas within the northern portion are elevated approximately 30-feet above the James River Floodway/Floodplain via a bedrock bluff. Underlying a portion of the northern property is the mapped Canady Cave. No sinkholes are mapped or noted on the northern property.

The property to the south of the James River is currently undeveloped forested area and is fully encumbered by the FEMA designated Floodway for the James River.

III. LEGAL DESCRIPTION

Refer to Exhibit 1

IV. PLANNING DATA

Current Zoning	R-1
Proposed Zoning	Plot Assignment District
Overall Density	Varies
Total Area	11.60 +/- acres (3.2 +/- acres north and out of the floodplain)

V. USES PERMITTED:

Northern Property

The following uses shall be permitted as defined by the Greene County Zoning Regulations, if not specifically defined below:

1. Professional office, defined as —administrative, business, and finance. Architecture, engineering, law, medicine, dentistry or other activity in which specialized service to clients are performed by persons possessing a degree from a recognized institution of higher learning, demonstrating successful completion of prolonged course of specialized intellectual instruction and study, and also possessing evidence of professional capability, such as membership in a professional society requiring standard of qualifications for admission.
 - a. Offices of professionals specifically listed below:
 - i. 1. Attorney-at-law
 - ii. 2. Architect
 - iii. 3. Certified Public Accountant
 - iv. 4. Consultant
 - v. 5. Registered engineer
 - vi. 6. Land planner
 - vii. 7. Minister, Rabbi, or Priest
 - viii. 8. Registered land surveyor
 - ix. 9. Real Estate
 - i.x. 10. Any other use as determined by the Greene County Planning Board to be of the same general character as the above permitted uses.
2. Banquet/Meeting Halls
 - i. If alcoholic beverages are served, more than fifty (50) percent of gross income must be derived from the sale of food and non-alcoholic beverages, for consumption on the property.
2. Outdoor aActivities shall be allowed, provided activities are started no sooner than one (1) hour after sunrise, and —are ended prior to 12 a.m (midnight)prior to one (1) hour after sunset,—and All —audio/visual equipment or specialty lighting are—shall be directed away from existing R-1 zoning districts to the north or west of the northern property. The following is a representation of the type of permitted outdoor activities:
 - i. Weddings & Wedding Receptions
 - ii. Reunions
 - iii. Photo Shoots
 - iv. Banquets

ii.v. Any other use as determined by the Greene County Planning Board to be of the same general character as the above permitted uses.

~~3. Restaurants, excluding drive-in and pick-up facilities.~~

4.3. Lodging House (Bed & Breakfast)

5.4. Any residential dwellings or accessory buildings existing at the time the district is approved. Such a dwelling can be expanded or, if destroyed, may be replaced.

Southern Property

The southern property is intended to remain undeveloped. R-1 Suburban Residence zoning shall remain.

VI. INTENSITY OF DEVELOPMENT: Tracts shall adhere to the following:

- A. The Floor Area Ratio (FAR) for permitted structures in northern property shall not exceed 0.25.

Floor Area is defined as: $FAR = (Gross\ Floor\ Area) / (Total\ Site\ Area)$

VII. BULK, AREA AND HEIGHT REQUIREMENTS: Shall adhere to the following:

- A. Maximum structure height: Existing Structures (as they currently exist)
New Structures (30-feet)

- B. The following setbacks shall apply:

1. Building setbacks:
Front yard (east): Thirty (30) feet;
Rear yard (west): Ten (10) feet;
Side yard (north & south): Ten (10) feet.
2. Parking/vehicle area setbacks:
In front yards: Ten (10) feet;
In rear yards not bordering a R-1 district: None;
In rear yards bordering a R-1 district: Ten (10) feet;
In side yards bordering a R-1 district: Ten (10) feet;
3. The impervious surface ratio shall not exceed 70%.

VIII. PERIMETER TREATMENT: With the exception of a single family use as it currently exists, the following shall apply:

- A. Bufferyards:
In addition to a six (6) foot wooden privacy fence, a ten (10) foot landscaped perimeter bufferyard shall be required adjacent to the north and west property lines of the northern property. The bufferyard shall be protected from vehicular encroachment of overhang through appropriate wheel stops or curbs. The perimeter bufferyard shall contain two (2) canopy trees, plus four (4) understory, ornamental or evergreen trees per hundred (100) linear feet. Where utility lines and/or easements are within the width of the landscape area (or other conditions not under the control

of the developer would not allow canopy trees), each required canopy tree may be replaced by two (2) understory, ornamental or evergreen trees.

- B. **Parking:**
Where a parking lot or vehicular use is within fifty (50) feet of a public right-of-way and there is not an intervening building, a perimeter landscape area at least ten (10) feet in width shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area, but allowing for vehicular access through such landscaping to public right-of-way. The landscape area shall contain (1) canopy tree, one (1) understory, ornamental or evergreen tree, and four (4) shrubs per hundred (100) linear feet. Where utility lines and/or easements are within the width of the landscape area (or other conditions not under the control of the developer would not allow canopy trees), each required canopy tree may be replaced by two (2) understory, ornamental or evergreen trees.
- C. **Tree preservation.** Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches in diameter measured six (6) inches above existing grade will count as two (2) trees toward fulfillment of the tree requirements of this PAD.
- D. No structures, signs, mechanical equipment, vehicular use areas (except those drives required to provide access to adjoining public thoroughfares) are permitted within these perimeter treatments. The surface of these perimeter treatments, or other required landscaped areas, shall be maintained with a living ground cover.
- E. All utilities within required perimeter treatments shall be located underground.
- F. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided. These devices may not occupy parking spaces.
- G. A landscape plan will be required at the time of commercial building permit. However, no perimeter treatment will be required until commercial building construction is within 50 feet of an existing residential zoning district.

IX. EXTERIOR LIGHTING: With the exception of a single family use as it currently exists, the following shall apply:

- A. The light source or luminaire for all exterior lighting shall have a cutoff so that the bare light bulb, lamp or light source is completely shielded from the direct view of an observer at ground level, or above, at a property line adjacent to a public right-of-way or adjacent property zoned residential.

- B. Light sources or luminaries shall not be located within perimeter treatment areas except on pedestrian walkways.

X. OFF-STREET PARKING: With the exception of a single family use as it currently exists, the following shall apply:

~~Banquet/Meeting Halls—Outdoor Activities~~

~~With fixed seats. One (1) for each four (4) seats.~~

~~Without fixed seats. One (1) for each three-four (34) persons based upon~~
designed maximum capacity. Offsite parking shall be allowed provided
shuttling service is provided from the offsite parking lot to the property.

All other uses

As specified in the Greene County Zoning Regulations.

XI. SIGNS

The requirements and standards of the Greene County Zoning Regulations in effect at the time of development shall apply.

XII. FLOODPLAIN

There are mapped floodways / floodplains on the property, refer to Exhibit 4.

XIII. STORMWATER DRAINAGE

As previously discussed, the property is spilt north to south by the James River. Both the northern and southern properties are impacted by FEMA designated Floodway/Floodplain (refer to Exhibit 4). Due to the close proximity of the floodplain, stormwater detention should not be required for added impervious services. However, water quality measures will be required for any added impervious services in excess of one half (0.54) acre. Water quality measures shall comply with Greene County's requirements in place at the time of development.

XIV. WATER SUPPLY

Existing Private Well

XV. GAS SUPPLY

The residence that exist on the property currently has gas service with City Utilities.

City Utilities of Springfield: 301 East Central
Springfield, MO 65802
(417) 863-9000

XVI. ELECTRICAL SUPPLY

The residence that exist on the property currently has electric service with City Utilities.

City Utilities of Springfield: 301 East Central

Springfield, MO 65802
(417) 863-9000

XVII. TELEPHONE SERVICE

Telephone service will be provided by Southwestern Bell.

SBC: 600 St. Louis St. #606
Springfield, MO 65806
(417) 836-2474

XVIII. WASTEWATER DISPOSAL

For uses with wastewater flows less than one thousand five hundred (1,500) gallon per day, a septic system shall be allowed. Provided the septic system location and design is approved by Greene County.

For any use exceeding one thousand five hundred (1,500) gallons per day of wastewater, a public sanitary sewer main extension to serve the property shall be required.

Prior to any reuse/redevelopment of the property for which a septic system would be allowed, the existing septic system shall be removed and replaced with a new system. System shall be approved by Greene County.

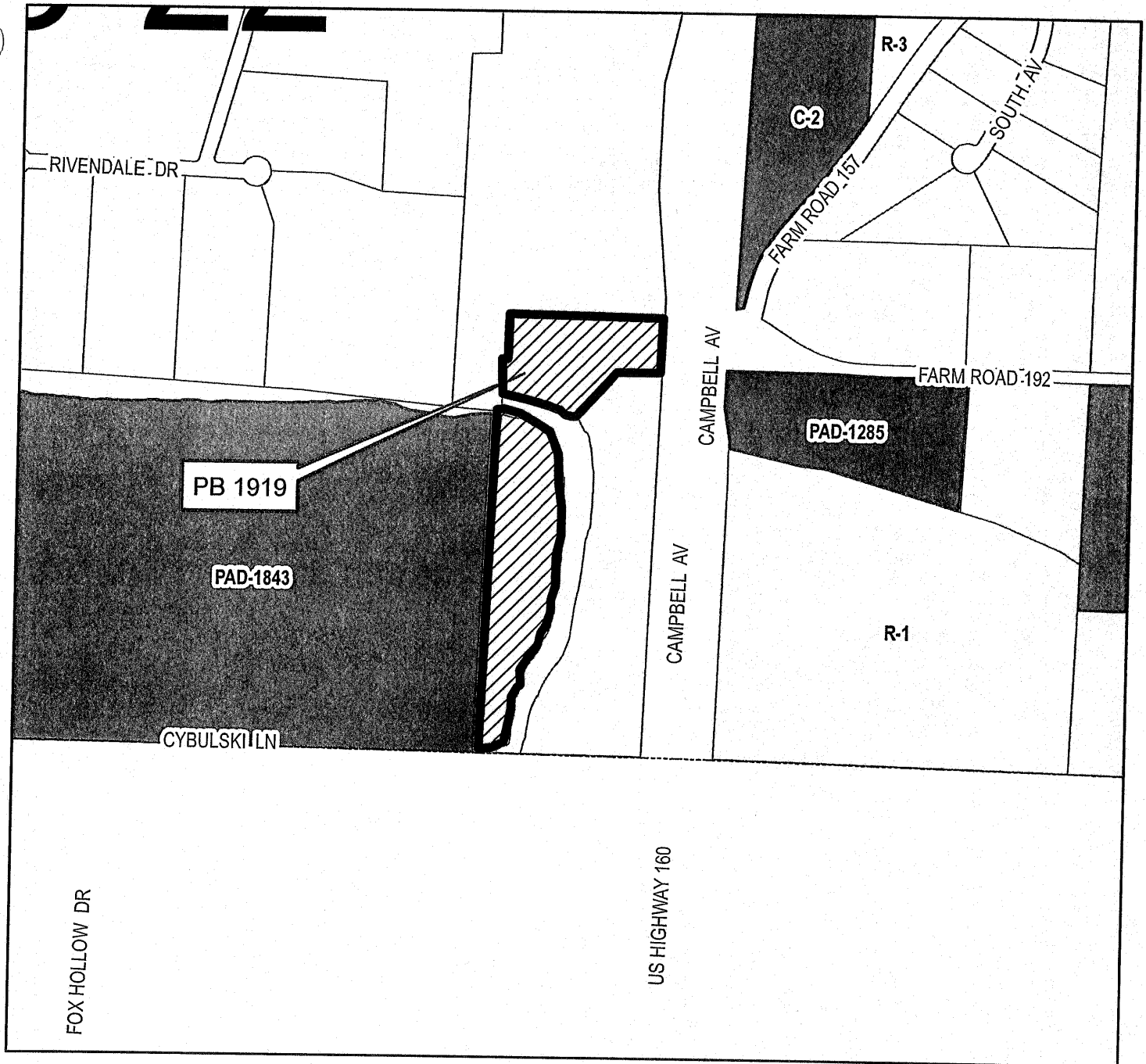
Public sanitary sewer service can be provided by the City of Springfield.

City of Springfield: Public Works
840 Boonville Ave.
Springfield, MO 65802
(417) 864-1900

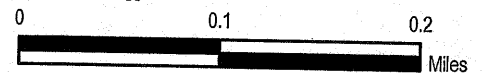
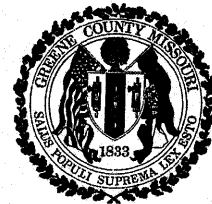
XIV. PHASING

It is the intent of the owner/developer that all redevelopment of the property will be completed at one time. Should phasing be required, a phasing plan shall be submitted to the Greene County Planning staff for review and approval.

Planning Board Case 1919



Applicant: Killarney Cliffs LLC c/o Jared Rasmussen
Request: Rezone from R-1 Suburban Residence District to Plot Assignment District
Tract Size: 11.6 acres
Location: 6405 S Campbell Avenue, Springfield
Hearing Date: August 16, 2016



DISCLAIMER
All information on the map is provided "as is" for general information purposes only. Greene County and all other contributing data suppliers make no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of the data for any particular purpose. Greene County and all other contributing data suppliers assume no liability associated with the use or misuse of this data. Parcel information was prepared under the direction of the State Tax Commission of Missouri and Greene County Tax Assessor. The property map is for tax purposes only. It is not intended for conveyances.

PLOT ASSIGNMENT DISTRICT REPORT

FOR

Killarney Cliffs

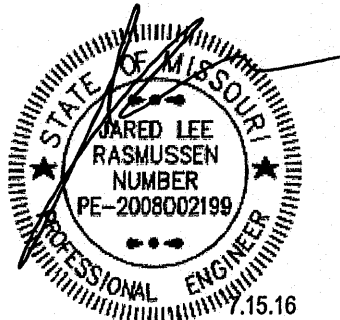
6405 S. Campbell Ave.

GREENE COUNTY, MO

July 15, 2016

Prepared By:

Jared Rasmussen, PE
Olsson Associates
550 Saint Louis Street
Springfield, MO 65806



Digitally signed by Jared Rasmussen
Date: 2016.07.14 15:18:07-05'00'

OWNER/APPLICANT:

Killarney Cliffs, LLC
P.O. Box 550
Strafford, MO 65757



550 St. Louis
Springfield, MO 65806

TEL 417.890.8802
FAX 417.890.8805

www.olssonassociates.com



I. PROJECT

The intent of the proposed Plot Assignment District (PAD) is to protect the character of the existing historical structures while providing an opportunity for the property to transform into a destination that can be shared with all. The current residential structure is intended to be renovated to suit the needs of one or more of the proposed uses discussed herein in accordance with Greene County Building Codes. The property owner is in the process of having the structure added to the National Register of Historical Places. Accompanying this PAD application are the following Exhibits:

Exhibit 1	Legal Description
Exhibit 2	PAD Site Plan
Exhibit 3	Property Survey
Exhibit 4	FEMA Flood Insurance Map
Exhibit 5	Canady Cave Limits

II. PROJECT DESCRIPTION

The property consists of approximately 10.15 acres located in Greene County, MO, located along the west ROW line of US-160 (Campbell Ave.), extending south from West Farm Road 192, to the Greene/Christian County limits. The property is split north to south by the James River. The property is currently zoned R-1 Suburban Residence. The neighboring properties are zoned as follows:

North	-	R-1
South	-	Christian County Zoning
West	-	R-1 (North of James River)
		PAD 1843 (South of James River)
East	-	R-1
		PAD 1285(East of 160)

The property's only access to ROW is via an existing driveway directly west of Farm Road 192. Greene County's Major Thoroughfare plan classifies US-160 as an Expressway and Farm Road 192 as a Collector. The Greene County Highway Department has no plans to extend Farm Road 192 to the west.

The property to the north of the James River has historically been a residential use. A portion of the northern property is impacted by both FEMA designated Floodway and Floodplain for the James River. The residential use areas within the northern portion are elevated approximately 30-feet above the James River Floodway/Floodplain via a bedrock bluff. Underlying a portion of the northern property is the mapped Canady Cave. No sinkholes are mapped or noted on the northern property.

The property to the south of the James River is currently undeveloped forested area and is fully encumbered by the FEMA designated Floodway for the James River.

III. LEGAL DESCRIPTION

Refer to Exhibit 1

IV. PLANNING DATA

Current Zoning	R-1
Proposed Zoning	Plot Assignment District
Overall Density	Varies
Total Area	11.60 +/- acres (3.2 +/- acres north and out of the floodplain)

V. USES PERMITTED:

Northern Property

The following uses shall be permitted as defined by the Greene County Zoning Regulations, if not specifically defined below:

1. Professional office, administrative, business, and finance.
2. Banquet/Meeting Halls
 - i. If alcoholic beverages are served, more than fifty (50) percent of gross income must be derived from the sale of food and non-alcoholic beverages, for consumption on the property.
 - ii. Outdoor activities shall be allowed, provided activities are ended prior to 12 a.m (midnight), and audio/visual equipment or specialty lighting are directed away from existing R-1 zoning districts to the north or west of the northern property.
3. Restaurants, excluding drive-in and pick-up facilities.
4. Lodging House (Bed & Breakfast)
5. Any residential dwellings or accessory buildings existing at the time the district is approved. Such a dwelling can be expanded or, if destroyed, may be replaced.

Southern Property

The southern property is intended to remain undeveloped. R-1 Suburban Residence zoning shall remain.

VI. INTENSITY OF DEVELOPMENT: Tracts shall adhere to the following:

- A. The Floor Area Ratio (FAR) for permitted structures in northern property shall not exceed 0.25.

Floor Area is defined as: $FAR = (Gross\ Floor\ Area) / (Total\ Site\ Area)$

VII. BULK, AREA AND HEIGHT REQUIREMENTS: Shall adhere to the following:

- A. Maximum structure height: Existing Structures (as they currently exist)
New Structures (30-feet)
- B. The following setbacks shall apply:
 1. Building setbacks:
Front yard (east): Thirty (30) feet;
Rear yard (west): Ten (10) feet;
Side yard (north & south): Ten (10) feet.

2. Parking/vehicle area setbacks:
In front yards: Ten (10) feet;
In rear yards not bordering a R-1 district: None;
In rear yards bordering a R-1 district: Ten (10) feet;
In side yards bordering a R-1 district: Ten (10) feet;
3. The impervious surface ratio shall not exceed 70%.

VIII. PERIMETER TREATMENT: With the exception of a single family use as it currently exists, the following shall apply:

- A. Bufferyards:
In addition to a six (6) foot wooden privacy fence, a ten (10) foot landscaped perimeter bufferyard shall be required adjacent to the north and west property lines of the northern property. The bufferyard shall be protected from vehicular encroachment of overhang through appropriate wheel stops or curbs. The perimeter bufferyard shall contain two (2) canopy trees, plus four (4) understory, ornamental or evergreen trees per hundred (100) linear feet. Where utility lines and/or easements are within the width of the landscape area (or other conditions not under the control of the developer would not allow canopy trees), each required canopy tree may be replaced by two (2) understory, ornamental or evergreen trees.
- B. Parking:
Where a parking lot or vehicular use is within fifty (50) feet of a public right-of-way and there is not an intervening building, a perimeter landscape area at least ten (10) feet in width shall be maintained between the abutting right-of-way and the off-street parking or vehicular use area, but allowing for vehicular access through such landscaping to public right-of-way. The landscape area shall contain (1) canopy tree, one (1) understory, ornamental or evergreen tree, and four (4) shrubs per hundred (100) linear feet. Where utility lines and/or easements are within the width of the landscape area (or other conditions not under the control of the developer would not allow canopy trees), each required canopy tree may be replaced by two (2) understory, ornamental or evergreen trees.
- C. Tree preservation. Preservation of each healthy existing tree of an approved species that is at least four and one-half (4-1/2) inches in diameter measured six (6) inches above existing grade will count as two (2) trees toward fulfillment of the tree requirements of this PAD.
- D. No structures, signs, mechanical equipment, vehicular use areas (except those drives required to provide access to adjoining public thoroughfares) are permitted within these perimeter treatments. The surface of these perimeter treatments, or other required landscaped areas, shall be maintained with a living ground cover.
- E. All utilities within required perimeter treatments shall be located underground.

- F. Waste cans, dumpster units, or other forms of litter control and refuse disposal devices shall be placed where they are least visible from a public street or adjoining properties. Screening of these devices, in the form of a sight-proof fence or wall, shall be provided. These devices may not occupy parking spaces.
- G. A landscape plan will be required at the time of commercial building permit. However, no perimeter treatment will be required until commercial building construction is within 50 feet of an existing residential zoning district.

IX. EXTERIOR LIGHTING: With the exception of a single family use as it currently exists, the following shall apply:

- A. The light source or luminaire for all exterior lighting shall have a cutoff so that the bare light bulb, lamp or light source is completely shielded from the direct view of an observer at ground level at a property line adjacent to a public right-of-way or adjacent property zoned residential.
- B. Light sources or luminaries shall not be located within perimeter treatment areas except on pedestrian walkways.

X. OFF-STREET PARKING: With the exception of a single family use as it currently exists, the following shall apply:

Banquet/Meeting Halls

With fixed seats. One (1) for each four (4) seats.

Without fixed seats. One (1) for each three (3) persons based upon designed maximum capacity.

All other uses

As specified in the Greene County Zoning Regulations.

XI. SIGNS

The requirements and standards of the Greene County Zoning Regulations in effect at the time of development shall apply.

XII. FLOODPLAIN

There are mapped floodways / floodplains on the property, refer to Exhibit 4.

XIII. STORMWATER DRAINAGE

As previously discussed, the property is split north to south by the James River. Both the northern and southern properties are impacted by FEMA designated Floodway/Floodplain (refer to Exhibit 4). Due to the close proximity of the floodplain, stormwater detention should not be required for added impervious services. However, water quality measures will be required for any added impervious services in excess of

one (1) acre. Water quality measures shall comply with Greene County's requirements in place at the time of development.

XIV. WATER SUPPLY

Existing Private Well

XV. GAS SUPPLY

The residence that exist on the property currently has gas service with City Utilities.

City Utilities of Springfield: 301 East Central
Springfield, MO 65802
(417) 863-9000

XVI. ELECTRICAL SUPPLY

The residence that exist on the property currently has electric service with City Utilities.

City Utilities of Springfield: 301 East Central
Springfield, MO 65802
(417) 863-9000

XVII. TELEPHONE SERVICE

Telephone service will be provided by Southwestern Bell.

SBC: 600 St. Louis St. #606
Springfield, MO 65806
(417) 836-2474

XVIII. WASTEWATER DISPOSAL

For uses with wastewater flows less than one thousand five hundred (1,500) gallon per day, a septic system shall be allowed. Provided the septic system location and design is approved by Greene County.

For any use exceeding one thousand five hundred (1,500) gallons per day of wastewater, a public sanitary sewer main extension to serve the property shall be required.

Public sanitary sewer service can be provided by the City of Springfield.

City of Springfield: Public Works
840 Boonville Ave.
Springfield, MO 65802
(417) 864-1900

XIV. PHASING

It is the intent of the owner/developer that all redevelopment of the property will be completed at one time. Should phasing be required, a phasing plan shall be submitted to the Greene County Planning staff for review and approval.

EXHIBIT 1

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), RUNNING THENCE NORTH ONE HUNDRED FIFTY (150) FEET; THENCE WEST SIX HUNDRED SIXTY (660) FEET; THENCE SOUTH ONE HUNDRED FIFTY (150); THENCE EAST SIX HUNDRED SIXTY (660) FEET TO THE PLACE OF BEGINNING, IN GREENE COUNTY, MISSOURI.

ALSO, A STRIP OF LAND THIRTY (30) FEET WIDE WHICH IS THE PRIVATE ROAD NOW LOCATED AND RUNNING IN A GENERAL NORTHEASTERLY AND SOUTHWESTERLY DIRECTION OVER AND ACROSS A PART OF THE NORTHEAST QUARTER (NE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION TWENTY-SIX (26) AND THE NORTHWEST QUARTER (NW $\frac{1}{4}$) OF THE SOUTHWEST QUARTER (SW $\frac{1}{4}$) OF SECTION TWENTY-FIVE (25), ALL IN TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), SAID THIRTY (30) FOOT STRIP BEING MORE PARTICULARLY DESCRIBED IN THE DEED FROM HARRY D. SILSBY AND ETTA SILSBY, HIS WIFE TO THE TO THE F.X. NEER, SAID DEED BEING RECORDED IN BOOK 406, AT PAGE 534, IN THE OFFICE OF RECORDER OF DEEDS, GREENE COUNTY, MISSOURI, AND THIS CONVEYANCE OF THE PRIVATE ROADWAY IS SUBJECT TO THE PROVISIONS OF THE SAID DEED RECORDED IN BOOK 406 AT PAGE 534.

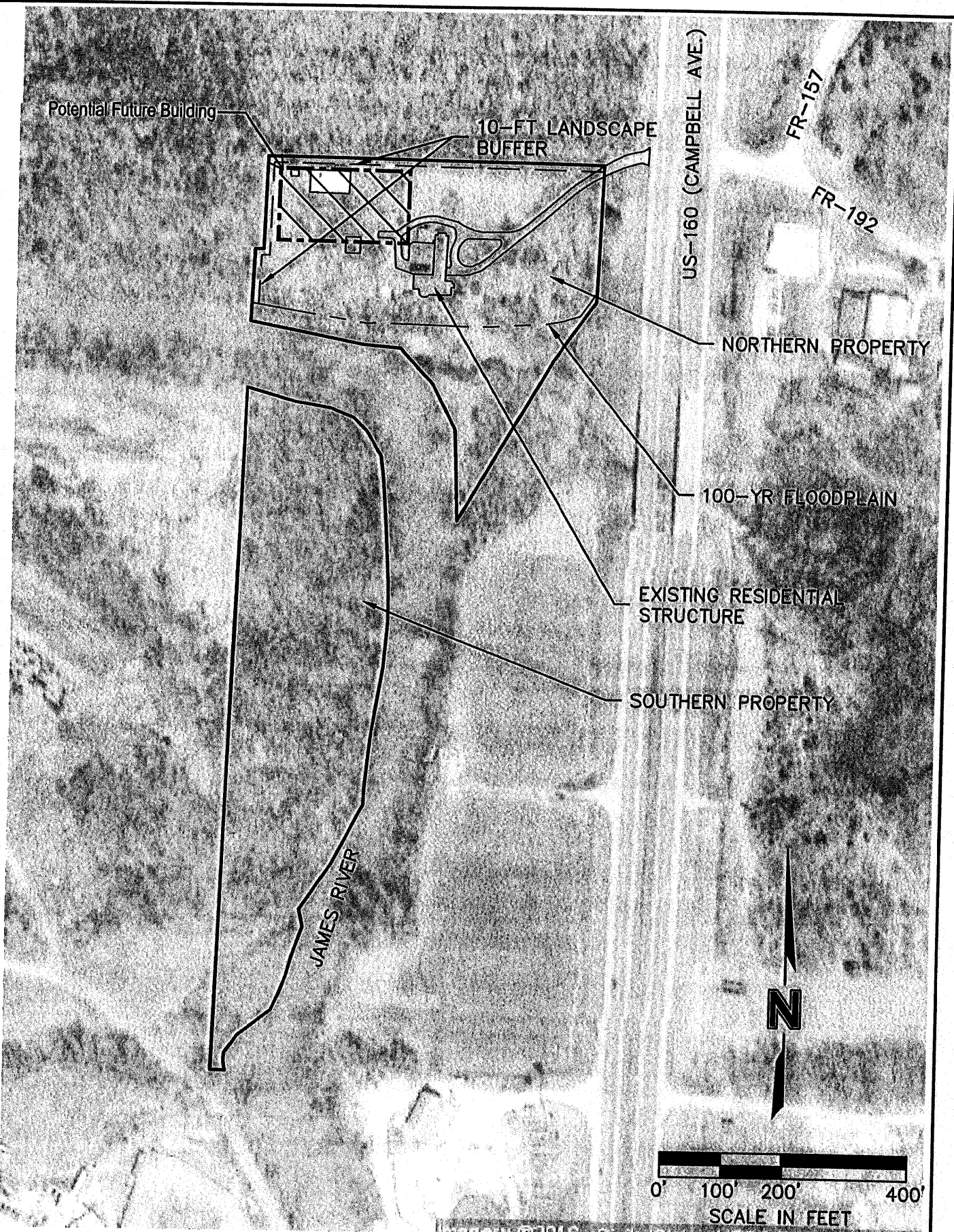
ALSO, A TRACT BEGINNING AT A POINT ON THE WEST LINE OF CAMPBELL STREET ROAD AT A POINT SEVENTY-THREE AND TWO-TENTHS (73.2) FEET WEST OF THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22); THENCE SOUTH ALONG SAID ROAD 33°22' WEST TWO HUNDRED (200) FEET; THENCE SOUTH ALONG SAID ROAD 28°35' WEST, THREE HUNDRED NINE (309) FEET TO THE NORTH SIDE OF STEEL BRIDGE OVER THE JAMES RIVER; THENCE WESTERLY ALONG THE NORTH LINE OF SAID BRIDGE NINETY-ONE (91) FEET TO THE SOUTH BANK OF JAMES RIVER; THENCE NORTHWESTERLY ALONG SAID SOUTH BANK OF JAMES RIVER, FOLLOWING ITS MEANDERINGS THREE HUNDRED SEVENTY-TWO (372) FEET MORE OR LESS TO A POINT ON THE WEST LINE OF THE EAST HALF (E $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SAID SECTION TWENTY-SIX (26); THENCE NORTH TWO HUNDRED (200) FEET TO THE NORTHWEST CORNER OF THE SAID EAST HALF (E $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF SECTION TWENTY-SIX (26); THENCE EAST FIVE HUNDRED EIGHTY-SIX AND EIGHT-TENTHS (586.8) FEET TO THE PLACE OF BEGINNING, SAME BEING A PART OF THE EAST HALF (E $\frac{1}{2}$) OF

continued on next page

THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$) OF
SECTION TWENTY-SIX (26), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO
(22), IN GREENE COUNTY, MISSOURI.

ALSO, THAT PART OF THE EAST HALF (E $\frac{1}{2}$) OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$)
OF THE SOUTHEAST QUARTER (SE $\frac{1}{4}$), LYING WEST OF THE JAMES RIVER, IN
SECTION TWENTY-SIX (26); TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO
(22), IN GREENE COUNTY, MISSOURI.

DWG: F:\2016\1501-2000\016-1986\40-Design\Exhibits\C_PAD_61986.dwg
DATE: Jun 29, 2016 10:42am
USER: jasmussen
XREFS:



PROJECT NO: 016-1986
DRAWN BY: JLR
DATE: 7/14/2016

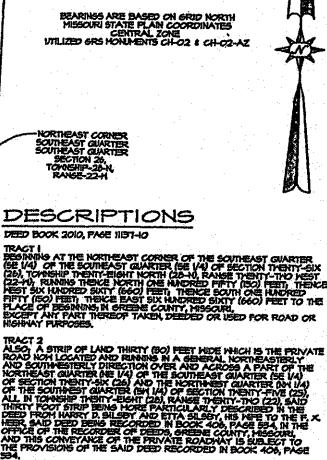
PAD SITE PLAN

MOLSSON
ASSOCIATES

550 St. Louis Street
Springfield, MO 65806
TEL 417.890.8802
FAX 401.890.8805

EXHIBIT

2



DEED BOOK 2010, PAGE 11137-10

[illegible][illegible]

TRACT 4, THAT PART OF THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), LYING EAST OF AND N. 1/2 OF E. 1/2, IN SECTION TWENTY (20), TOWNSHIP TWENTY-EIGHT (28), RANGE TWENTY-TWO (22), IN GREENE COUNTY, TENN., EXCEPT ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD OR HIGHWAY PURPOSES.

REED BOOK 408, PAGE 194.
IS REFERENCED IN TRACT 21.
A STRIP OF LAND THIRTY FEET (30') IN WIDTH, THE SAME BEING
FIFTY (50') FEET ON EACH SIDE OF THE CENTER OF SAID STRIP
AND BEING THE CENTER OF THE SAID PRIVATE ROAD MEN
LOCATED THEREON RUNNING NORTH AND NORTH-EASTERLY
AND SOUTH-WESTERLY DIRECTION OVER AND ACROSS A PART
OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHEAST QUARTER
(4) OF SECTION TWENTY-ONE (21) AND THE NORTHEAST QUARTER
OF THE WESTERLY HALF OF A SECTION 1, NORTH OF
TOWNSHIP TWENTY EIGHT (28) RANGE 10, CO. 1,
AND THIRTY (30) FEET STRIP BEING MORE PARTICULARLY

[illegible]

TRACT 1
ACRES PER DESCRIPTION: 2.21 ACRES
NET ACREAGE AFTER HIGHWAY RIGHT OF WAY: 1.88 ACRES +/-

ACRES BASED ON COUNTY SURVEY IN BOOK 7,
PAGE 57, DATED MARCH 04, 1920.
IT ACRES AFTER HIGHWAY RIGHT OF WAY,
AND SOUTH-EAST BANK OF JAMES RIVER AS

DATE OF SURVEY: 06/24/1964 ACRES +/- 3.69

RELATIVE THAT THE SURVEY IN THE GREENE COUNTY SURVEY RECORD BOOK 07, PAGE 141 GIVES AN INDICATION AS TO WHERE THE UNRECORDED PRIVATE DRIVE MAY HAVE BEEN. THERE IS NO DATE ON THIS PARTICULAR SURVEY, HOWEVER DATES OF SURVEYS THE SAME BOOK ON PAGES PRECEDING AND FOLLOWING THIS PAGE PLACES THE SURVEY IN THE EARLY PART OF 1921. REED BOOK 405, PAGE 334 IS DATED AUGUST, 1921.

TRACT 4
RES PER DESCRIPTION:
UTH AND WEST OF JAMES RIVER AS
DATE OF SURVEY:
7.50 ACRES +/-
4.6 ACRES +/-

I HEREBY DECLARE TO SCOTT TILLMAN THAT THIS PLAN AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE REQUIREMENTS FOR "RURAL" PROPERTY AS SET FORTH IN THE CURRENT MISSOURI MINIMUM STANDARDS FOR PROPERTY.

ADJUDICATORY SURVEY.
APPEARANCE ON CHARGES AS SHOWN ARE BASED ON INFORMATION
PROVIDED BY OTHERS AND DOES NOT REPRESENT AN OPINION
AS TO TITLE.
EASMENTS SHOWN ARE THOSE WRITTEN, PROVIDED OR DISCOVERED
AND MAY NOT BE ALL INCLUSIVE.
THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE
PERSON(S) MENTIONED ABOVE AND IS NULL AND VOID IF USED
BY ANY PERSON(S) WITHOUT THE EXPRESSED WRITTEN CONSENT
OF SOUTHWEST SURVEY.
THIS SURVEY IS NULL AND VOID UNLESS IT CONTAINS AN ORIGINAL
SIGNED AND DATED BY THE SURVEYOR, THE E-BOSS'ED SURVEY
SEAL OF DANA V. ENYARD, D.O. 11/13/11.

DANA D. EDWARDS (MO. P.L.R. 2153)

0 50 100 150 200
GRAPHIC SCALE 1" = 50'

PREPARED FOR
SCOTT TILLMAN
6405 S. CAMPBELL
CENTURY CITY - LOS ANGELES

1402 S. DEVON
SPRINGFIELD, MISSOURI

Surveying Southwest
Court For Over 29 years


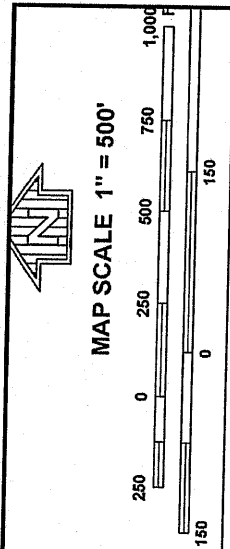
DATE: DECEMBER 10, 2013	
SCALE: 1" = 30'	
7-233-5660 DWS. NO. 15-065 - D	


EXHIBIT 4



PANEL 0456E	
FIRM FLOOD INSURANCE RATE MAP GREENE COUNTY, MISSOURI AND INCORPORATED AREAS	
PANEL 456 OF 505 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)	
CONTAINS:	
COMMUNITY	NUMBER PANEL SUFFIX
GREENE COUNTY	290723 0456 E
SPRINGFIELD, CITY OF	290149 0456 E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
 29077C0456E
EFFECTIVE DATE
 DECEMBER 17, 2010


 Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

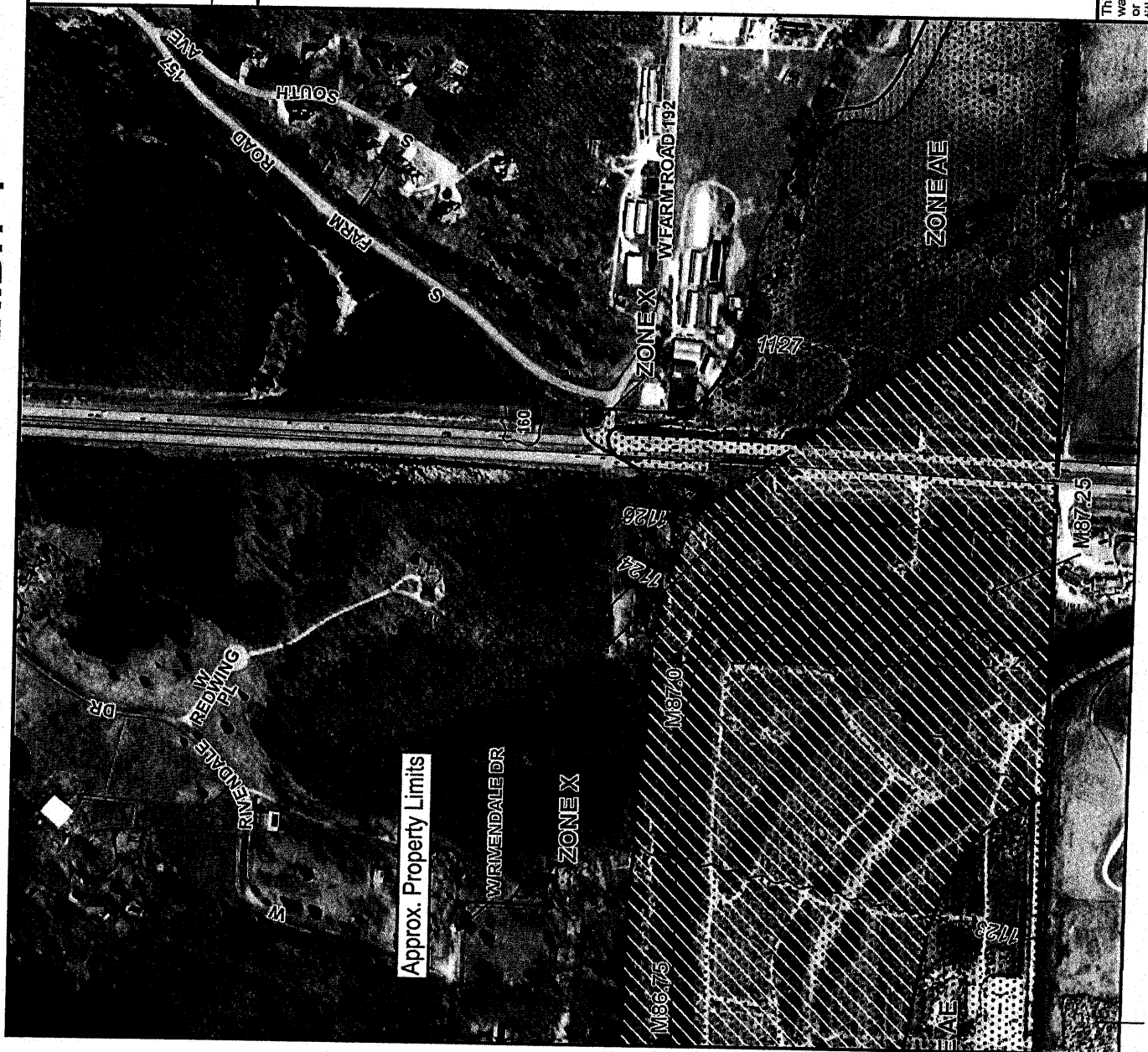
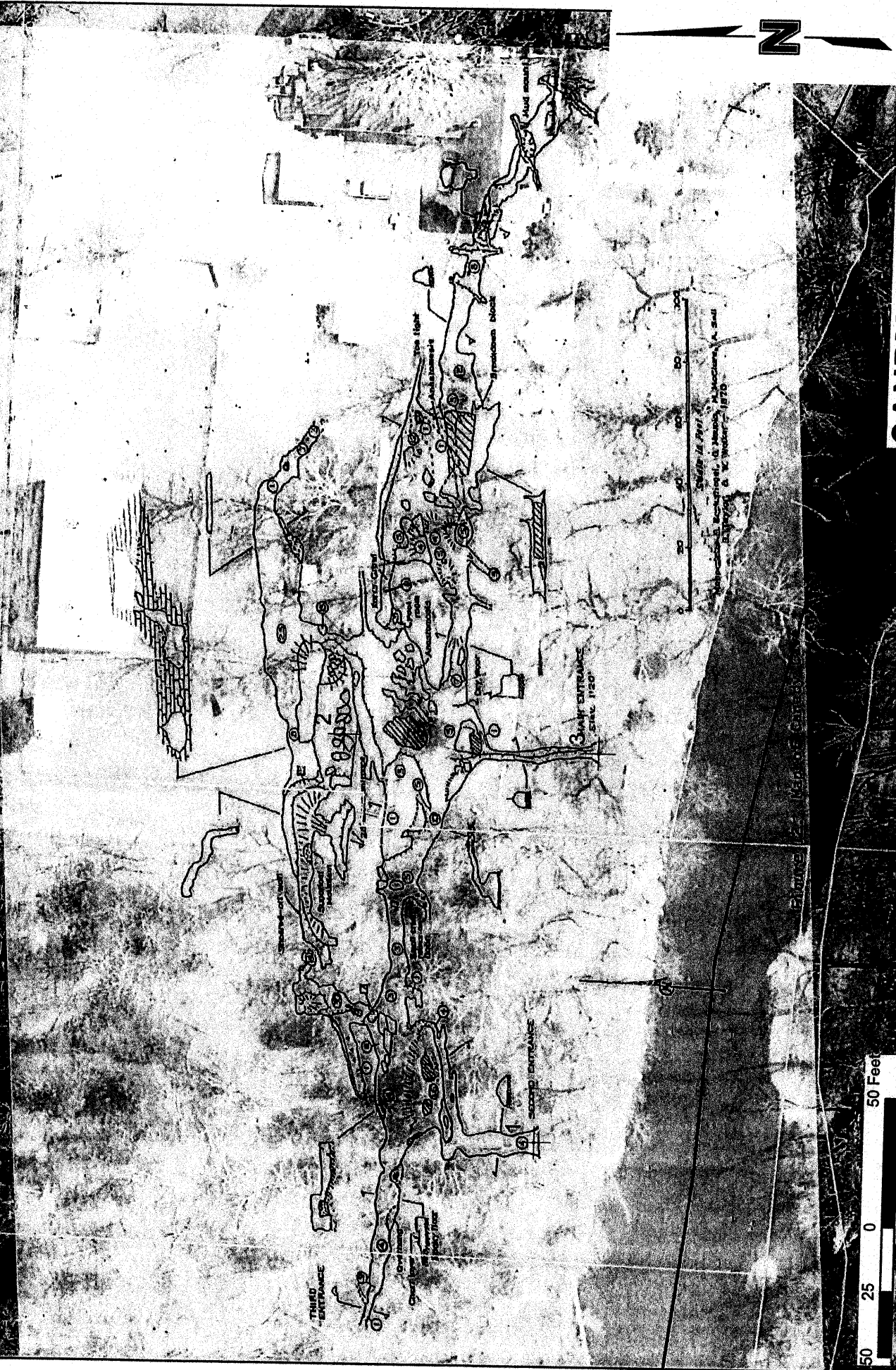
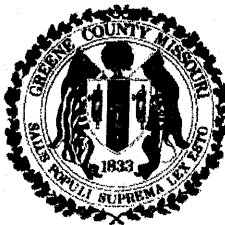


EXHIBIT 5



CANDY CAVE OVERLAY



Case Number: PP 1918
Date Received: 7/15/16
Received By: JF
Fees Paid: 1,050.00 Receipt # 213

Greene County Planning & Zoning Office
940 Boonville, Room 305
Springfield, MO 65802
417-868-4005 Phone 417-868-4175 Fax

APPLICATION

PROPERTY OWNER/REPRESENTATIVE INFORMATION

Owner's Name (Please Print): Killarney Cliffs LLC
Owner's Address: P.O. Box 550 Strafford, MO 65757
Phone Number: 894-2425 Fax Number: N/A Email: tillmanredvelope@aol.com

Representative's
Name: Jared Rasmussen (Olsson Associates)
Representative's Address: 550 Saint Louis Street 65806
Phone Number: 417-890-8802 Fax Number: 417-890-8805 Email: jrasmusse@olssonassociates.co
Representative's Signature: [Signature]

TYPE OF REQUEST

- ☒ Rezoning (PAD)
☐ Conditional Use Permit
☐ Variance
☐ Appeal
☐ Amendment to PAD#
☐ Amendment to CUP#

PROPERTY INFORMATION

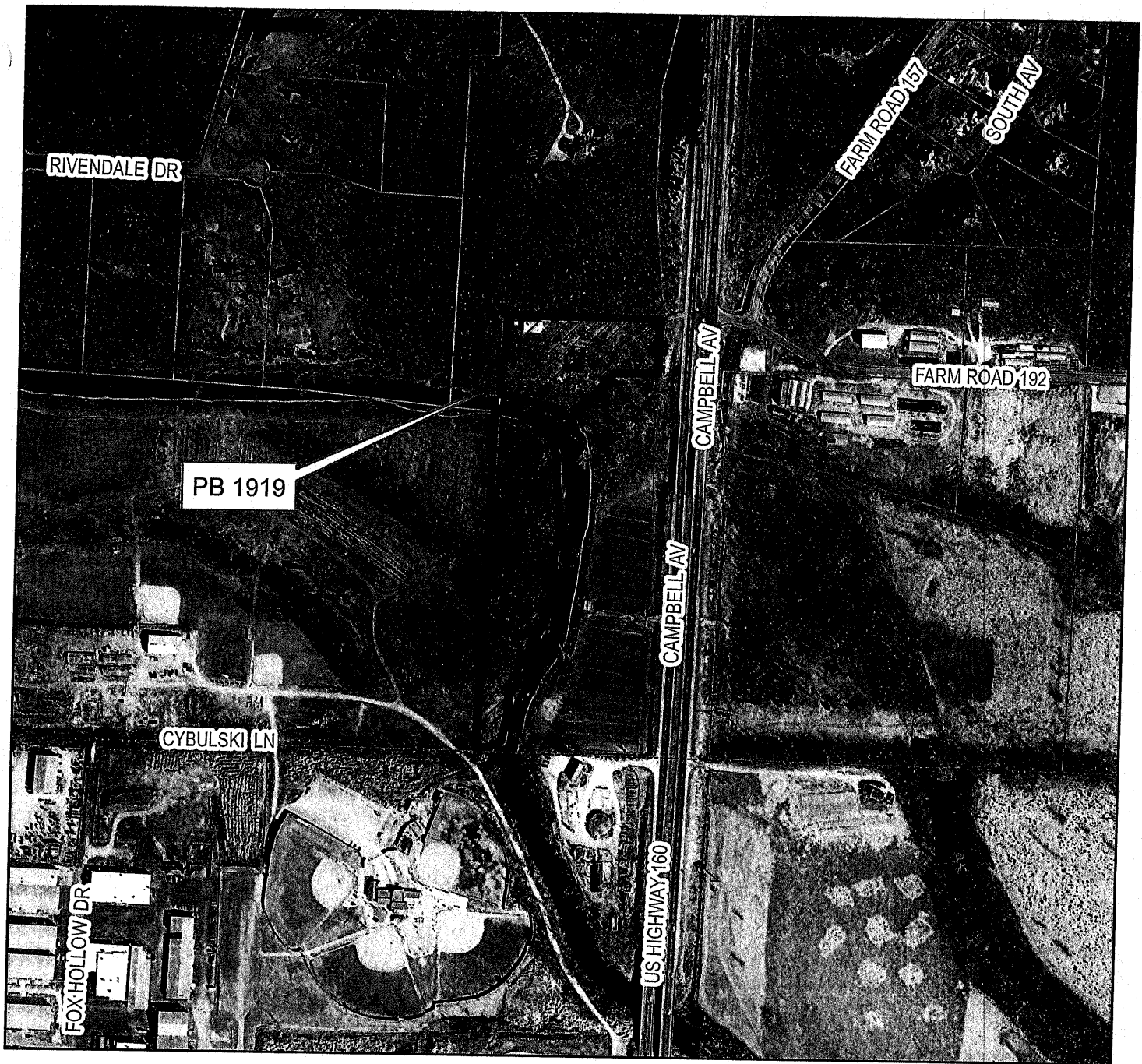
Address/Location of Property: 6405 S. Campbell Ave
Acreage Being Considered for Request: 10.15 +/- Existing Zoning: R-1
Existing Land Use: Residential/Vacant
On-site Wastewater System ☒ Public Sewer Provider: SEE PAD Report

Existing or Proposed Water Supply:

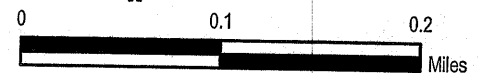
On-site well ☒ ^{Existing} Shared well: How many people serviced by Shared Well:
Public Provider:



Planning Board Case 1919



Applicant: Killarney Cliffs LLC c/o Jared Rasmussen
Request: Rezone from R-1 Suburban Residence
District to Plot Assignment District
Tract Size: 11.6 acres
Location: 6405 S Campbell Avenue, Springfield
Hearing Date: August 16, 2016



DISCLAIMER
All information on the map is provided "as is" for general information purposes only. Greene County and all other contributing data suppliers make no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of the data for any particular purpose. Greene County and all other contributing data suppliers assume no liability associated with the use or misuse of this data. Parcel information was prepared under the direction of the State Tax Commission of Missouri and Greene County Tax Assessor. The property map is for tax purposes only. It is not intended for conveyances.

**PLANNING DIVISION
REPORT TO
GREENE COUNTY PLANNING BOARD AND
GREENE COUNTY COMMISSION**

CASE NUMBER: PB 1929

HEARING DATE: October 3rd, 2016

APPLICANT(S): Rogers Investments Inc

PETITION: Rezone from A-1, Agriculture to RR-1,
Rural Residential District

LOCATION: 5294 S State Highway 125, Rogersville

FACTS:

1. The applicant owns the 11.5 acre tract which currently contains a single family residence under construction in the southeast corner.
2. The applicant proposes dividing the tract into two parcels: a 5.3 acre parcel to the south including the dwelling under construction, and an approximately 6 acre parcel to the north.
3. Greene County Zoning Regulations do not allow a tract that contains less than fifteen acres which is zoned A-1 to be subdivided. Therefore the property must be rezoned before it is divided.
4. The applicant has proposed RR-1 zoning for the site which would allow a minimum lot size of three acres. The applicant would then have the option to subdivide the property into three parcels if desired.
5. All adjacent properties are zoned A-1 Agriculture. The site is approximately 1200 feet south of US Highway 60 where there are commercial properties located at the corner of Highway 60 and Highway 125. Most residential lots in the vicinity of the property are on lots 5 acres and larger.
6. The property is characterized by open pasture land which increases in elevation to the east away from Highway 125.
7. The northern portion of the site contains an agricultural pond but no areas of sinkhole or floodplain.

8. South State Highway 125 in this area is classified as a primary arterial. The Missouri Department of Transportation has commented that only one driveway will be permitted to serve the entire tract.
9. The 2009 Future Land Use Map shows this property to be within the Urban Growth Area of Rogersville and suitable for mixed use development.

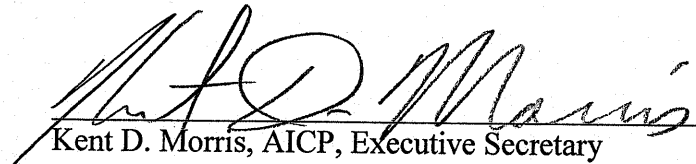
STAFF COMMENTS:

Staff recommends approval with conditions.

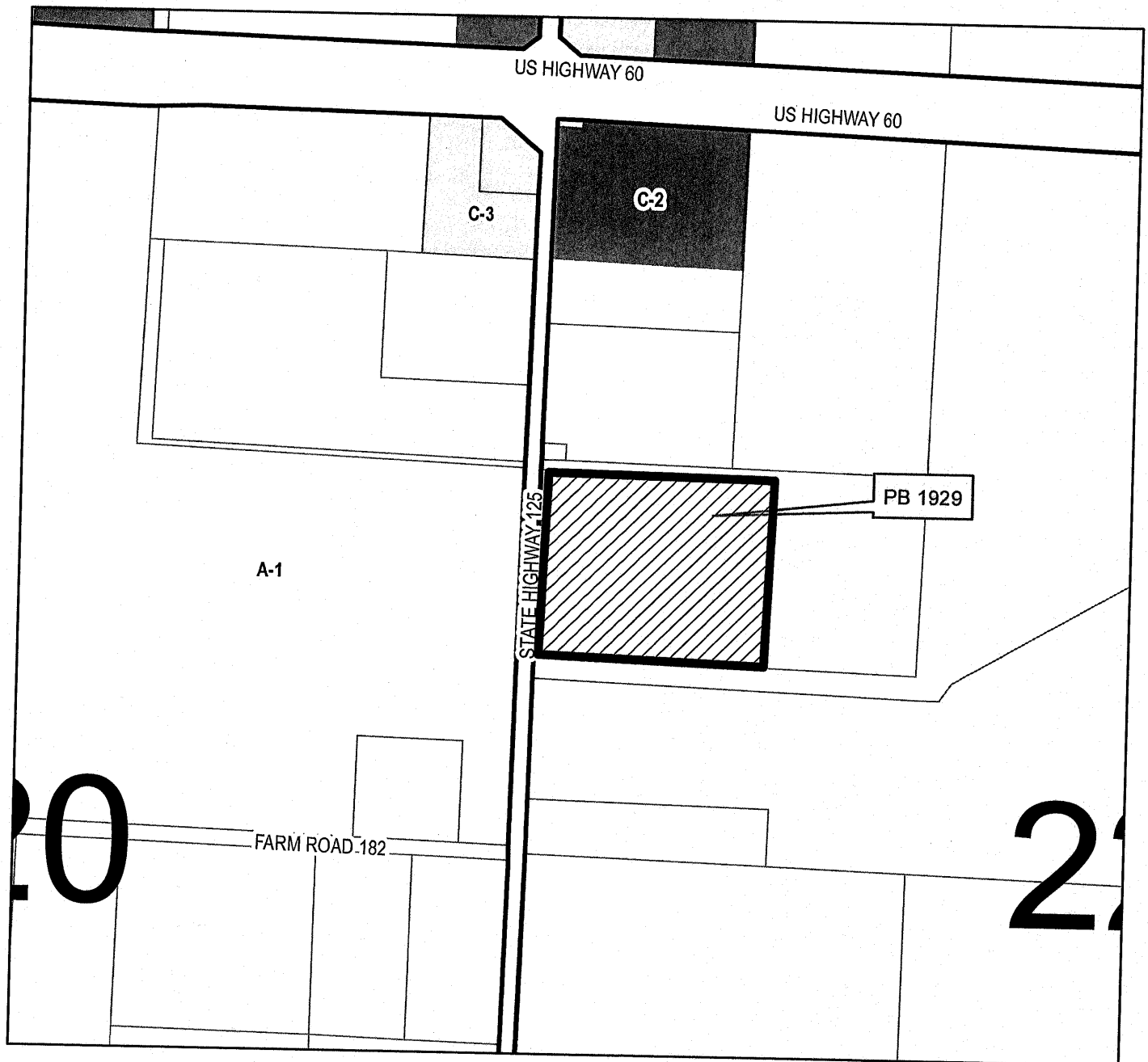
PLANNING BOARD ACTION:

Greene County Planning Board did vote (6-0) during public hearing on September 20th, 2016 to recommend approval of the request with the following conditions:

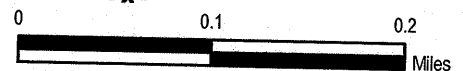
1. The prohibitions outlined in Article 7 of the Greene County Zoning Regulations and specific to the RR-1 Zoning District shall be enforced.
2. If/when the property is subdivided; an administrative subdivision application shall first be submitted and approved.
3. Prior to administrative subdivision approval, soil evaluations must be conducted on each proposed tract not containing an existing dwelling, and approved by the Resource Management Department.
4. At the time of an administrative subdivision application the applicant will be required to dedicate up to fifty-five (55) feet of right of way from the centerline of State Highway 125 to the Greene County Highway Department.
5. No new driveway access points will be allowed unless approved by the Missouri Department of Transportation.
6. All other Greene County building and zoning regulations shall be adhered to.


Kent D. Morris, AICP, Executive Secretary
Greene County Board of Zoning Adjustment

Planning Board Case 1929



Applicant: Rogers Investments INC
Request: Rezone from A-1 Agriculture District to
RR-1 Rural Residential District
Tract Size: 11.5 acres
Location: 5294 S State Highway 125, Rogersville
Hearing Date: September 20, 2016



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ROGERS INVESTMENTS, INC.

**P O BOX 1457
OZARK MO 65721
PHONE: 417-844-1889**

August 11, 2016

Mr. Kent D. Morris and Staff
Greene County Planning & Zoning Department
Greene County Historic Courthouse
940 N. Boonville, Room 305
Springfield, Missouri 65802

Dear Sirs,

Regarding the property I own at 5294 S. State Highway 125, Rogersville, Missouri, I am writing to inform you of my desire to divide the 11.29 acre property into a 6 acre tract on the North end, and a 5.29 acre tract on the South end.

I have already obtained a building permit and have begun to build my personal residence on the South end of the property. I'd like to sell the North 6 acres to free myself of the burden of having to mow and maintain so many additional acres which I'm confident I won't be utilizing.

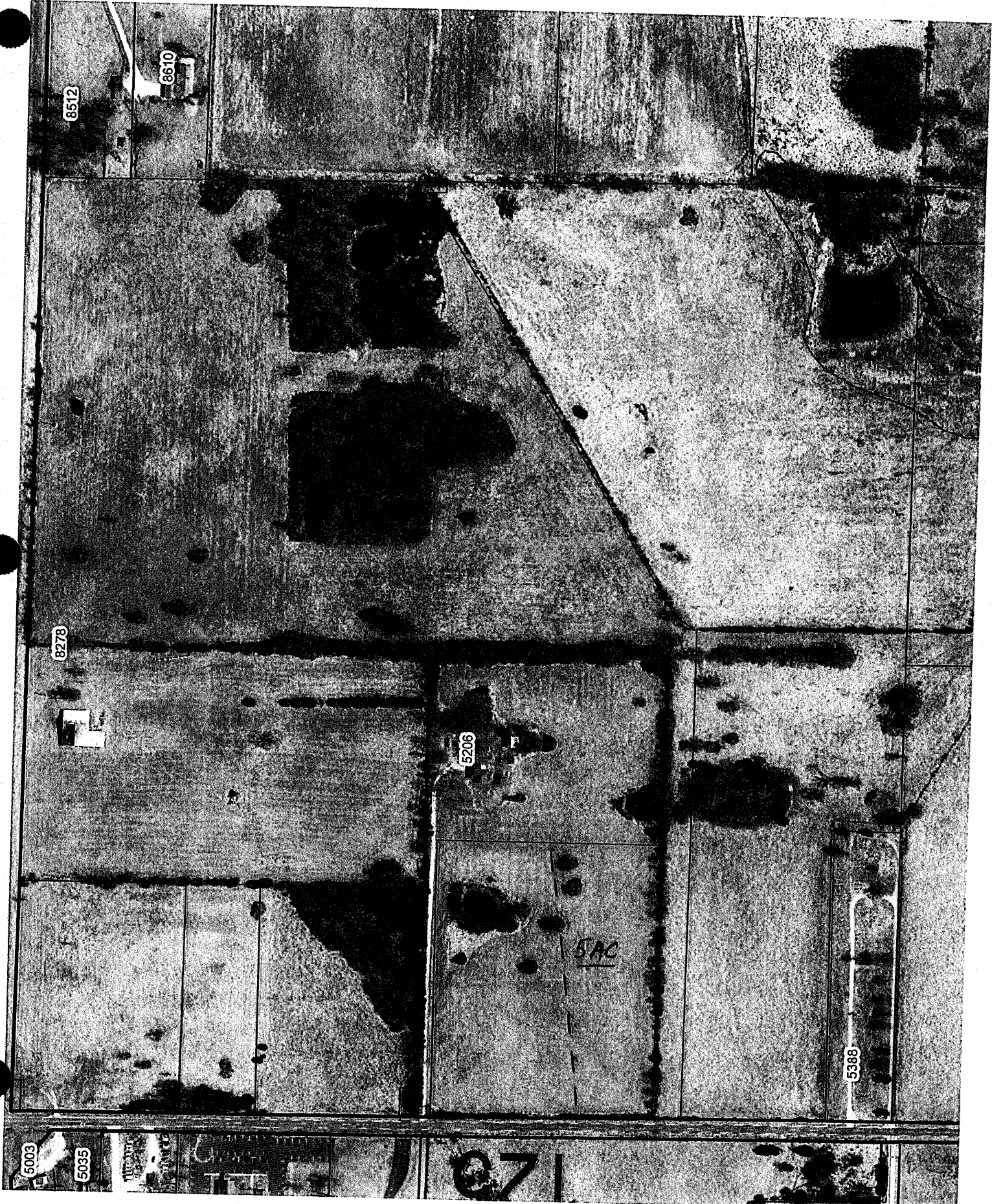
I initially chose the property based on several factors, and I'm still very happy with my choice, except for the one serious drawback - its just too large for me to properly maintain, even now, and more so as I (hopefully) continue to age.

I thank you, and your staff, for your time, and for the courteous assistance I've received regarding my application to split the property.

Sincerely,



Frank D. Rogers
Rogers Investments, Inc.





Greene County Planning & Zoning Office

940 Boonville, Room 305

Springfield, MO 65802

417-868-4005 Phone

417-868-4175 Fax

Case Number: _____
Date Received: _____
Received By: _____
Fees Paid: _____ Receipt # _____

APPLICATION

PROPERTY OWNER/REPRESENTATIVE INFORMATION

Owner's Name (Please Print): Rogers Investments, INC

Owner's Address: PO Box 1457 OZARK MO 65721

Phone Number: 417-844-1889 Fax Number: _____ Email: _____

Representative's
Name: N/A

Representative's Address: _____

Phone Number: 417-844-1889 Fax Number: _____ Email: _____

Representative's Signature: Frank Rogers

TYPE OF REQUEST

- ☒ Rezoning RR-1
☐ Conditional Use Permit
☐ Variance
☐ Appeal
☐ Amendment to PAD#
☐ Amendment to CUP#

PROPERTY INFORMATION

Address/Location of Property: 5294 S. Hwy 125 Rogersville MO

Acreage Being Considered for Request: 11.5 Existing Zoning: A1

Existing Land Use: Grass

On-site Wastewater System ☒ Public Sewer Provider: _____

Existing or Proposed Water Supply:

On-site well ☒ Shared well: _____ How many people serviced by Shared Well: _____
Public Provider: _____

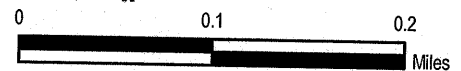
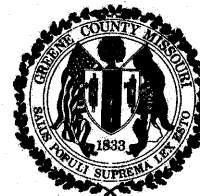
Authorized Signature of Owner(s): Frank Rogers Date: 7-22-16

Date: _____

Planning Board Case 1929



Applicant: Rogers Investments INC
Request: Rezone from A-1 Agriculture District to
RR-1 Rural Residential District
Tract Size: 11.5 acres
Location: 5294 S State Highway 125, Rogersville
Hearing Date: September 20, 2016



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**GREENE COUNTY PLANNING BOARD
REPORT TO
GREENE COUNTY COMMISSION**

CASE NUMBER: PB 1930

HEARING DATE: October 3, 2016

APPLICANT: Kenneth and Brooke Bussell

PETITION: Rezone from A-1, Agriculture to R-1, Suburban Residence District

LOCATION: 5616 S. Farm Road 131, Brookline

FACTS:

1. The applicants own the 10 acre tract which is currently zoned A-1, Agriculture and contains one single family residence.
2. The applicant proposes rezoning the property to R-1 so that it can be divided into two tracts, each containing approximately five acres and one additional house can be constructed.
3. The existing house is located toward the rear (east) of the property. A construction business (equipment and material storage, etc.) is also located on the property.
4. The surrounding neighborhood contains a mixture of large agricultural tracts and several tracts that are below 10 acres in size.
5. The subject property does not contain any areas of mapped floodplain or mapped sinkholes within its boundaries but does contain a significant local drainage feature that traverses the middle part of the tract north to south.
6. On the 2009 Greene County Future Land Use Map, the subject property is located in an area designated as being appropriate for urban residential uses. The property is also located within the City of Battlefield Urban Growth Area.
7. The property is already served by public water and sewer and is abutted by existing R-1 zoned property to the north and west.
8. The property contains frontage along Farm Road 131 on its west side, which is classified as a collector in this area.


DIVISION COMMENTS:

The property is located in an area on the 2009 Land Use Map as being suitable for urban residential uses, is served by public water and sanitary sewer service, and is abutted by existing R-1 zoned land on two sides. The immediate plan of the applicant is to create two large lots for two houses which does not fit the recommended land use in the area.

However, the close proximity to the City of Battlefield, along with anticipated increase in land values will, at some point in the future, lead to the property being subdivided into smaller lots allowing for more dense urban residential use. With these factors in mind, staff feels that the R-1 zoning is appropriate for the long term and recommends approval of the request.

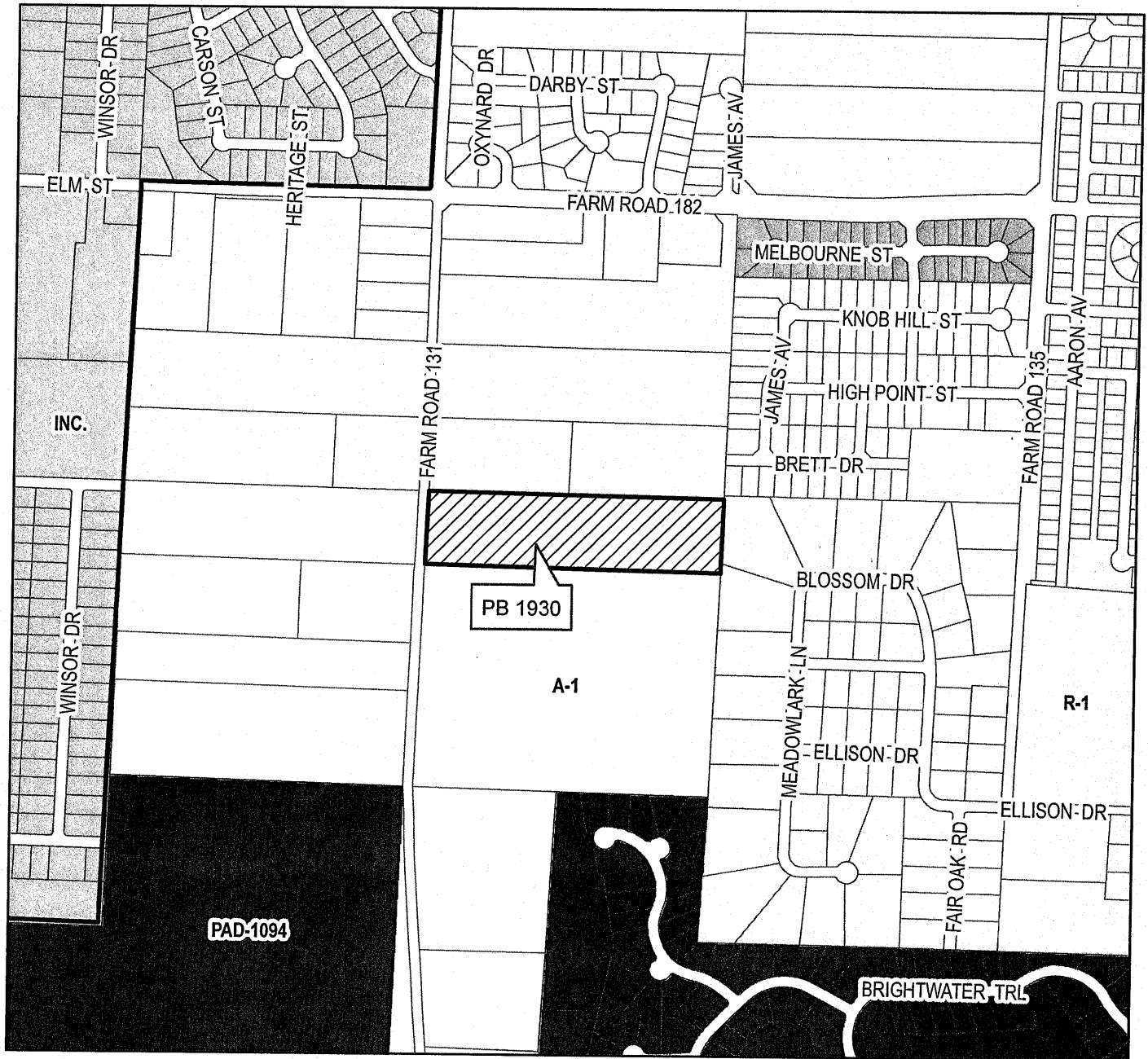
PLANNING BOARD ACTION:

The Greene County Planning Board voted unanimously to recommend approval of the request at their September 20, 2016, public hearing.

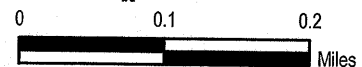
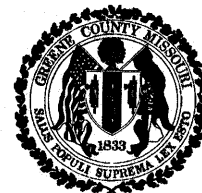


Kent D. Morris, AICP, Executive Secretary
Greene County Board of Zoning Adjustment

Planning Board Case 1930



Applicant: Kenny and Brooke Bussell
 Petition: Rezone from A-1, Agriculture to R-1, Suburban
 Residence District
 Purpose: To divide the property into two tracts
 Tract Size: 10 acres
 Location: 5616 S. Farm Road 131
 First Hearing Date: September 20, 2016



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August 17, 2016

To: Greene County Planning & Zoning

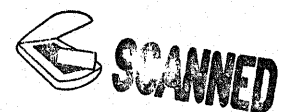
The reason for our request is to build a single family home on the front 5 acres of the property. Water will be provided by PWSD #1, sewer will be provided by the City of Springfield and the electric will be provided by Ozark Electric.

Our son currently resides with us and the purpose to build the home will be for us to reside there and our son will stay in the existing residence.

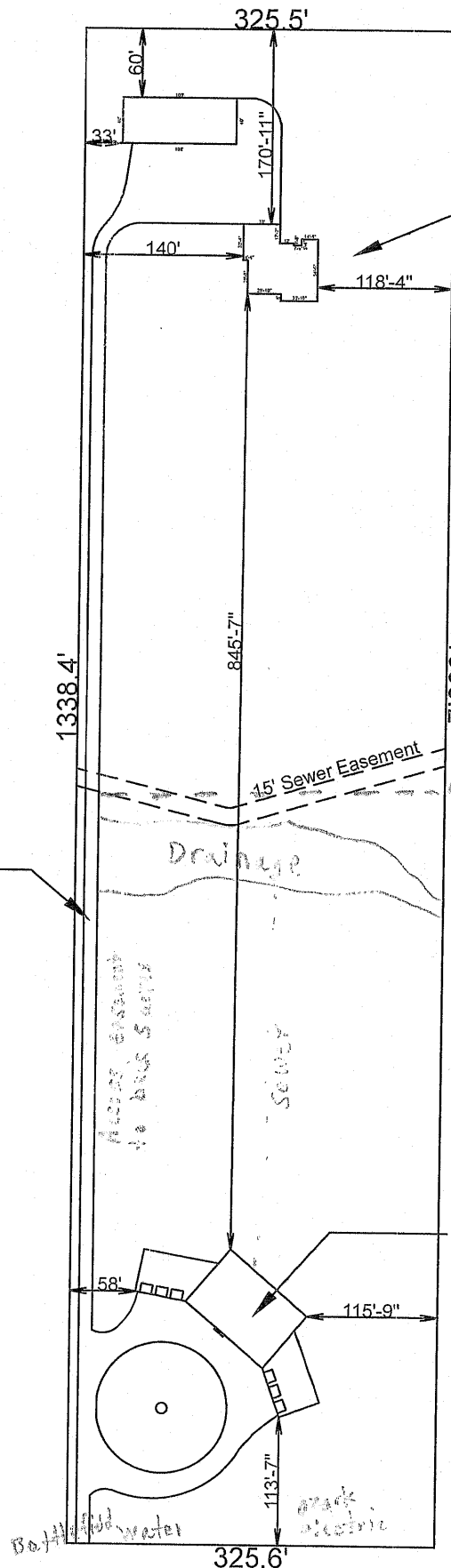
I can't foresee any impact this home would have on traffic, abutting neighbors or the environment. I also do not see any water drainage issues as a result of building the home.

Thank you,

Kenny and Brooke Bussell



P-111-45



Current Residence

Driveway

Proposed Single Family Residence

Dividing line between proposed 2-acre lots

Farm Road 131

SEANNED

P-1645



Case Number: PB-1930
Date Received: 8-18-10
Received By: CE
Fees Paid: \$1,150.00 Receipt # 00000276

Greene County Planning & Zoning Office
940 Boonville, Room 305
Springfield, MO 65802
417-868-4005 Phone 417-868-4175 Fax

APPLICATION

PROPERTY OWNER/REPRESENTATIVE INFORMATION

Owner's Name (Please Print): Kenny and Brooke Bussell

Owner's Address: 5616 S. FR 131 Brookline, MO 65619

Phone Number: 417-861-7865 Fax Number: 417-889-4712 Email: buss-family@att.net

Representative's
Name: Kenny Bussell

Representative's Address: 5616 S. FR 131 Brookline, MO 65619

Phone Number: 417-844-2969 Fax Number: 417-889-4712 Email: buss-family@att.net

Representative's Signature: *Kenny Bussell*

TYPE OF REQUEST

- ☒ Rezoning
☐ Conditional Use Permit
☐ Variance
☐ Appeal
☐ Amendment to PAD#
☐ Amendment to CUP#

PROPERTY INFORMATION

Address/Location of Property: 5616 S. FR 131 Brookline, MO 65619

Acreage Being Considered for Request: 10 Existing Zoning: A1

Existing Land Use: Residential

On-site Wastewater System _____ Public Sewer Provider: City Utilities

Existing or Proposed Water Supply:

On-site well _____ Shared well: _____ How many people serviced by Shared Well: _____
Public Provider: PWSD #1



88-18-21-301-006

P-11a-42

Planning Board Case 1930



Applicant: Kenny and Brooke Bussell
 Petition: Rezone from A-1, Agriculture to R-1, Suburban
 Residence District
 Purpose: To divide the property into two tracts
 Tract Size: 10 acres
 Location: 5616 S. Farm Road 131
 First Hearing Date: September 20, 2016



0 0.1 0.2
 Miles

DISCLAIMER
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**PLANNING DIVISION
REPORT TO
GREENE COUNTY PLANNING BOARD AND
GREENE COUNTY COMMISSION**

CASE NUMBER: PB 1931

HEARING DATE: October 3rd, 2016

APPLICANT(S): Vitaliy Popesku

PETITION: Amend approved PAD 1659 to allow a trucking and motor freight station or terminal as a permitted use

LOCATION: 981 S. Farm Road 99, Springfield

FACTS:

1. The applicant owns the 4.77 acre tract which currently vacant. The applicant proposes to amend the current zoning to allow a trucking company to operate on the property.
2. The site is zoned as Plot Assignment District 1659 and allows only one use: an erosion control and bulk mulch installation business. In all other respects the property is regulated as if it was a C-2 General Commercial district but for two exceptions: the property will continue to use a private septic system and an existing well.
3. The applicant proposes to build a base of operations for a semi-truck transportation company, including a main management office, transfer warehouse, and on-site truck parking. This use requires a change to the PAD. The applicant also proposes the following changes to the existing PAD:
 - a. Removal of requirement for dustless surfacing to allow a gravel parking area for trucks, and;
 - b. A free-standing pylon sign on Farm Road 140 rather than the monument sign currently approved
4. Greene County Zoning Regulations permit a trucking and motor freight station or terminal in a C-2 district when such use is conducted wholly within a completely enclosed building or when conducted within an area enclosed on all sides with a solid wall or uniformly painted solid board fence not less than six (6) feet high. In such circumstances, such use may not take place within two hundred (200) feet of any R District or one hundred (100) feet of any dwelling unit.

5. The site borders Interstate 44 and its outer road to the south and the Springfield Livestock Marketing Center to the east. To the north lies open farmland, and to the west the property borders a residential dwelling.
6. The site lies at the corner of S. Farm Road 99 and W. Farm Road 140. Both are classified as collector roads.
7. The tract does not contain any mapped sinkholes within its boundaries. A portion of the northern edge of the site lies within the 100-year floodplain.
8. The 2009 Future Land Use Map indicates the property is suitable for rural residential uses.
9. The property is mostly cleared except for the northern portion that lies within the floodplain which is largely wooded. The site slopes gradually down from the southern boundary to the north.
10. A similar use was proposed for this property in Planning Board case 1907 and was refused permission by the Greene County Commission on April 4, 2016.
11. The current proposal has made the following changes to its previous iteration:
 - a. A 7500 square foot building is proposed. The previous proposal was for a 6000 square foot facility with room for expansion to 12,000 square feet.
 - b. The location of the building has been shifted to the east. The previous proposed building was set back 30 feet from the western boundary and the current proposal is for a 175 foot setback.
 - c. The previously proposed entrance to the property from South Farm Road 99 is no longer planned. The updated site plan shows only one entrance from Farm Road 140/Independence Drive.

STAFF COMMENTS:

Staff recommends approval with conditions.

PLANNING BOARD ACTION:

Greene County Planning Board did vote (5-1) during public hearing on September 20th, 2016 to recommend denial of the request. Should the application be approved Staff recommends the following conditions:

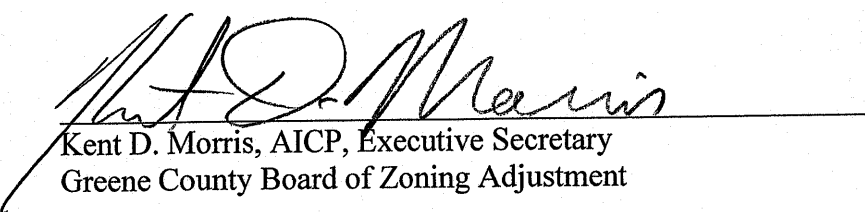
1. Commercial plan review and building permits are required for all buildings within this development.
2. All access drives, loading areas, maneuvering areas, and parking adjacent to buildings must adhere to dustless surfacing requirements. Non-dustless surface parking may be

allowed elsewhere provided it is set back a distance of one hundred thirty five (135) feet from the western property boundary. Greene County Resource Management Department may require a full dustless surface at a later stage if any non-dustless parking area becomes a problem.

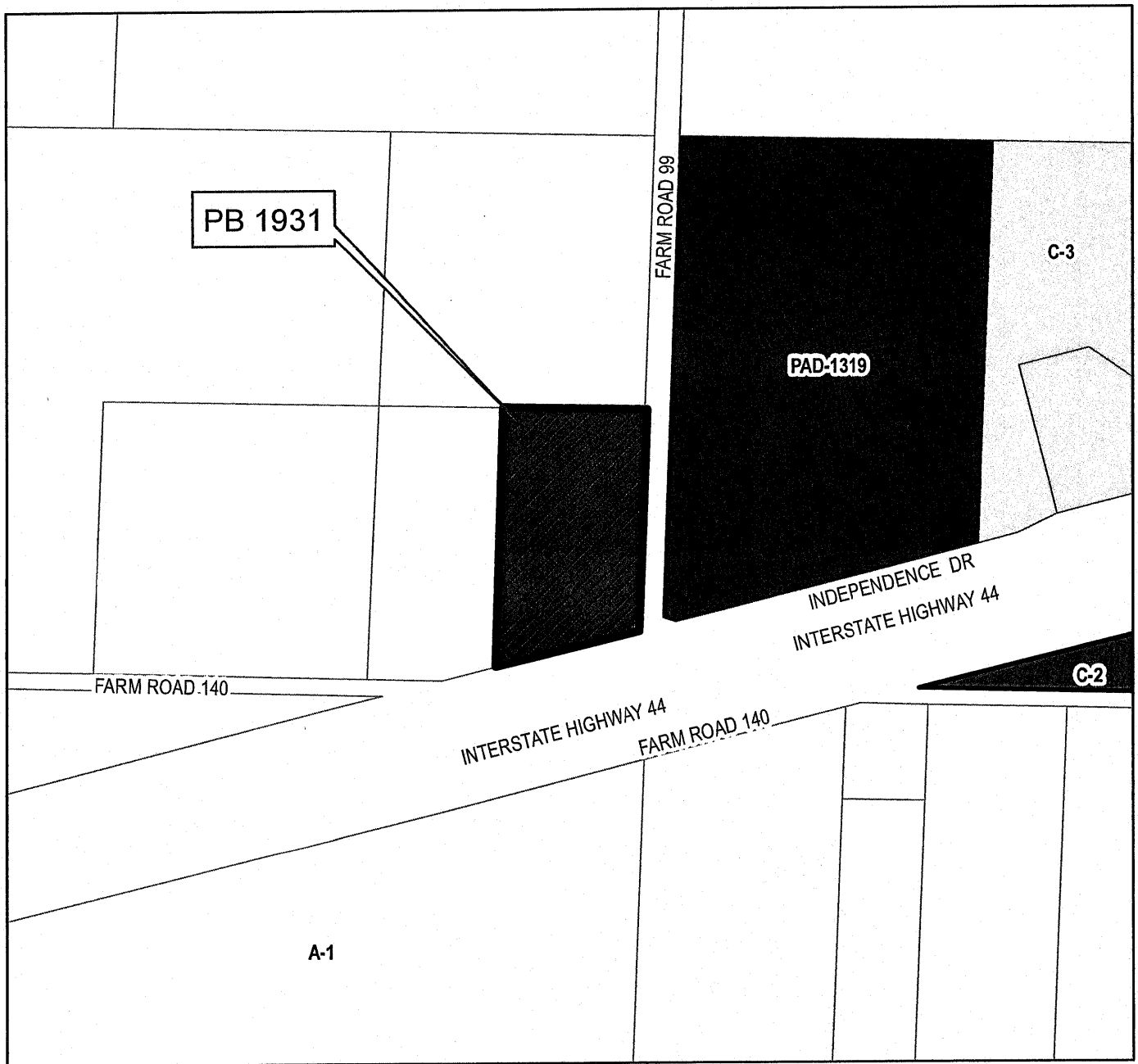
3. The applicant will be required to dedicate thirty-five (35) feet of right of way from the centerline of Farm Road 99 and Farm Road 140 to the Greene County Highway Department. Only one access will be allowed (onto Farm Road 140) and it must be upgraded to commercial drive standard. The Greene County Highway Department must approve any new access and the closing of any existing accesses.
4. A satisfactory report from the Greene County Resource Management Department concerning the onsite wastewater system must be filed with the Planning and Zoning office. Wastewater production will be limited to 1500 gallons per day.
5. If public sewer is within two-hundred (200) feet of the property, then connection would be required.
6. Stormwater detention and grading permits will be required and must be permitted by the Greene County Resource Management Department.
7. The condition of the floodplain will be evaluated and specific provisions may be required by Greene County Resource Management to repair or preserve the integrity of the floodplain area that has previously been damaged without any resolution.
8. Platting requirements are waived for this Plot Assignment District.
9. PERMITTED USES: The permitted use will allow "US Expressway" to maintain a semi-truck transportation base of operations in a 7500 square foot facility. Permitted activities include a main management office, transfer warehouse, and on-site truck parking.
10. INTENSITY OF DEVELOPMENT: The development will function similar to the C-2, General Commercial District, with the exception of allowing an onsite wastewater system until public sewer would be within 200 feet of the property and to utilize a private well instead of public water.
11. BULK, AREA, AND HEIGHT REQUIREMENTS: The same requirements as in the C-2, General Commercial District.
12. Setbacks from the western property boundary shall be as submitted in the PAD site plan: one hundred thirty-five (135) feet for any access drive or parking area, and one hundred seventy-five (175) feet for any building. All other setback requirements shall be the same as in the C-2 General Commercial District.
13. BUFFERING AND SCREENING: The applicant shall place no less than eleven (11) evergreen trees to buffer the property to the west along with a solid wall or uniformly

painted solid board fence not less than six (6) feet high and no less than three hundred (300) feet in length along the western boundary beginning at the southwestern corner. In accordance with Article XVII Section 1(N), the applicant shall enclose the trucking operation on all sides with the same fencing.

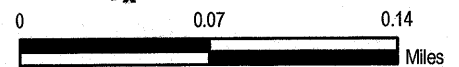
14. EXTERIOR LIGHTING: Any lighting used to illuminate off-street parking shall be so arranged as to reflect the light away from adjoining premises in any R District or residence.
15. SIGNAGE: The applicant is proposing to place as an option a free standing pylon sign on Farm Road 140. This sign will be located out of the site triangle and in accordance with any other Greene County Highway Department regulations. The applicant would be limited to one on-premise sign as proposed.
16. TRAFFIC FLOW: The applicant will be allowed only one entrance as per the submitted site plan, and this must access Farm Road 140/Independence Drive. The Greene County Highway Department must approve any new access and the closing of any existing accesses.
17. OPEN SPACE: The same requirements as in the C-2, General Commercial District.
18. ADDITIONAL REQUIREMENTS: The property will be limited to the above listed requirements and conditions. An updated site plan shall be submitted showing any required changes before building permits will be issued.
19. Any additional development of the property will require an amendment to this Plot Assignment District and approval by the Greene County Planning Board and County Commission. No intensification of use (including increase in number or size of buildings) or uses of an ancillary nature to the trucking company will be permitted without Planning Board approval.


Kent D. Morris, AICP, Executive Secretary
Greene County Board of Zoning Adjustment

Planning Board Case 1931



Applicant: Vitaliy Popesku
 Petition: Amend approved PAD 1659 to allow a trucking and motor freight station or terminal as a permitted use
 Tract Size: 4.77 acres
 Location: 981 S. Farm Road 99, Springfield
 Hearing Date: September 20, 2016



DISCLAIMER
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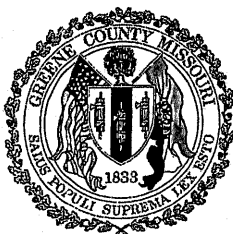
The site plan for Farm Road #140 shows a proposed building (6,000 Sq Ft) and an optional building (6,000 Sq Ft). The plan includes parking areas with gravel optional paving and asphalt or concrete. A storm water detention area or settling basin is located near the top. The plan also shows a dense tree cover area, a tree grouping, and a concrete landing gear pads verify location. The plan is bounded by Farm Road #140 (1-44 Outer Road) and Farm Road #99. The plan includes a close entrance and a center line of pavement (typ). The plan also shows a buried fiber optic sign and a truck screening area. The plan includes a note about the applicant being required to dedicate 35 feet of right of way from the center of Farm Road 99 and Farm Road 140.

1. The applicant must be a resident of Greene County.

2. The applicant must have a valid driver's license.

3. The applicant must have a valid insurance policy.

4. The applicant will be required to dedicate 35 feet of right of way from the center of Farm Road 99 and Farm Road 140. Only one access from each Road and must have Greene County approval for new access and closing of any existing accesses.



Greene County Planning & Zoning Office
940 Boonville, Room 305
Springfield, MO 65802
417-868-4005 Phone 417-868-4175 Fax

Case Number: 1931
Date Received: 8/18/16
Received By: V
Fees Paid: 1040.00 Receipt # 377

APPLICATION

PROPERTY OWNER/REPRESENTATIVE INFORMATION

Owner's Name (Please Print): Vitaliy T. Popescu
Owner's Address: 3855 W. Olivia St. Springfield, MO 65810
Phone Number: 417-849-3007 Fax Number: 255-422-3917 Email: usexpressway@gmail.com
Representative's Name: _____
Representative's Address: _____
Phone Number: _____ Fax Number: _____ Email: _____
Representative's Signature: _____

TYPE OF REQUEST

- ☐ Rezoning
☐ Conditional Use Permit
☐ Variance
☐ Appeal
☒ Amendment to PAD# 1659
☐ Amendment to CUP#

PROPERTY INFORMATION

Address/Location of Property: 981 S. Farm Rd. 99 Springfield, MO

Acreage Being Considered for Request: _____ Existing Zoning: _____

Existing Land Use: _____

On-site Wastewater System ☒ Public Sewer Provider: _____

Existing or Proposed Water Supply:

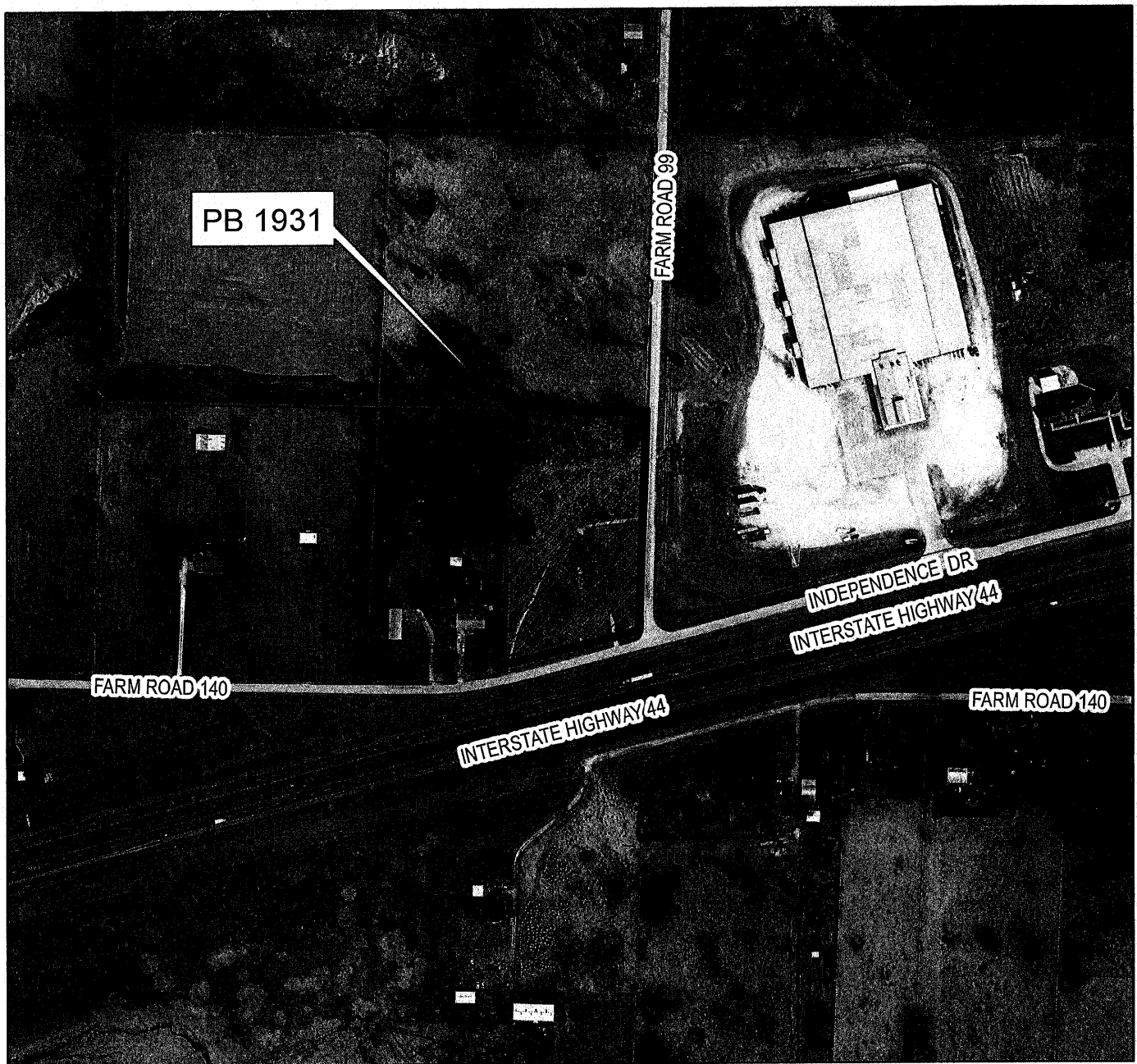
On-site well ☒ Shared well: _____ How many people serviced by Shared Well: 4
Public Provider: _____

Authorized Signature of Owner(s): _____

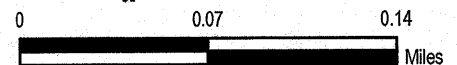
Date: 08-09-2016

Date: 8/9/16

Planning Board Case 1931



Applicant: Vitaliy Popesku
Petition: Amend approved PAD 1659 to allow a trucking and motor freight station or terminal as a permitted use
Tract Size: 4.77 acres
Location: 981 S. Farm Road 99, Springfield
Hearing Date: September 20, 2016



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**GREENE COUNTY PLANNING BOARD
REPORT TO
GREENE COUNTY COMMISSION**

CASE NUMBER: PB 1932

HEARING DATE: October 3, 2016

APPLICANT: JonBen and AnneMarie Svoboda

PETITION: Rezone from A-1, Agriculture to RR-1, Rural Residence District

LOCATION: 4089 S. State Highway J, Rogersville

FACTS:

1. The applicants own the 10 acre tract which is currently zoned A-1, Agriculture and contains one single family residence and one barn.
2. The applicant proposes rezoning the property to RR-1 and dividing it into two tracts, each containing approximately five acres.
3. The existing house and barn are located toward the front (east) of the property.
4. The surrounding neighborhood contains a mixture of large agricultural tracts and several tracts that are below 10 acres in size.
5. The subject property does not contain any areas of mapped floodplain or mapped sinkholes within its boundaries.
6. On the 2009 Greene County Future Land Use Map, the subject property is located in the area designated as being appropriate for rural residential uses.
7. The property is approximately 75% meadow and 25% forest at the current time.
8. The property contains frontage along State Highway J on its east side, which is classified as a primary arterial in this area.
9. If/when the subject property is divided; each tract must contain a minimum of 150 feet of road frontage and maintain that width for the majority of its length, or contain no road frontage and be served by a private ingress/egress easement.

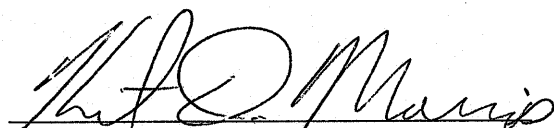
DIVISION COMMENTS:

Because the property is located in an area on the 2009 Land Use Map as being suitable for rural residential uses, staff recommends approval of the request with the following conditions:

1. The prohibitions outlined in Article 7, Section 5, of the Greene County Zoning Regulations and specific to the RR-1 Zoning District shall be enforced.
2. If the property is subdivided, an administrative subdivision application shall first be submitted and approved.
3. Prior to subdivision approval, soil evaluations may be required to be conducted on each proposed tract and approved by the Resource Management Department. Three acre minimum lot sizes may not be possible, depending on the soil information.
4. If new driveway access points are sought, the number and location of the driveway accesses must be approved by the Missouri Department of Transportation.
5. All other Greene County building and zoning regulations shall be adhered to.

PLANNING BOARD ACTION:

The Greene County Planning Board voted unanimously to recommend approval of the request with staff's conditions, at their September 20, 2016, public hearing.


Kent D. Morris, AICP, Executive Secretary
Greene County Board of Zoning Adjustment

Aug 17, 2016

Greene Co. Missouri Planning and Zoning

To Whom It May Concern:

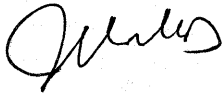
My wife and I currently own the property at 4089 S State Hwy J, Rogersville, Missouri. It currently is a 2600 square foot home with a barn that sits on 10 acres of land. We listed this property for sale earlier this spring but found that most people who looked at it would have preferred to have less land and, therefore, less maintenance and upkeep.

We would like to request that this land be rezoned from residential and agricultural to residential so that we could divide it into two 5 acre parcels. A number of realtors have expressed that they feel the home will be more marketable as such. Also, as you are probably aware, there were four 5 acre lots sold just 1 mile south of us this past year. Each new section now has a new home under construction there. We feel we will be able to sell it in a more expeditious manner if we could subdivide this land.

The current well and septic system will remain with the house and barn. There are already two existing entryways onto this property. The one on the south side has been paved and leads directly to the carport and existing home. The other has been in place for longer than 8 years and MODOT has assured us that it is a legal easement. This is the entryway we would propose could be used for the other 5 acres. We would suggest that if someone were to build a new home on this property, it would go towards the west end of this land, thereby minimally affecting any neighbors. The home at 4089 would be able to see that home only from the upper windows (two bedrooms) during the winter months when the trees are not leafed out, and the neighbors to the north at 4079 would at best have an obstructed view past trees and their own barn and would be noticeably further from this new home than their current neighbors on either side.

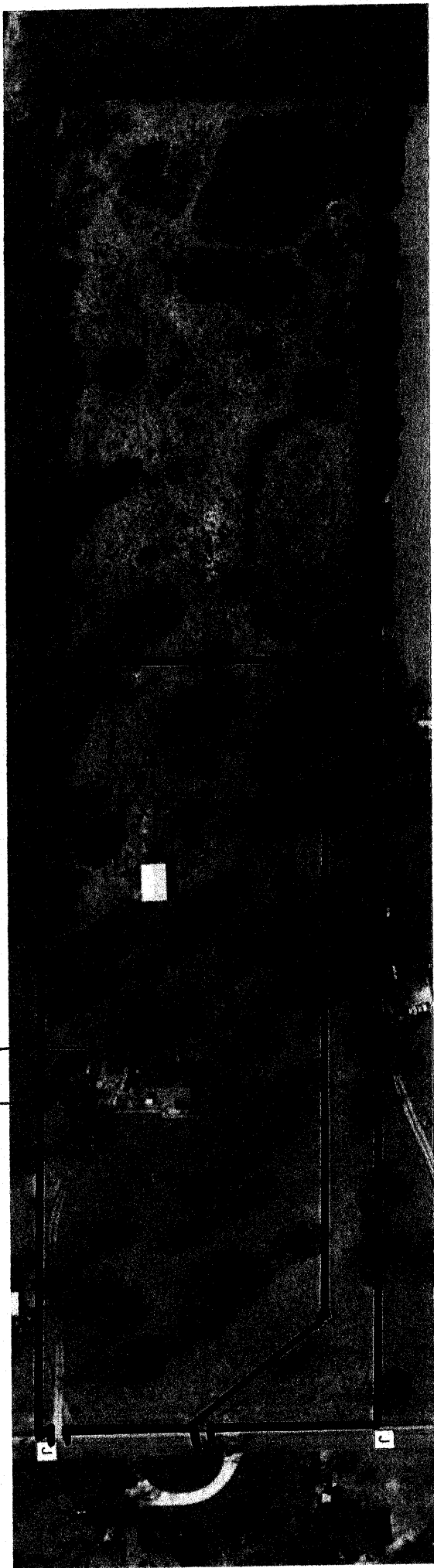
We appreciate your time and consideration in this matter and would be happy to answer any and all questions or concerns you may have.

Regards,

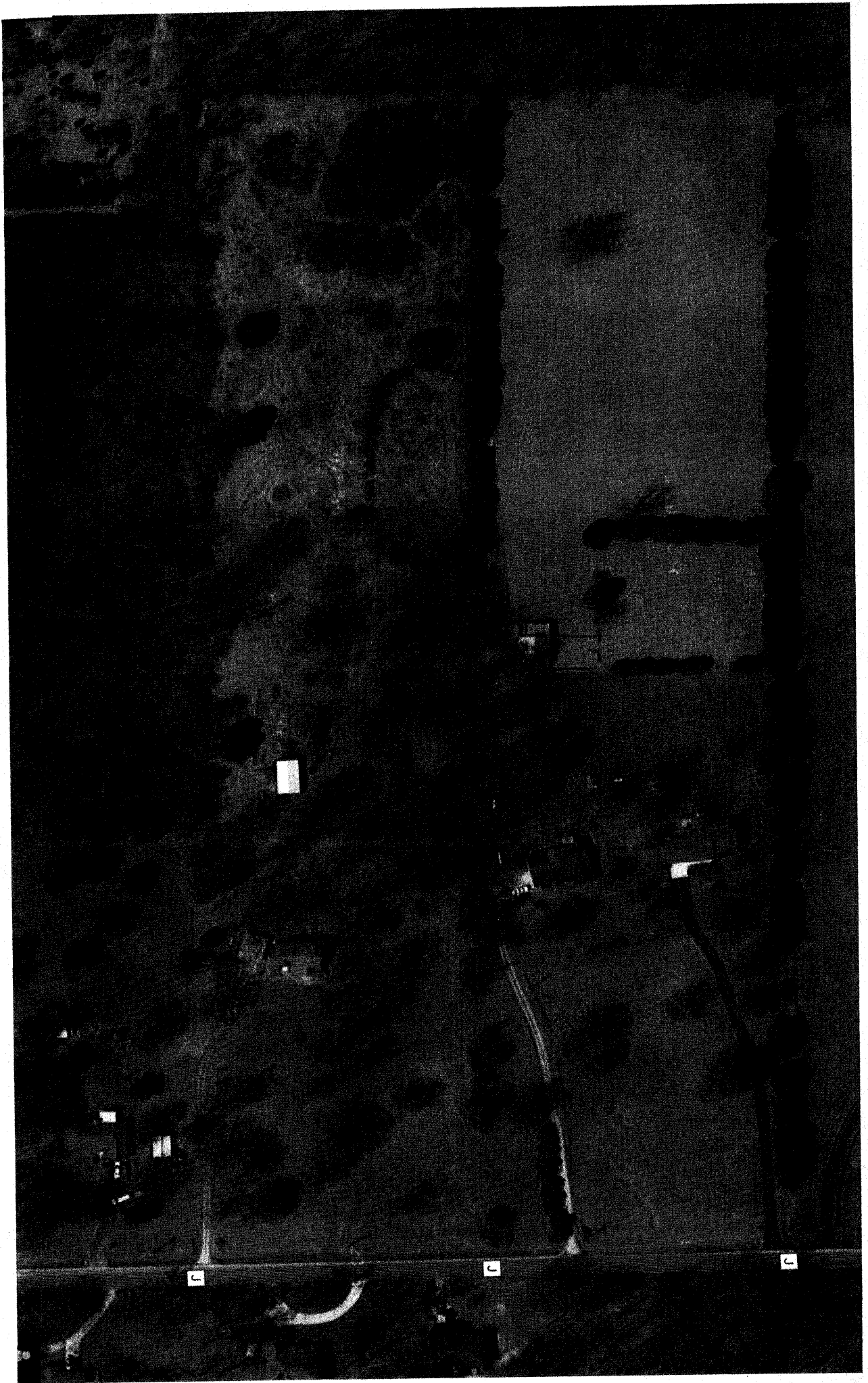


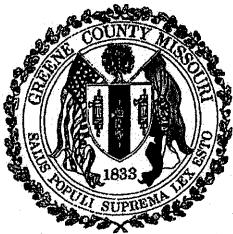
JonBen Svoboda, MD
Owner, 4089 S State Hwy J





SEPTIC
WELL





Greene County Planning & Zoning Office
940 Boonville, Room 305
Springfield, MO 65802

417-868-4005 Phone

417-868-4175 Fax

Case Number: RB 1932
Date Received: 8-18-16
Received By: [Signature]
Fees Paid: 1,000.00 Receipt # _____

APPLICATION

PROPERTY OWNER/REPRESENTATIVE INFORMATION

Owner's Name (Please Print): JON BEN SNOBODA

Owner's Address: 4084 S STATE Hwy J, ROGERSVILLE, MO 65742

Phone Number: 417-429-3674 Fax Number: _____ Email: annemariesjoy@gmail.com

Representative's Name: _____

Representative's Address: _____

Phone Number: _____ Fax Number: _____ Email: _____

Representative's Signature: _____

TYPE OF REQUEST

- ☒ Rezoning
☐ Conditional Use Permit
☐ Variance
☐ Appeal
☐ Amendment to PAD#
☐ Amendment to CUP#

PROPERTY INFORMATION

Address/Location of Property: 4089 S STATE Hwy J

Acreage Being Considered for Request: 10 ACRES Existing Zoning: A1

Existing Land Use: RESIDENTIAL

On-site Wastewater System ☒ Public Sewer Provider: _____

Existing or Proposed Water Supply:

On-site well ☒ Shared well: _____ How many people serviced by Shared Well: _____
Public Provider: _____

Authorized Signature of Owner(s): [Signature] Date: 8-18-16

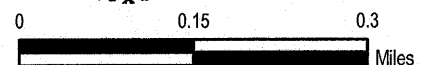
Date: _____

88-19-11-400-024

Planning Board Case 1932

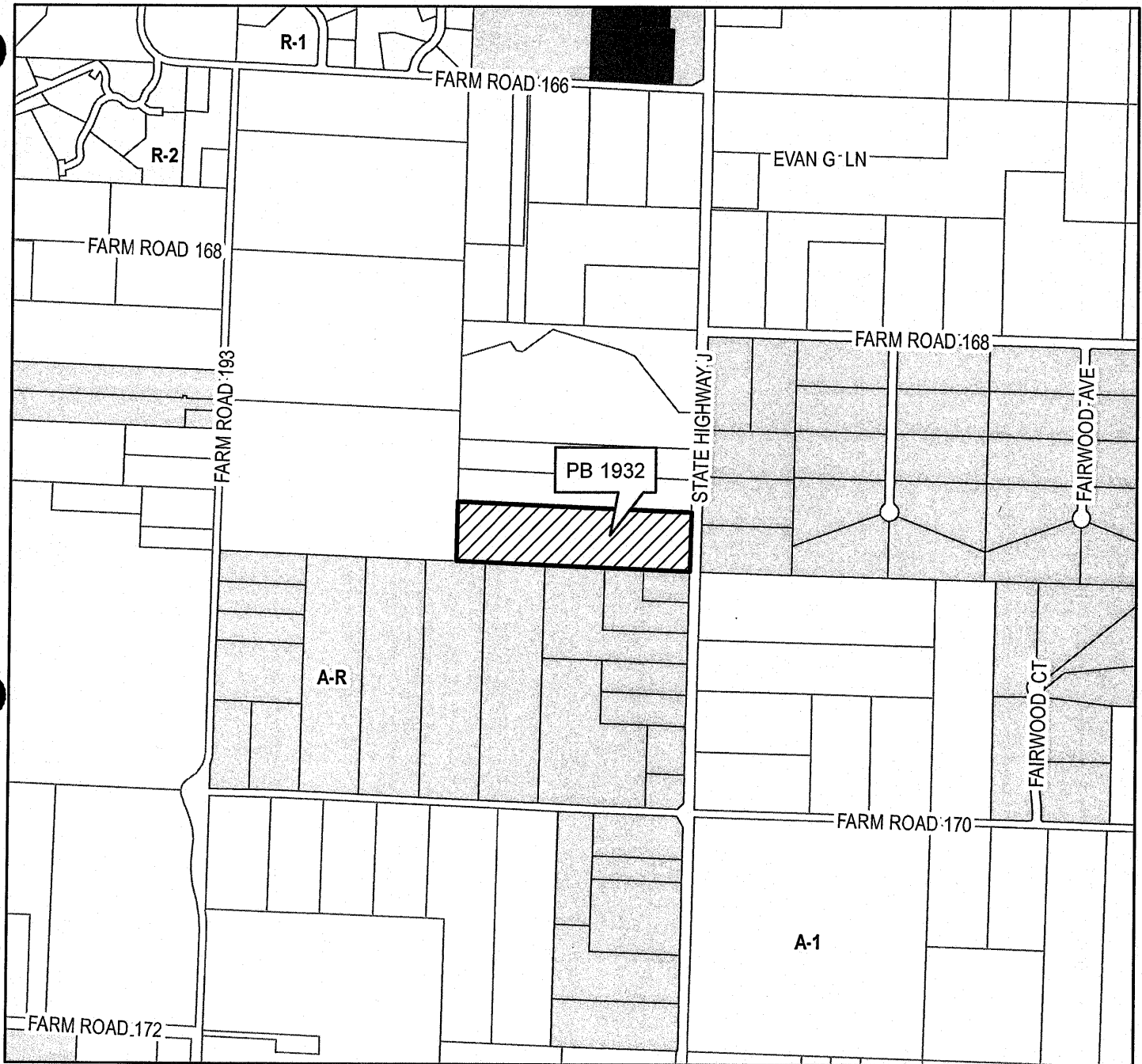


Applicant: JonBen and AnneMarie Svoboda
Petition: Rezone from A-1, Agriculture to RR-1,
Rural Residence
Purpose: To divide the property into two tracts
Tract Size: 10 acres
Location: 4089 S. State Highway J, Rogersville
Hearing Date: September 20, 2016

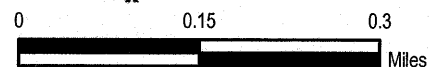


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Planning Board Case 1932



Applicant: JonBen and AnneMarie Svoboda
 Petition: Rezone from A-1, Agriculture to RR-1,
 Rural Residence
 Purpose: To divide the property into two tracts
 Tract Size: 10 acres
 Location: 4089 S. State Highway J, Rogersville
 Hearing Date: September 20, 2016



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**PLANNING DIVISION
REPORT TO
GREENE COUNTY PLANNING BOARD AND
GREENE COUNTY COMMISSION**

CASE NUMBER: PB 1933

HEARING DATE: October 3rd, 2016

APPLICANT(S): Bill Mooneyham

PETITION: Rezone from A-1, Agriculture to RR-1
Rural Residential District

LOCATION: 4047 S Farm Road 103, Brookline

FACTS:

1. The applicant owns the 9.7 acre tract which contains a single family dwelling on a private well and septic system.
2. The applicant proposes to subdivide his property and sell the western 4 acres to an adjacent neighbor. He plans to sell the remainder of the property along with the house.
3. Greene County Zoning Regulations do not allow a tract that contains less than fifteen acres which is zoned A-1 to be subdivided, or for tracts less than 5 acres to be created. Therefore the property must be rezoned before it is divided.
4. The area surrounding the property consists of a number of residential properties on smaller lots. There is a three-lot subdivision to the north zoned A-R Agriculture Residence District, and the properties to the east along Farm Road 103 are zoned R-1 Suburban Residence District. The property immediately to the south is within the City Limits of Republic.
5. The property is largely level and cleared along Farm Road 103 but slopes away to the west down to a dry creek bed where the land is more forested.
6. The existing dwelling is connected to a private well and septic system, but the property is crossed by a public sewer maintained by the City of Republic. The public sewer crosses the 4 acre portion of the property proposed to be transferred to the adjacent neighbor.
7. The site contains two small sinkholes and an area of floodplain along its western edge. The proposed subdivision of 4 acres which would transfer to the neighbor consists primarily of this floodplain area.

8. South Farm Road 103 in this area is classified as a collector. The property is approximately 645 feet north of the intersection of Farm Road 103 and W Republic Road/State Highway M, and the entrance to Republic High School.
9. The 2009 Future Land Use Map shows this property to be within the Urban Growth Area of Republic and suitable for urban residential uses.
10. The City of Republic was consulted about this petition and has communicated its support of this zoning change.

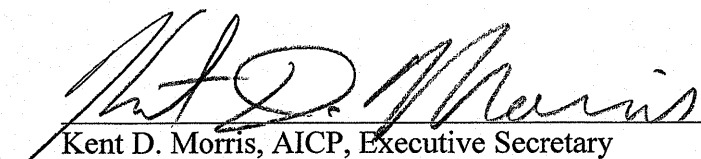
STAFF COMMENTS:

Staff recommends approval with conditions.

PLANNING BOARD ACTION:

Greene County Planning Board did vote (6-0) during public hearing on September 20th, 2016 to recommend approval of the request with the following conditions:

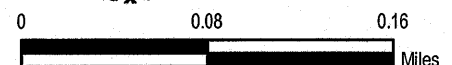
1. The prohibitions outlined in Article 7 of the Greene County Zoning Regulations and specific to the RR-1 Zoning District shall be enforced.
2. If/when the property is subdivided; an administrative subdivision application shall first be submitted and approved. The portion transferring to 6453 W Angel Lane must be combined with that parcel and not left as a separate tract.
3. At the time of an administrative subdivision application the applicant will be required to dedicate up to thirty-five (35) feet of right of way from the centerline of South Farm Road 103 to the Greene County Highway Department.
4. All other Greene County building and zoning regulations shall be adhered to.


Kent D. Morris, AICP, Executive Secretary
Greene County Board of Zoning Adjustment

Planning Board Case 1933



Applicant: Bill Mooneyham
 Petition: Rezone from A-1 Agriculture District to RR-1
 Rural Residential District
 Tract Size: 9.7 acres
 Location: 4047 S Farm Road 103, Brookline
 Hearing Date: September 20, 2016



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Greene County Planning & Zoning Office
940 Boonville, Room 305
Springfield, MO 65802
417-868-4005 Phone 417-868-4175 Fax

Case Number: _____
Date Received: _____
Received By: _____
Fees Paid: _____ Receipt # _____

APPLICATION

PROPERTY OWNER/REPRESENTATIVE INFORMATION

Owner's Name (Please Print): BILL MOONEYHAM
Owner's Address: 4047 SOUTH FR 103 BROOKLINE MO 65619
Phone Number: 417-861-8141 Fax Number: NONE Email: mandmlandscaping[®] y
mail.com

Representative's
Name: BILL MOONEYHAM
Representative's Address: 4047 SOUTH FR 103 BROOKLINE MO 65619
Phone Number: 417-861-8141 Fax Number: NONE Email: mandmlandscaping[®] y
mail.com
Representative's Signature: Bill Mooneyham

TYPE OF REQUEST

- ☒ Rezoning
☐ Conditional Use Permit
☐ Variance
☐ Appeal
☐ Amendment to PAD#
☐ Amendment to CUP#

PROPERTY INFORMATION

Address/Location of Property: 4047 SOUTH FR 103 BROOKLINE MO 65619

Acreage Being Considered for Request: 10 Existing Zoning: A-1

Existing Land Use: low-density residential } requesting RR-1 zoning

On-site Wastewater System SEPTIC Public Sewer Provider: —

Existing or Proposed Water Supply:

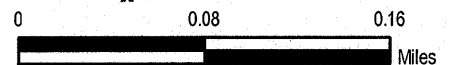
On-site well X Shared well: _____ How many people serviced by Shared Well: _____
Public Provider: _____

PIN: 88-17-11-300-014

Planning Board Case 1933



Applicant: Bill Mooneyham
Petition: Rezone from A-1 Agriculture District to RR-1
Rural Residential District
Tract Size: 9.7 acres
Location: 4047 S Farm Road 103, Brookline
Hearing Date: September 20, 2016



DISCLAIMER
All information on the map is provided "as is" for general information purposes only. Greene County and all other contributing data suppliers make no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of the data for any particular purpose. Greene County and all other contributing data suppliers assume no liability associated with the use or misuse of this data. Parcel information was prepared under the direction of the State Tax Commission of Missouri and Greene County Tax Assessor. The property map is for tax purposes only. It is not intended for conveyances.

INTEROFFICE MEMORANDUM

TO: Greene County Commission
FROM: Rick Artman, Highway Administrator *RAA*
SUBJECT: September Monthly Report
DATE: 10/03/2016

OPERATIONS:

The maintenance crews have been involved in routine activities including the following:

DISTRICT 1 CREW

- Crews completed widening, pipe installations and ditch repair work on FR 194. The project runs from Rte P to Blades Road, approximately 3 miles. Once the existing box culvert is replaced this fall, this section of roadway will be ready for hot mix paving in the spring. Work was also completed on FR 128 from FR 35 to Rte F. This one-mile long stretch will also have hot mix placed in 2017. Crews are currently working on FR 140 from FR 35 to Rte F.
- Brush Crew completed work at the following locations: FR 75, FR 79, FR 76, FR 190, FR 178, FR 139, FR 102, FR 182, FR 137, FR 81, FR 117, FR 74, FR 55, FR 116, FR 45, FR 120, FR 156, FR 87, FR 168, Terry, Forest, Grayrock, Aspen, James, Randall, Fair Oak, Driftwood, Sexton, Leawood, Maplewood, Cardinal, Seminole and Wellington Hills.
- Crews ground stumps along FR 117 and FR 75. The crew repaired minor erosion on driveways at the following locations: FR 18, FR 54, FR 119, FR 36 and FR 109. Crews also repaired a damaged drainage pipe on FR 54.
- Journagan Construction milled the existing asphalt and placed new hot mix in the Prairie View Heights subdivision. Roads in the area were also micro sealed this month by Clever Stone.
- Journagan Construction placed hot mix at the following locations: FR 115 from Rte BB to FR 36, FR 36 from bridge to FR 123 and wedged some areas on FR 123 from FR 34 to FR 44. The contractor will be coming back next month to place hot mix on FR 123.
- INVIA asphalt treatment was placed at the following locations: FR 64 and FR 60 off of Rte Z, FR 9 and FR 94 off of Rte F, FR 127 off of FR 54, and on FR 119 off of FR 156. Total INVIA treatment placed was 5 miles.

- Other tasks for the month included: remove storm debris from bridges and box culverts, mowing, street sweeping, hot mix patching, trash and animal removal and cleaning equipment.

DISTRICT 2 CREW

- The Crews worked to improve drainage at the following locations: south Sussex Ave, FR 134 and FR 96.
- The crew has placed hot mix patches throughout the east side of the county at the following locations: Celebration Avenue, FR 249, FR 167, FR 197, FR 197 and FR 94.
- Crews repaired a "bank slide" on the shore line along FR 197 at Fellows Lake.
- Crews installed drainage pipes at the following locations: FR 152, FR 249 and FR 149.
- In-house paving with cold mix has been completed at the following locations: FR 223, FR 235, FR 183, FR 6, FR 48 and FR 239.
- The Crew worked on correcting a drainage issue to a driveway on FR 66. The area was repaired to prevent erosion of the fill material from around the drainage pipe.
- Crews removed debris that was blocking the drainage pipes on FR 76 east of FR 151.
- Crews replaced a field entrance drainage pipe on FR 6 that was dislodged by storm water. Crews also cleaned the ditch and repaired the driveway as needed.
- The brush Crew responded to requests for service and performed routine tree trimming at the following locations: FR 199, FR 193, FR 174, River Bluff Drive, FR 165, Southview St, Camino St, and Holland Ave.
- Crew worked on the Highway Department complex cleaning the boxes/traps beside the wash bay and the wash rack.
- Routine district maintenance included: street sweeping, trash and animal removal, and mowing.

COUNTY-WIDE MAINTENANCE CREW

- **Cold Mix Paving:**
- District II
 - Oak Crest Trailer Park north of FR 156, FR 152 west of Rte D, FR 154 west of Rte D, and FR 36 east of Rte 125.
 - **Total = 2.53 miles**
- **Edging:**
- District II
 - FR 171, FR 84, FR 169, FR 82, FR 88, FR 74, FR 20, FR 149, and FR 193.
 - **Total = 10.3 miles**
- Miscellaneous
 - Crews began cleaning the Pug Mill in preparation for painting maintenance to take place this fall.

SPECIAL PROJECTS CREW - BOX CULVERTS/BRIDGE MAINTENANCE

- Crews replaced Box Culvert #239240905 on FR 239 south of FR 62. Crews removed the existing drainage pipe and prepared the area for placement of the new precast boxes.
- Crews began road widening work on FR 117 south of FR 44.
- Bridge Maintenance
 - Crews cleaned bridge decks and cleared log jams at the following locations: FR 193, FR 10, FR 185, FR 231 and FR 215.
 - Crews placed ID numbers on bridges in District I and repaired approach joints on FR 199 south of Division Street.
 - Performed routine maintenance in District I and District III.

SHOP & WAREHOUSE

- The parts department has acquired and distributed the following parts and materials to the service center and maintenance personnel.
 - Physical Plant:
 - Total parts used = 339
 - Number of repair orders = 7
 - Total parts cost = \$7,312.15
 - Average cost per repair order = \$1,044.59
 - Highway Department:
 - Total parts used = 1,669

- Number of repair orders = 141
- Total parts cost = \$27,780.25
- Average cost per repair order = \$197.02
- Service Center:
 - Total parts used = 418
 - Number of repair orders = 129
 - Total parts cost = \$49,046.20
 - Average cost per repair order = \$380.20

TRAFFIC CONTROL

- Performed routine sign maintenance and installed the new 9" street signs in Districts 1 & 2.
- Replaced engineer grade signs with new HIP signing.
- Completed updating signage in all subdivisions throughout the County.
- Set up detours for events & work zones. Placed portable speed display boards in various locations.
- Set out traffic counters and collected speed and volume data.
- Striping completed **67 miles** this month.

SAFETY

- Vehicle Accidents
 - Sheriff = 10
 - Highway = 1
 - General Services = 0
 - Reportable Injuries = 1
 - Near Hits = 0
- Random drug testing was conducted per DOT requirements.
- All Crews performed "Toolbox Talks".
- Crews attended the following training session(s) this month:
 - LTAP "Snow and Ice Control".

ENGINEERING AND INSPECTION

Farm Road 141 Bridges #14101511 and #1410155 Replacement Project, (*Hartman & Company, Inc.*). The final payment has been made to the contractor and the project is closed out.

Farm Road 235 Bridge #2350013 Replacement Project (*Hartman & Company, Inc.*). Project has been completed and accepted. Final paper work is being processed.

Farm Road 167 Bridge #1670015 Replacement Project (*Hartman & Company, Inc.*). Project has been completed and accepted. Final paper work is being processed.

Farm Road 161 Box Culvert #161023902 and Farm Road 65 Box Culvert #065411702 Replacement Project (*McClanahan Construction*). Project is approximately 40% constructed. The new concrete box culvert flow line and walls have been constructed on the FR 65 culvert.

Farm Road 170 (Republic Road) Roadway & Drainage Improvements (State Hwy FF to Golden Ave.) Project has been advertised and bids will be opened on October 11, 2016.

Farm Road 102 Bridge #10201641 Replacement Project. Project has been advertised and bids will be opened on October 04, 2016.

Right-of-way inspections for utilities, drive entrances, and all other construction improvements within the right-of-way continues to be active. Subdivision construction operations are picking up and there has been an increase in activity of new building permits.

ASPHALT/HOT MIX/MICRO SEAL

District I

- Micro = 0.0 miles
- Hot mix = 5.1 miles
- Total = 5.1 miles

District II

- Micro = 0.0 miles
- Hot mix = 0.0 miles
- Total = 0 miles

Total for September = 5.1 miles

Year to date = 149 miles



SEPTEMBER END-OF-MONTH REPORT

Hazard Reports: 35 (+2)

Watch Officer Summaries: 15 (+2)

Analytic Summaries: 5

Vulnerability Assessments: 8 (+1)

CERT/CART Hrs.: 588 (+120)

Reservist Program Hrs.: 272.25

Intern Program Hrs.: 317.75

Vol. Program Hrs.: 377.25

CERT Graduates: 41

CERT New Members: 5

Press Releases: 12

News Stories: 40

OEM Facebook followers: 7771 (+3,957)

OEM Twitter followers: 3087 (+364)

CERT Facebook followers: 738 (+79)

Community Outreach: 43

PSC Average Monthly Usage: 1,116

SOP Development:

Metal: 1,480 lbs.

Paper: 8,529 lbs.

Plastic: 2,198 lbs.

E-Waste: 1,957 lbs.

Glass: 523 lbs.

Cardboard: 1,938 lbs.

Administration:

- Budget and Auditors offices re: Budgetary meeting
- Submitted budget
- LEPC Executive Committee meeting
- Conducted hiring process for Logistics position
- Began hiring process for IT Network position
- Completed EMAP assessment process
- Attended annual County credit card training
- Attended CART meeting
- Transitioned Erin Pope out of Training and Exercise position
- Appointed Samantha Peterson as interim CERT/CART Branch Director

Public Affairs:

- Launch of social media initiative to highlight Sept. as National Preparedness Month, including tips, resources, graphics and videos
- Media interviews to highlight National Preparedness Month
- Submission of two NewsLeader articles to highlight National Preparedness Month via the city of Springfield's weekly NL column
- Planning for Employee Appreciation Day event to be held at the PSC on Oct. 5
- Development and launch of updated OEM website
- Finalization of EMAP planning efforts and final video shoot related to EMAP process video
- PSC Tour – OTC Criminal Justice Class
- Site evaluation & OEM presentation – Gravitare Solutions (Woods)
- OEM Presentation – Glendale High School (Peterson)
- Participation in city of SGF hosted distracted driving seminar
- Social media panel speaker for MO Municipal League annual conference
- Potential partnership meetings – Jordan Valley Community Health Center & XTreme Krav Maga for self-defense training offerings

Operations:

- Monitored two flood events.
- Had request for assistance in search for missing child. Child located prior to full response.
- Setup/teardown Command Trailer for MS Bike Ride Sat/Sun Event
-

Planning:

On-Going-

- Continued Management of EMAP Process
- Continued process for Associate Emergency Manager (AEM) re-certification
- Update EMAP Spreadsheet



SEPTEMBER END-OF-MONTH REPORT

Monthly Total: hrs. 60

Yearly Total: hrs. 809.06

Additional-

- Participate in AHIMTA Conference Call
- Submit and meet deadline for all documents to EMAP
- Instruct ICS 400
- Attend LEPC Executive Meeting
- Participate in EMAP Conference Call
- Attend SMESO Executive Meeting
- Attend Cell Phone and Driving Seminar
- Participate in Region D IO Call MOSWIN Radio Test
- Attend IWT Steering Committee Meeting
- Attend Credit Card Training
- Coordinate EMAP Assessment Sept 26-30

Training/Exercises/CERT/CART:

- Prepped hazmat training information for and delivered to LEPC Executive Committee
- Began CERT Public Class – Final Class & Exercise: Oct. 8 - *Note: Socially Vulnerable Population Training by Southwest Center for Independent Living was debuted in this session
- Completed MSU CERT Class with 13 total students
- Participated in Cell Phones and Driving Presentation by David Teater
- Held CART Meeting and performed hot-wash of the Regional Mass Care Exercise
- Registered one (1) new CERT/CART member
- Worked with intern on organization/inventory of CERT supplies
- Worked with new hire Jacob Waggoner on trainings he will need
- Worked with the EMAP assessment team on additional documentation needed for Training and Exercise Program
- Finished and began distribution of 2015 December Flooding AAR
- Worked with the state to schedule the Spring ICS 300 & 400 classes at the PSC
- Completed SOP on Documentation of Exercises
- Completed transition from position

Information Systems / Communications:

- Transitioned Jon Ayres out of position
- Met extensively throughout month with IS to audit and inventory systems
- Met with Keystone A/V contractor to discuss system maintenance

Logistics:

- Transitioned Jacob Waggoner into the position.
- Began training into new position.



SEPTEMBER END-OF-MONTH REPORT

Municipal Planner:

- Prepare for EMAP On-Site Assessment
- Emergency Operations Planning and Training meeting with Battlefield
- Emergency Operations Planning and Training meeting with Springfield Public Schools
- Meeting with Jamie Orlando, new president for the Emergency Management Student Association for Missouri State University
- Emergency Operations Planning and Training meeting with Strafford
- Attend Missouri State University CERT class for EMSA and volunteer/intern advertisement
- Site Evaluation and Presentation at Christ Episcopal Church
- Receive Amateur radio certification
- Attend CERT Animal Response Team meeting
- Attend IEMC Meeting
- Present preparedness presentation at Glendale High school
- Begin developing curriculum for Springfield Public School Emergency Operations Plan training
- Begin municipality EOP updates for reviews in October
- Schedule NIMS and ICS compliancy training
- Become Interim CERT/CART Branch Director