

Bob Dixon  
Presiding Commissioner

Harold Bengsch  
1<sup>st</sup> District Commissioner

John C. Russell  
2<sup>nd</sup> District Commissioner



Shane Schoeller  
Clerk of the Commission

Christopher J. Coulter, AICP  
County Administrator

Megan Applegate  
Executive Assistant

**COUNTY COMMISSION**  
**Greene County, Missouri**  
**(417) 868-4112**

**GREENE COUNTY COMMISSION SESSION MINUTES**

Greene County Historic Court House  
940 Boonville Room 212  
Springfield, Missouri  
9:30 a.m.

October 7, 2019

**Commissioners Present:** Bob Dixon, Harold Bengsch and John Russell.

**Prayer and Pledge of Allegiance:** Given by Commissioner Bob Dixon

**Minutes Approval (September):** Commissioner Bengsch moved to approve September Court Session Minutes as presented. Commissioner John Russell seconded the motion and it passed unanimously. Yes: Dixon, Bengsch and Russell. Nay: none Abstain: none Absent: None.

**(EX1) Presentation of Sales Tax Oversight Board Report 2018.** Budget Officer Jeff Scott highlighted the report.

Conrad Griggs of the Tax Oversight Board briefly explained the purpose of the board to the public and thanked Commission for the Cornerstone Dedication invite later in the month.

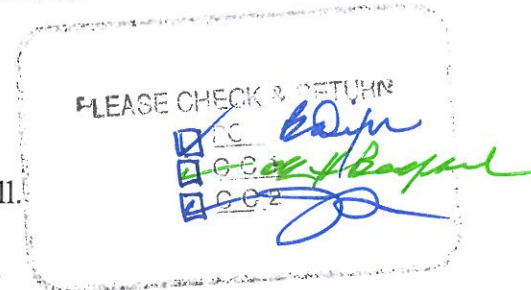
**Missouri Job Center Update:** Katherine Trombetta highlighted upcoming events including a build my future health care event on October 22 which will host 500-600 students. Trombetta went on to discuss other job fair opportunities in the month of October.

**(EX2) Missouri Extension Center:** Report David Burton presented the October monthly report and gave several highlights of the report. Burton thanked the Commission for their presence at the Ag. tour hosted by the county on 09/25.

**Top Branch Awards:** Jason Winston and Jason Humphries from the Sheriff's office were awarded Top Branch for the month of September.

**Department Head Updates:**

**County Administrator Report:** Chris Coulter County Administrator stated that he is working with the City of Springfield on animal control procedures. Coulter informed Commission that he will be at a yearly APA conference Wednesday-Friday of this week.



(EX3) Highway Department Report: Director Rick Artman provided the Commission with the September Monthly Highway report. Artman highlighted the report for each crew.

(EX4) Office of Emergency Management: Director Larry Woods provided the Commission with the September monthly report and gave highlights.

(EX5) Resource Management Report: Director Kevin Barnes provided Commission with reports and highlighted each report. Barnes also gave various updates on County campus projects.

County Geologist/Cave Specialist: Matt Forir informed Commission of a project that he is collaborating on with the City of Springfield about sharing sinkhole data. Recently Forir and excavation crew opened and dug 2 sink holes. In the month of September there were no new sink holes reported.

(EX6) Planning and Zoning Cases : Joel Binkley

#### **A. OLD BUSINESS**

#### **B. NEW BUSINESS**

Commissioner Dixon asked that all participants who are present to speak on the cases presented at the hearing swear in.

1. Request Rezoning, Planning Board Case Number 2076, Matthew Guy Bumgarner, Donald Lyle Bumgarner, applicants.

Planning Board recommended approval in September hearing with conditions.

Donald Lyle Bumgarner spoke in favor of case number 2076.

No one spoke in opposition of case number 2076.

Commissioner John Russell moved to approve case number 2076 with conditions. Commissioner Harold Bengsch second the motion and it passed unanimously. Yes: Dixon, Bengsch and Russell. No: none Abstain: none Absent: none.

Planning Board Case Number 2076 was approved.



2. Request Rezoning, Planning Board Case Number 2077, Pamala Barnhouse-Freeman, applicant.

Planning Board recommended approval in September hearing with conditions.

No one spoke in favor of case number 2077.

No one spoke in opposition of case number 2077.

Commissioner John Russell moved to approve case number 2077 with conditions. Commissioner Harold Bengsch seconded the motion and it passed unanimously. Yes: Dixon, Bengsch and Russell. No: none Abstain: none Absent: none.

Planning Board Case Number 2077 was approved.

3. Request Rezoning, Planning Board Case Number 2078, Vladimir Loboda, applicant.

Planning Board recommended denial for case number 2078.

Galen Pellham spoke in favor of case number 2078.

No one spoke in opposition of case number 2078.

Commissioner Harold Bengsch moved to approve case number 2078. Commissioner John Russell seconded the motion and it passed unanimously. Yes: none. No: Dixon, Bengsch and Russell. Abstain: none Absent: none.

Planning Board Case Number 2078 was denied.

## C. OTHER BUSINESS

1. Amendment for Medical Marijuana, Planning Board Case Number 2068, Greene County Planning Board, applicant.

Commissioner John Russell moved to table planning board case number 2068 until November. Commissioner Harold Bengsch seconded the motion and it passed unanimously. Yes: Dixon, Bengsch and Russell. No: none Abstain: none Absent: none.

Planning board case 2068 was tabled until November.

Public Comment: none

With no other business the session was adjourned.

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## Exhibit 1

### Revisions to the October 2, 2017 Resolution

The Resolution was carefully planned, approved by Commission, and presented to taxpayers. Commission desires the spending of taxpayer dollars to be in the most efficient manner possible. Commission does not make changes to the Resolution lightly; however, changes in information, regulations, and circumstances over time leads to the necessity to reevaluate plans. The following list summarizes the changes that have been made since the adoption of the Resolution.

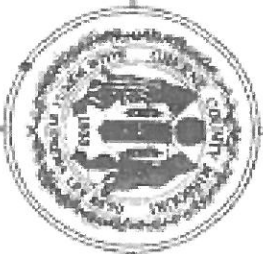
#### Revenues

- Federal and State boarding revenue sources have been segregated and adjusted to recognize the cap on the number of additional beds that the larger jail facility can hold.

#### Expenditures

- The Justice System
  - Reciprocity has been recognized on a separate line as an additional jail operating expense.
  - GR II funding for the trunked radio system has been reduced by 25%.
  - Projected costs for additional jail staff have decreased due to the employment of an indirect-supervision staffing model for an off-campus facility.
  - A line has been added for uniform, training, and vehicle costs related to additional jail staff.
  - Additional jail operating expenses, previously calculated at a consistent growth rate, have been pushed out to correspond with the completion of the new facility, and capped to align more realistically with the cap in the increased number of inmates that the new facility can hold.
- Capital Projects
  - Significant modifications were made in the bond financing plan in August 2018 as to allow for more cash outlays in order to reduce financing costs. These outlays apply to the Operations Center, Jail, and Juvenile facilities.
  - In June 2019, Commission met to discuss Resolution priorities and reallocated funding for staffing, operations, and other sources to support the financing of a second bond for jail construction. The second bond increases the overall budget for the new location of a Jail/Sheriff Office facility to \$130 million, with the possibility of up to \$150 million.
  - Acquisition of properties at Scott & Boonville and Central & Campbell to provide temporary space for Sheriff operations and permanent parking. Although parking is mentioned in Exhibit A of the Resolution, these items were not listed in the 20-Year financial plan in Exhibit B of the Resolution.
- Community Projects
  - Funding for the Animal Shelter has been delayed to match City of Springfield timing.
  - Funding for the Family Justice Center was reduced by 20%.
  - The Fugitive Apprehension Unit was added as a second Partnership Law Enforcement Unit, with the understanding that funding would come from savings in the Family Justice Center and increased revenues from Federal boarding.





*County of* **GREENE** *State of Missouri*  
**GREENE COUNTY SALES TAX OVERSIGHT BOARD**

October 2, 2019

To: Greene County Commission

From: Greene County Sales Tax Oversight Board

Regarding: **2018 Annual Report – General Revenue II**

# Resolution dated October 2, 2017

WHEREAS, The Greene County Commission will establish an independent Sales Tax Oversight Board to ensure transparency of revenues and expenditures associated with the proposed said tax initiative and to review all revenues and expenditures at least bi-annual and annually publish their findings for the residents of Greene County; and

NOW THEREFORE, be it resolved the members of the Greene County Commission have determined if voters approve the county-wide general sales tax on November 7, 2017, the Greene County Commission commits to providing funding towards the items in "Exhibit A" as well as establishing an independent Sales Tax Oversight Board.



## On March 12, 2018 Commission Announced the establishment of the Sales Tax Oversight Board

Meetings: April 18, 2018

May 16, 2018

October 10, 2018

January 17, 2019

April 25, 2019

May 22, 2019 Special meeting

July 25, 2019

Up coming meeting:

October 24, 2019

In addition, updates of activities were given by electronic mail for June and July 2018 activity on August 31, 2018 and October 2018 activity on December 3, 2018.



The report is seven pages long and covers the County's 2018 fiscal year. The first three pages restate the purpose of the Board and has a narrative of revenues and the five broad categories of expenses for General Revenue II. This narrative discusses the main spending and the differences to the resolution.

Page 4 explains the creation of cash reserves and has a reconciliation of available cash for operations with a side-by-side comparison of resolution to actual.

## Page 6 has additional Comments by the Board.

The Board understands that multi-year plans may require revisions as changes in information, regulations, and circumstances occur over time. Staff was charged with keeping track of changes or deviations from the resolution and informing the Board on these issues. Exhibit 1 consists of the listing of changes known at the writing of this report.

The revisions to the resolution will most likely provide for construction of a jail with a capacity that is much lower than set forth in the original resolution and that, based on the professional study completed, may be full at time of completion if no other effective changes are made to the Justice System infrastructure. Resolving the jail capacity problem was a major reason why the new tax was proposed and Commission is attempting to address that issue with a multi-faceted approach.

The Board would also like to caution Commission that while seeking a multi-faceted approach to jail capacity problems is essential, the decisions being made will not allow those who physically and emotionally harm significant others and children to avoid incarceration because the jail is full.



Page eight is Exhibit 1 to the report. This exhibit lists all of the changes from Exhibit B of the original October 2, 2017 Resolution (a 20 year plan of estimated revenues and expenditures) and the current 20 year estimates of revenues and expenditures. Those changes are categorized into Revenues and Expenditures for The Justice System, Capital Projects, and Community Projects.

## Availability of Report

Anyone can get a copy of this report by sending me an electronic request at [iscott@greencountymo.gov](mailto:iscott@greencountymo.gov).

Or



By going to [Greencountymo.gov](http://Greencountymo.gov) and under selecting Sales Tax Oversight Board. This webpage will have links to the 2018 Report, the October 2, 2017 Resolution, the current 20 Year estimates for Revenues and Expenses and the Ballot language.



In closing I would like to thank the members of the Board for donating their time to participate in the governance over the General Revenue II sales tax funds. Staffing this Board has been a privilege. I would like to extend a public thank you to Bernie Dana, Debra Shantz Hart, Britton Jobe, Samuel Knox, John Twitty, and Chairman Conrad Griggs.

exa

# Reaching Out Report



October 2019 \* Vol. 12 Issue 10

Extension  
University of Missouri

## Upcoming Council Meetings

**Monday, Sept. 30**  
at 6 p.m. at the Salute to Century Farms event at the Round Barn Event Center.

**Monday, Oct 28** at noon inside the Botanical Center. Lunch is provided by \$5. Special guest speakers: Kelsa Ferguson, nutrition specialist and Mike Lofarno, Tiger Ambassador.

## New Videos

YouTube channel MUExtension417.

- "Farming for Good: Dan Scott" (Kelly McGowan)
- "Using Chart to Meet Your Neighbor" (David Burton)

## Late Breaking

University of Missouri Extension Association will presented awards at Summit in October and two are coming to Greene County!

### Outstanding Staff:

Justin Kastning

### Outstanding

### Engagement:

David Burton

### Meritorious Service

Pam Duitsman



*MU Extension is an equal opportunity/ access/affirmative action/ pro-disabled and veteran employer.*

**Monthly Newsletter of Greene County Extension Council**

**Tel: (417) 881-8909 | Email: [burtond@missouri.edu](mailto:burtond@missouri.edu) | Online [extension.missouri.edu/greene](http://extension.missouri.edu/greene)**



## Briefs

cattle,” Pugh said. “We have 43 head right now and these are a smaller sized type of cow that have different types of requirements.”

Wind Swept Farms is also hosting farm to table dinners on site. More information is available online at <https://irishdexterbeef.com>.

### WILLARD FFA PROGRAM

The second tour stop was Willard High School where agriculture instructors J.T. Asher and Dana Kimmons showed off the growing school farm and introduced two students and their animal projects to the group.

“About 85 percent of the students in our agriculture program are non-traditional ag students, meaning they don’t currently live on a farm,” said Asher. “So a lot of what we do is designed to teach them those skills and give them hands-on experience with animal husbandry.”

The Willard FFA program is already teaching hydroponics. Agriculture students grow tomatoes and peppers and lettuce that are then used by culinary arts students for events and contests. But the school is preparing to go even bigger with the construction of a high tunnel.

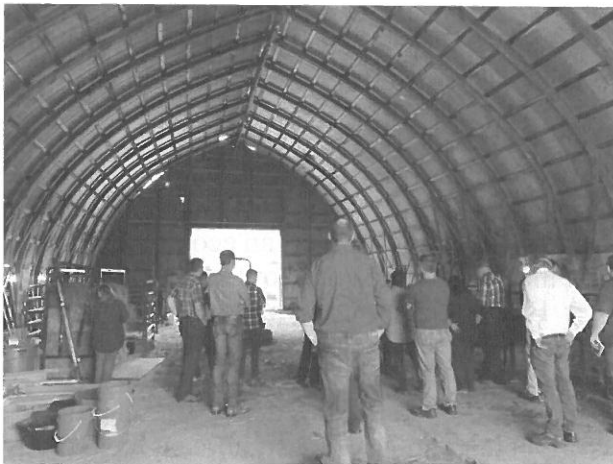
“The parts should arrive on Friday. Students will then help to build it and this should allow us to expand both what we grow and the quantity that we can grow,” said Kimmons.

All of the efforts are designed to get students interested in agricultural careers where the demand for trained employees is growing.

“There are over 300 different careers in agriculture,” said Kimmons. “In many of those career areas, there are three or four jobs available for every available and trained student.”

### TUCKER FARM

Jim and Nancy Tucker and their son James welcomed the tour to their farm north of Willard where participants heard about their 120 cattle and the uniqueness of their row crop operation.



**Commissioners and guests inside the Willard school barn.**



**Greene County Commissioners saw the diversity of the county in this year's agriculture tour. The Commissioners and MU Extension staff on the tour pose here with Maximus from Sac River Stables. From left to right, Commissioner John Russell, Commissioner Harold Bengsch, Sac River Stables owner Dawn O'Connor, Kelly McGowan with MU Extension, David Burton with MU Extension, Sarah Havens with MU Extension and Commissioner Bob Dixon.**

The Tuckers have 350 acres in corn, about 350 acres in soybeans, they grow winter wheat, and they manage to bale about 600 to 800 round bays of hay each year.

“Beyond production, sustainability is the most important thing in agriculture,” said Jim.

## Briefs

manner instead of being sent to the landfill.

One fun fact from the ag tour: a large percentage of milk coming to Hiland Dairy -- about 100,000 gallons a day -- comes from a 100-mile radius of the facility on Kearney Street in Springfield.

### NEXT TOUR

The agriculture tour in 2020 will take place in the early fall and will focus in on the northeast section of the county. Those who have unique agriculture operations in the Fair Grove and Strafford areas and are willing to serve as a tour stop should contact David Burton by telephone at (417) 881-8909 or via email at [burtond@missouri.edu](mailto:burtond@missouri.edu).



## Agronomy Report From Tim Schnakenberg

**Soil and Forage Analysis -** Signed off on soil test recommendations and gave educational advice on tests for Stone, Taney Christian, Barry, Lawrence and Greene counties.

### Farm Visits / Consultations

– Answered phone calls, texts and emails from local producers and met with producers in my office. Conducted farm visits on new grass stands, insect issues, soybean disease issues, weed and brush control, Johnsongrass field management, teff establishment issues, alfalfa stand evaluation, whole farm forage planning, warm season grass hay establishment and winter annual forage options. Information requests averaged 10 per day. Tim also helped with the commission ag tour and answers questions at the Tucker farm.



**Tim Schnakenberg**

## Nutrition Specialist Teaches Food Preservation Class

Kelsa Ferguson, the nutrition education specialist in Greene County shown below, has spent the last several months learning a food preservation curriculum and experimenting on herself. On Sept. 26, she taught the class for a public audience for the first time. Members learned to make blueberry jam and feedback from the class rated it as a success.





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*University of Missouri*

**Healthy Communities**  
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## Briefs

### Training Begins for Springfield Plateau Chapter of the Missouri Master Naturalists Program

The Missouri Master Naturalist program is a natural resource education and volunteer service program for adults, sponsored by the Missouri Department of Conservation and University of Missouri Extension. Its purpose is to develop a team of well-trained volunteers to provide education, outreach and service dedicated to the beneficial management of natural resources and natural areas within their communities for the state of Missouri.

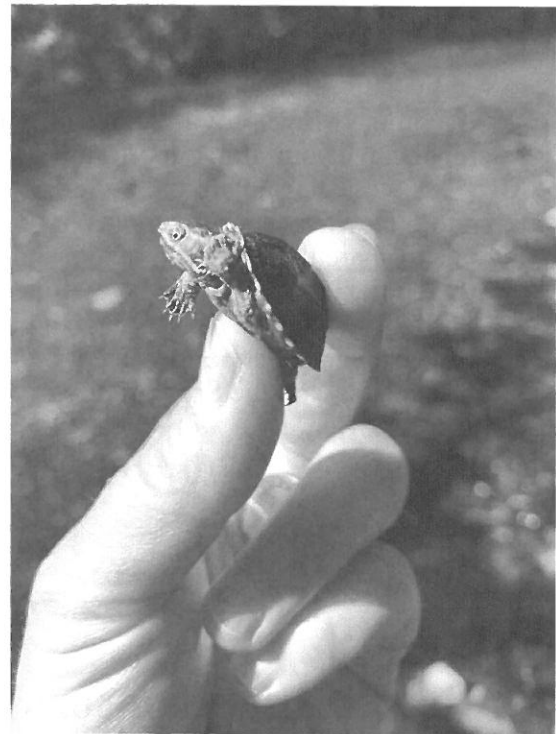


**Kelly McGowan**  
Horticulture Specialist  
mcgowank@missouri.edu

The Springfield Plateau Chapter of the Missouri Master Naturalists is coordinated by Jay Barber, Conservation Education Consultant with the Missouri Dept. of Conservation and co-coordinated by Kelly McGowan, Field Specialist in Horticulture with MU Extension.

Training for new members began on September 10 with 22 trainees enrolled. Training consists of five classroom sessions and five field sessions. Classroom session topics include caves and karst, prairie ecology, invasive plants and insects, and watershed and fisheries management. Field sessions will take place at the Missouri Dept. of Conservation Southwest Regional Office, Valley Water Mill Watershed Center, Henning Conservation Area, and La Petite Gemme Conservation Area. Field session topics will include water ecology, tree identification, bird identification, insect taxonomy, glade and forest ecology, bison and nature journaling.

After training is complete, members must commit to 40 hours of volunteer service and eight hours of advanced training annually.



## Briefs

### MINUTES OF THE UNIVERSITY EXTENSION COUNCIL OF Greene COUNTY

Date : August 26, 2019

Place: Greene County Extension offices

Attendees: Larry Adams, Tony Ahart, Lisa Bakerink, Greg Boehne, Chat Courtney, Alex Greiwe, Ann Hall, Chris Schulze.

A quorum was not established. No voting on business could be done.

Checks were signed by Greg Boehne and Lisa Bakerink.

David updated us on the Plat Books. There has been a delay due to incorrect information they received from the county. They will be available end of September or first of October. The charge will be \$50-100.

Mizzou Student Alternative Break Nov 1-3, 2019. A local church has offered housing for the students. There are several projects the students will be working on.

Art on the Move will be hosted at the Springfield Art Museum in November and again in February or March 2020.

Salute to Century Farms is coming along nicely. We have received a few more

sponsorships and everything is on track for September 30, 2019.

MU Soil lab will close the Delta Center Soil Lab effective August 1, 2019 and will consolidate with the Columbia lab. The lab intends to offer customers the option of individually submitting samples online and generating an individualized shipping label using UPS. Customers will be able to continue dropping off at their local Extension offices. If this is the direction campus is going, our soil test collections will be going down considerably. Many things remain to be worked out.

A date for a future dual council meeting with Lawrence County will need to be established and voted on when there is a quorum.

Special council meeting will be held Thursday Sept. 5th 2019, to hear from candidates for the Human Development Specialist position currently available.

Planned office moves: Kelly McGowan moves into Jeff Barber's vacated office, Justin Kastning moves in the vacant corner office near the elevator, the new hire Human Development Specialist will move into Justin's vacant office, Kelly McGowan's vacant office will be available to the future 4H YPA.

Michele Kleeman was guest speaker and discussed how to build a stronger and more effective council.

## Extension Partner Meetings

**County Commission Meetings:** 1<sup>st</sup> Monday of month; agenda at [www.greenecountymo.org](http://www.greenecountymo.org) Historic Courthouse, at 9:30 a.m.

**Park Board Meetings:** 2nd Friday of each month, 8:30 a.m. Confirm at 864-1049.

**4-H Leader's Council Meetings:** 3rd Thursday of month (except July), 7 p.m. to 9 p.m., at Springfield Livestock Marketing Center.

**Greene County 4-H Foundation:** 3rd Thursday of each month at Panera Bread on Battlefield

(near 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:** 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.

# **Millsap Farm Twilight Farm Walks**

**6593 Emu Lane, Springfield, MO 65803**  
**6:30pm - 8:30pm**

All are invited to join a monthly twilight walk with Curtis Millsap, MU Extension horticulture specialists Patrick Byers and Kelly McGowan, and the farm team at Millsap Farm. We will gather at 6:30 on the third Wednesday of the month (subject to change) to tour the farm, discuss current farming activities, and focus on specialized topics. Bring your questions to discuss, your experiences to share, and your challenges to solve!

## **Twilight Walk Dates (subject to change)**

- June 26
- July 17
- August 21
- September 18
- October 16
- November 20
- December 18
- January 15
- February 19
- March 18
- April 15



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- Nutrition and health

## **Greene County MU Extension**

*Inside the Springfield Botanical Center  
2400 S. Scenic Ave.  
Springfield, Mo. 65807*

For more information contact David  
Burton at (417) 881-8909 or go online to  
<http://extension.missouri.edu/greene>

In 2018, Greene County MU Extension staff provided educational programs and assistance to 48,496 Greene County residents, helped to save or create 847 jobs, and trained 93 new community leaders and volunteers.

**No part of your donation goes toward the salary of staff.** That means your gift directly helps to improve the quality of life for your friends and neighbors in Greene County.

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## MU Extension Staff Serving Greene County



**Sherri Hull**

*Nutrition Associate*  
Joined 2008



**M. Dickensheet**

*Nutrition Associate*  
Joined 2018



**Marty Wood**

*Nutrition Associate*  
Joined 2000



**Myrna Stark**

*FNEP Program Manager*



**Terri Fossett**

*Program director*  
Joined 2000

### Family Nutrition Education Program

2160 W. Chesterfield Blvd. F200, Springfield, Mo  
Tel: 417-886-2059

## Southwest Region Directors Office

1845 S. National, Ste. 100,  
Springfield, Mo.  
Tel: (417) 865-0707



**Jay Chism**, Regional Director, email: [chismj@missouri.edu](mailto:chismj@missouri.edu)



**Sarah Grubaugh**, Assistant,  
email: [GrubaughS@missouri.edu](mailto:GrubaughS@missouri.edu)

### Karla Deaver

4-H Youth specialist  
Headquartered in Lawrence County  
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### Andy McCorkill

Livestock specialist  
Headquartered in Laclede County  
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### Tim Schnakenberg

Agronomy specialist  
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### Patrick Byers

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### Reagan Bluel

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### Jim Spencer Jr.

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### Sarah Havens

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### Dr. Pam Duitsman

Community Development Specialist  
Headquartered in Christian County  
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#### Contact:

- Chrystal Irons
- Allen Waldo
- Lance Coffman
- Sandra Smart



Irons



Smart



Coffman



Waldo

Located inside the Robert W. Plaster Free Enterprise Center  
405 N. Jefferson Ave., Springfield, Mo | 417-837-2617-Phone | <https://sbtdc.missouristate.edu/>

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



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**INTEROFFICE MEMORANDUM**

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**TO:** Greene County Commission  
**FROM:** Rick Artman, Highway Administrator   
**SUBJECT:** September Monthly Report  
**DATE:** 10/07/2019

**OPERATIONS:**

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

**DISTRICT 1 CREW**

- Shoulder improvements were completed at the following locations: Hemlock, FR 125, FR 99, FR 127, FR 26 and FR 129.
- Crews repaired and cleaned ditches on Haven Street and FR 136. Crews also replaced driveway drainage pipes on Haven, FR 125, and FR 106.
- Crews completed asphalt repairs on FR 146 near the Rutledge-Wilson Farm Park..
- The Brush crew responded to requests for service at the following locations: FR 140, FR 190 and Allen. Crews removed a tree stump on FR 97. Trees blocking sight distance were removed at FR 65 at FR 34, FR 146 at FR 129, FR 22 at FR 69, and FR 45 and FR 36.
- Other tasks for the month included: trash and animal removal, street sweeping, inspections and maintenance of equipment, etc.

**DISTRICT 2 CREW**

- The Backhoe crew replaced culvert pipes at Shelby Rd and FR 223. The crew also cleaned drainage pipes and repaired ditches at the following locations: FR 185, FR 159 and FR 20.
- Crews completed hot mix patching at the following locations: Courtney Circle, FR 223, FR 215, FR 10, FR 138, FR 187, Eldorado St, FR 171, FR 138 and Brandywine Terrace.
- The Brush crew responded to requests for service at the following locations: FR 157, FR 151, FR 36, FR 219, FR 175, FR 194, Valley Rd, Mumford Ave, FR 187, Turner Springs Dr, FR 189 and FR 150.

- Physical Plant:
  - Total parts used = 213
  - Number of repair orders = 5
  - Total parts cost = \$10,635.77
  - Average cost per repair order = \$2,217.15
- Highway Department:
  - Total parts used = 2,195
  - Number of repair orders = 170
  - Total parts cost = \$69,202.30
  - Average cost per repair order = \$407.07
- Service Center:
  - Total parts used = 672
  - Number of repair orders = 586
  - Total parts cost = \$125,468.30
  - Average cost per repair order = \$214.11
- Warehouse:
  - Total purchase orders = 272
  - Total parts returned = 17
  - Total dollar amount received = \$143,339.82

## TRAFFIC CONTROL

- Set out traffic counters and collected speed and volume data at various locations.
- Crews performed routine sign maintenance work and made necessary repairs to damaged signs.
- The Striping Crew striped **83 miles** of roadway this month.
- Set up detours for work zones and placed portable speed display boards at various locations.
- Crews performed vegetation control around signs.

## SAFETY

- Vehicle Accidents
  - Sheriff = 2
  - General Services = 0
  - Near Hits = 0
  - Highway = 1
  - Reportable Injuries = 0
- Random drug testing was performed per DOT requirements.



# September Monthly Report

## Noteworthy Accomplishments:

- Staff attended Region D Exercise
- Four staff members served in key management positions during bi-annual, Multi-State Communications Exercise
- Staff attended regional Integrated Warning Team annual workshop
- Staff attended annual First Responder Breakfast

## Administrative

- Updating monthly PSC facility report format
- Completed hiring process for Administrative Coordinator

## Operations

- Maintained the watch at the Ops Desk during office hours, conducted severe weather operations, generated hazard reports, conducted monthly MOSWIN radio check and siren test
- Assumed Operations Section Chief duties upon departure of Deputy Director: Generated WOP report and Special Events List
- Conducted Operations Section Chief duties for Bass Pro Marathon planning meeting

## Planning

- Facilitated Bass Pro meeting with public safety agencies
- Continued formatting updates to 2019 Emergency Operations Plan
- Distributed project update status matrix for Mitigation Plan, with the goal is to submit the first plan draft to SEMA by the end of the year
- Began annual report update for EMAP re-accreditation
- Completed EOP updates and sent for approval by respective Municipalities
- Facilitated *Willard Whirlwind* After Action Meeting
- Performed several safety audits for Springfield Public Schools
- Assisted Springfield Public Schools with their mitigation goals and objectives, data sheet questionnaire, and several EOP updates

## Community Outreach:

- Conducted GO CAPS tour for 80 students
- Collaborated with City Utilities on a Facebook Live event for National Preparedness Month

## Partner Relationships:

- Staff member attended 911 Board Meeting as municipality's representative
- Assisted MSU Emergency Management with football game-day activities

## Education, Training, & Exercises:

- Multi-Year Training & Exercise Plan approved and disseminated to community partners
- Submitted Greene Co. Corrective Action Plan (CAP Sheet) to Director
- Continued planning for EOC Functional Exercise scheduled for October
- Provided Training & Exercise report at LEPC Executive Committee meeting
- Distributed four editions of the Training Times Newsletter to partners
- Conducted new PIO orientation to Training & Exercise requirements
- CERT: Coordinated Fall Basic Training class and exercise
- CERT: New member processing frozen per director, awaiting finalized policy



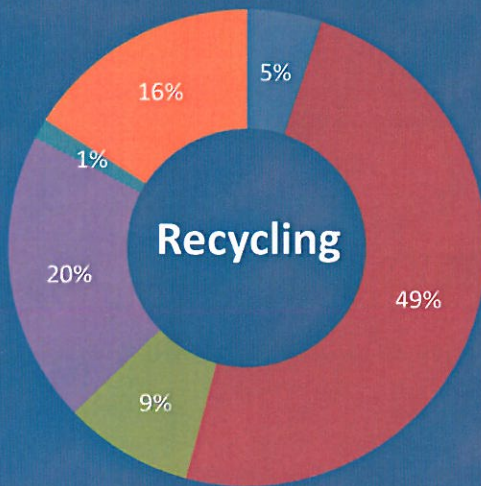
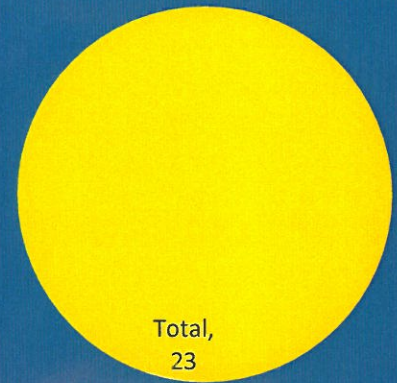
# OEM September Year-to-Date Summary

## Risk Assessments

■ Total ■ New



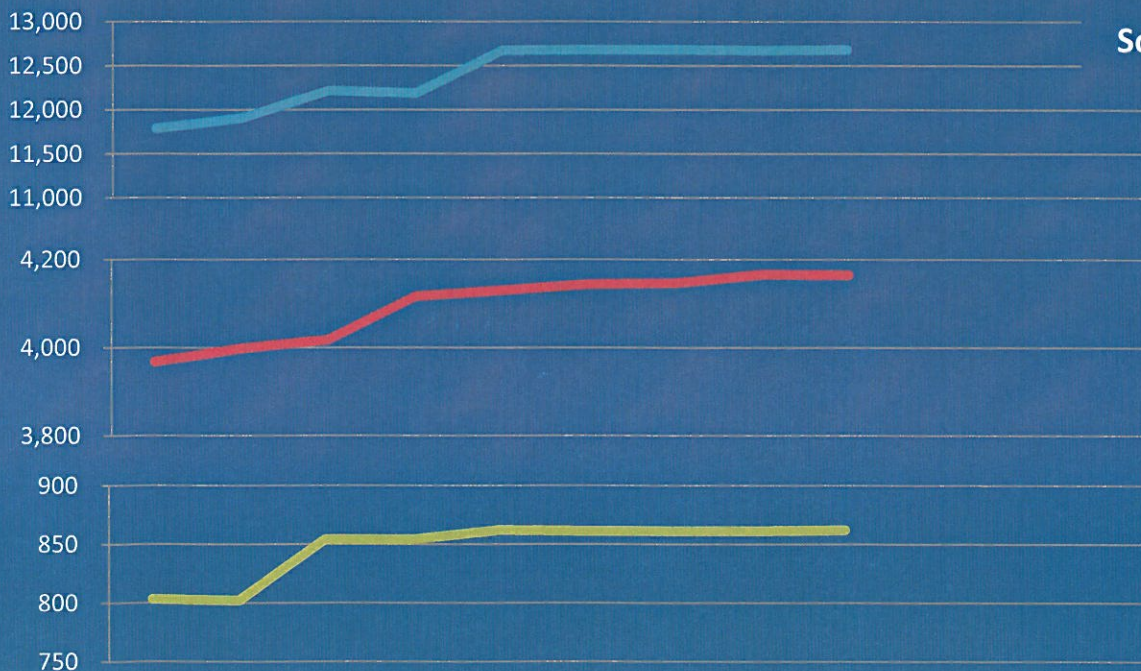
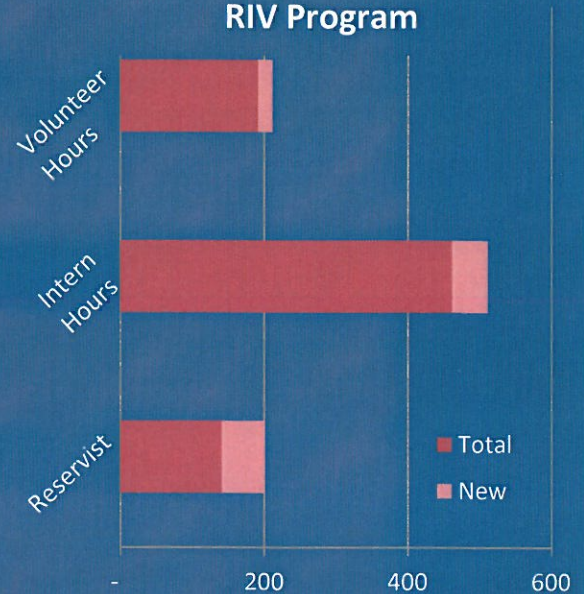
## CERT Membership



■ Metal  
■ Paper  
■ Plastic  
■ E-Waste  
■ Glass  
■ Cardboard

68,907 total lbs.

## RIV Program



— OEM Facebook

— OEM Twitter

— CERT Facebook

**BUILDING REGULATIONS DIVISION**  
**REPORT TO THE GREENE COUNTY COMMISSION**  
**Reporting Dates - 09/01/2019 to 09/30/2019**

<b>BUILDING CONSTRUCTION</b>	<b>SEPTEMBER, 2019</b>	<b>Y.T.D.</b>
SINGLE FAMILY	45	270
MULTI-FAMILY	0	10
ACCESSORY BLDG	21	220
RESIDENTIAL REMODEL	6	40
COMMERCIAL PERMITS	7	56
RESIDENTIAL ADDITION	5	61
MISCELLANEOUS	47	503
MANUFACTURED HOMES	2	55
<b>TOTAL CONSTRUCTION PERMITS</b>	<b>133</b>	<b>1215</b>

<b>REVENUE COLLECTED</b>	<b>SEPTEMBER, 2019</b>	<b>Y.T.D.</b>
BUILDING	\$19,578.00	\$181,685.00
ELECTRIC	\$7,882.00	\$72,859.00
PLUMBING	\$5,689.00	\$56,740.00
MECHANICAL	\$6,160.00	\$57,644.00
ON-SITE WASTEWATER SYSTEMS	\$1,440.00	\$16,020.00
<b>SUBTOTAL</b>	<b>\$40,749.00</b>	<b>\$384,948.00</b>

<b>OTHER REVENUE COLLECTED</b>	<b>SEPTEMBER, 2019</b>	<b>Y.T.D.</b>
ZONING CERTIFICATES	\$1,710.00	\$16,290.00
ZONING REVIEWS	\$500.00	\$5,375.00
MISCELLANEOUS	\$6,192.00	\$63,025.00
BUILDING APPEALS REQUEST	\$0.00	\$0.00
BUILDING PLAN REVIEW	\$802.00	\$31,020.00
DRIVEWAY	\$1,280.00	\$6,560.00
<b>SUBTOTAL</b>	<b>\$10,484.00</b>	<b>\$122,270.00</b>
<b>TOTAL REVENUE COLLECTED</b>	<b>\$51,233.00</b>	<b>\$507,218.00</b>

<b>REVENUE COLLECTED YEAR TO DATE</b>	
REVENUE COLLECTED FOR BUILDING REGULATIONS	\$478,993.00
REVENUE COLLECTED FOR PLANNING & ZONING	\$21,665.00
REVENUE COLLECTED FOR COUNTY HIGHWAY	\$6,560.00

	<b>SEPTEMBER, 2019</b>	<b>Y.T.D.</b>
<b>ESTIMATED COST OF CONSTRUCTION</b>	<b>\$13,134,882.00</b>	<b>\$144,995,989.48</b>



**GREENE COUNTY PLANNING & ZONING**  
**COMMISSION REPORT BETWEEN 9/01/2019 AND 9/30/2019**

<b>FEE CATEGORY</b>	<b>MONTH</b>	<b>YEAR TO DATE</b>
ADMIN. SUBDIVISION	\$ 2,300.00	\$ 16,600.00
ADMIN. VARIANCE	\$ -	\$ 600.00
ADVERTISING	\$ 650.00	\$ 2,550.00
ANNUAL INSPECTION	\$ 1,000.00	\$ 2,750.00
BOARD OF ADJUSTMENT	\$ 4,700.00	\$ 15,350.00
BOOKS	\$ -	\$ 20.00
COPIES	\$ 3.20	\$ 5.20
COUNTY ROAD MAP	\$ -	\$ 6.00
COVENANTS	\$ 246.00	\$ 396.00
FINAL PLAT	\$ 2,020.00	\$ 10,080.00
FINAL PLAT INSPECTION FEE	\$ 58,162.50	\$ 92,912.50
FLOODPLAIN PERMIT	\$ -	\$ 250.00
GIS	\$ -	\$ -
GRADE PERMIT	\$ 200.00	\$ 5,000.00
HIGHWAY FEES	\$ 16,912.50	\$ 33,210.00
HOME OCCUPATION	\$ -	\$ 1,500.00
PLAT EXTENTION	\$ 500.00	\$ 4,500.00
POSTAGE	\$ 1,000.00	\$ 4,058.50
PRELIMINARY PLAT	\$ -	\$ 8,740.00
RECORDING FEES	\$ 945.00	\$ 5,677.00
REPLAT	\$ 1,600.00	\$ 10,700.00
REZONING	\$ 6,650.00	\$ 25,650.00
SEMINARS	\$ -	\$ 420.00
SIDEWALK DIST. 1	\$ -	\$ -
SIDEWALK DIST. 2	\$ -	\$ -
SIDEWALK DIST. 2	\$ 15,740.62	\$ 15,740.62
SIDEWALK DIST. 4	\$ 16,292.08	\$ 30,488.08
SKETCH PLAT	\$ -	\$ 7,160.00
STREET SIGNS	\$ 7,068.74	\$ 10,589.23
SUBDIV. VARIANCE	\$ -	\$ -
VACATION	\$ 500.00	\$ 500.00
ZONING ROAD MAP	\$ -	\$ -
<b>TOTALS</b>	<b>\$ 136,490.64</b>	<b>\$ 305,453.13</b>

**BUILDING CHECKLISTS & ZONING REVIEWS** \$ 2,210.00 \$ 21,665.00

*\*Collected by Building Regulations Dept\**

			MONTH	Y-T-D
Subdivision Approvals:	Final Plats		1	20
	Number of Lots		59	206
	Preliminary Plats		1	8
	Number of Lots		150	591
	Administrative Subdivisions		2	29
	Number of Lots		5	68
Zoning Cases:	Approved	Denied	Tabled	Y-T-D
Board of Zoning Adjustment	0	0	0	20
County Commission	4	1	0	29

Fees Collected for Highway Dept. as of September 30 2019	\$ 33,210.00
Fees Collected for Street Signs & Sidewalks as of September 30, 2019	\$ 56,817.93
Fees Collected for General Revenue as of September 30, 2019	\$ 237,090.20

ex5

GREENE COUNTY PLANNING BOARD  
REPORT TO  
GREENE COUNTY COMMISSION

**INFORMATION:**

**CASE NO:** 2068      **HEARING DATE:** October 7, 2019

**PETITION:** In the interest of public necessity and good planning practices, the Greene County Planning Division is submitting to the Greene County Planning Board the following amendments to the Greene County Zoning Regulations for review and recommendation:

Amend the Greene County Zoning Regulations by adding a new Section in Article IV, Special Provisions pertaining to Medical Marijuana; new definitions in Article I, Title, Intent, Definitions.

Amend Article V, A-1 Agriculture District, Article XVI, C-1 Neighborhood Commercial District, Article XVII, C-2 General Commercial District, Article XVIII, C-3 Rural Commercial District, Article XIX, and M-1 Light Manufacturing District, to bring Greene County Zoning Regulations into compliance with new Missouri Statutes pertaining to Medical Marijuana and to provide for the ability to grow, process, test, and distribute Medical Marijuana in unincorporated Greene County.


During public hearing on June 18, 2019, the Greene County Planning Board did table this request until the July 16<sup>th</sup> Planning Board hearing, to allow for additional public comment.

During public hearing on July 16, 2019, the Greene County Planning Board did table this request until the August 20<sup>th</sup> Planning Board hearing, to allow for additional public comment, and to add it to the consent agenda.

During public hearing on August 20, 2019, the Greene County Planning Board did table this request until the September 17<sup>th</sup> Planning Board hearing, to allow for additional review of measuring distance between facilities and existing uses.

During public hearing on September 17, 2019, the Greene County Planning Board did vote unanimously to recommend adoption of this request, which was modified during the hearing with new distance separation measurement criteria.

Proposed wording is attached.

  
Joel Binkley, Executive Secretary  
Greene County Planning Board

B. Definitions

1. **Accessory Use or Structure**

A use or structure subordinate to the principal use of a building on the same lot and serving a purpose customarily incidental to the use of the principal building.

2. **Administrative Officer**

The zoning inspector, planning director, or any other Greene County official charged with the administration of zoning controls.

3. **Agriculture**

- a. The use of land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the necessary accessory uses for parking, treating, or storing the produce;
- b. Provided, however, that the operation of any such accessory uses shall be secondary to that of normal agricultural activities and provided further that the above uses shall not include the commercial feeding of garbage or offal to swine or other animals.
- c. Animal feeding operations must conform to the Missouri Department of Natural Resources regulations pertaining to Waste Water Management and Odor control.
- d. **Cultivation of Medical Marijuana shall not be considered an agricultural use. Such cultivation may only take place in accordance with Section 38 of Article IV Special Provisions.**

4. **Alley**

A passage or way generally affording a means of vehicle access to abutting properties and not intended for general traffic circulation.

5. **Animal, Dangerous**

Any animal that, by its nature or design, presents a physical danger. Specifically, this includes predators and carnivores plus any venomous or oversized animal or any other animal so designated by the Greene County Planning Board. See Article IV, Section 23 Household Pets.

6. **Apartment Hotel**

A facility offering transient lodging accommodation to the general public and where rooms or suites may include kitchen facilities and sitting rooms in addition to the bedroom.

7. **Basement**

- a. A story whose floor is more than twelve (12) inches, but not more than half of the story height below the average level of the adjoining ground (as distinguished from a "cellar" which is a story more than one-half below such level).
- b. A basement, when used as a dwelling, shall be counted as a story for purposes of height measurement, and as a half-story for purposes of side yard determination.

8. **Beginning of Construction**

The incorporation of labor and material for the purpose of placing or erecting a building or structure.

9. **Billboard or Signboard**



56. **Hospital**

A building or portion thereof used for the accommodation of sick, injured, or infirm persons. **Not to include Medical Marijuana Facilities.**

57. **Hotel**

A building or group of buildings under one (1) ownership containing six (6) or more sleeping rooms occupied, intended, or designed to be occupied as the more or less temporary abiding place of persons who are lodged there, with or without meals for compensation, but not including trailer court, recreation vehicle park, hospital, asylum, orphanage, or buildings where persons are housed under a restraint.

58. **Household or Housekeeping Unit**

One (1) or more related or unrelated persons living together as a single housekeeping unit in a dwelling unit.

59. **Industry**

Storage, repair, manufacture, preparation, or treatment of any article, substance, or any commodity for commercial use.

60. **Inspector**

Inspector of building, buildings, zoning, and land use.

61. **Institutional Uses**

Those uses organized, established, used, or intended to be used for the promotion of public, religious, educational, charitable, cultural, social, or philanthropic activities normally operated on a non-profit basis.

62. **Junk or Salvage Yard**

A place where waste, discarded or salvaged materials, inoperative or wrecked motor vehicles and their parts, inoperative machinery, or trailers and their parts are dismantled, stored, bought, sold, exchanged, bailed, packed, disassembled, or handled, including all auto salvage yards, wrecking yards, house wrecking yards, used lumber yards, and place or yards for storage of salvaged house wrecking and structural steel materials and equipment; but not including such places where such uses are conducted entirely within a completely enclosed building, and not including pawn shops and establishments for the sale, purchase or storage of used furniture and household equipment, used cars in operable condition, or salvage material incidental to manufacturing operations.

63. **Kennel, Commercial**

Any lot, building, structure, enclosure, or premises where five (5) or more dogs over the age of six (6) months are kept for commercial purposes, including boarding, breeding, wholesale, and retail sales of goods or animals, the rendering of services for profit, or any facility which is classified as a regulated business by the Department of Agriculture. See Article IV, Section 23 Household Pets.

64. **Kennel, Private**

A shelter at or adjoining a private residence where more than four (4) but less than eleven (11) dogs over six (6) months of age are bred and/or kept for hunting, training, or exhibition for organized shows, field-working and/or obedience trials, or for the enjoyment of an identifiable species of dog or cat. No wholesaling of animals shall be allowed. See Article IV, Section 23 Household Pets.

65. **Land Use Plan**

and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for under State regulations to a Qualifying Patient, a Primary Caregiver, another Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility..

**89. Medical Marijuana-Infused Products Manufacturing Facility**

A facility licensed by the Missouri Department of Health and Senior Services to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.

- i. Type 1 extraction facility: A facility which uses combustible gases, CO2 or other hazardous substances in the marijuana extraction process.
- ii. Type 2 post-extraction facility: A facility which uses marijuana extractions to incorporate into edibles, ointments, etc. and does not use combustible gases, CO2 or other hazardous substances

**90. Medical Marijuana Testing Facility:**

A facility certified by the Missouri Department of Health and Senior Services to acquire, test, certify, and transport marijuana.

**91. Mobile Home**

A transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976. In many cases, mobile homes were built to a voluntary industry standard of the American National Standards Institute (ANSI)– A119.1 Standards for Mobile Homes. A travel trailer is not to be considered a mobile home.

**92. Mobile Home Park**

A site containing spaces with required improvements and utilities that are leased for the long-term placement of manufactured houses and that may include services and facilities for the residents. Mobile Home Park sites must be platted in accordance with Greene County Subdivision Regulations.

**93. Mobile Home Subdivision**

A subdivision of single-family dwelling units that meets all the requirements set forth in the Greene County Subdivision Regulations. The principal feature that sets this subdivision apart from conventional subdivisions is that this subdivision is designed primarily, although not necessarily exclusively, for mobile homes or modular dwellings. Each lot is privately owned and the residential use of the land is regulated by County subdivision regulations and whatever deed restrictions or private covenants may be required by the subdivision developer. These dwellings are to be set up as permanent structures.

**94. Modular Home**

Factory-built housing certified as meeting County building codes for modular housing. Once certified by the County Building Department, modular homes shall be subject to the same standards as site-built homes and shall be considered as single-family detached dwellings.

**95. Motel, see Tourist Court**

**96. Non-business Area**

Any area within a residential zoning district, including areas therein, where legal, non-residential uses are present.

**97. Nonconforming Use**

A parcel of land lawfully occupied by a use that does not conform to the regulations of the district in which it is



## Article IV Section 38 Medical Marijuana Facilities

### A. Intent

- a. The purpose of this regulation is to control the development of Medical Marijuana facilities in a manner that protects the public health, safety, and welfare, and promotes the economic development of the County. It is not the intent to prohibit, limit, or deny the right to engage in such uses as approved in a Constitutional Amendment by the voters of Missouri on November 6, 2018. It is the intent of this section to govern the time, place, and manner of operation of such facilities in unincorporated Greene County to mitigate the secondary impacts from Medical Marijuana facilities.
- b. Nothing in these regulations shall be interpreted as to limit or prohibit the rights of Qualifying Patients or the time, place, and manner of Qualifying Patient Cultivation. Such individuals and uses are defined in the Constitutional Amendment and are regulated by the Department of Health and Senior Services.

### B. Definitions

- a. Marijuana or marihuana: Cannabis indica, Cannabis sativa, and Cannabis ruderalis, hybrids of such species, and any other strains commonly understood within the scientific community to constitute marijuana, as well as resin extracted from the plant and marijuana-infused products. "Marijuana" or "marihuana" do not include industrial hemp containing a cropwide average tetrahydrocannabinol concentration that does not exceed three-tenths of one percent on a dry weight basis, or commodities or products manufactured from industrial hemp.
- b. Medical Marijuana Cultivation Facility: a facility licensed by the Missouri Department of Health and Senior Services to acquire, cultivate, process, store, transport, and sell marijuana to a Medical Marijuana Dispensary Facility, Medical Marijuana Testing Facility, or to a Medical Marijuana-Infused Products Manufacturing Facility.
- c. Medical Marijuana Dispensary Facility: a facility licensed by the Missouri Department of Health and Senior Services to acquire, store, sell, transport, and deliver marijuana, marijuana-infused products, and drug paraphernalia used to administer marijuana as provided for under State regulations to a Qualifying Patient, a Primary Caregiver, another Medical Marijuana Dispensary Facility, a Medical Marijuana Testing Facility, or a Medical Marijuana-Infused Products Manufacturing Facility.
- d. Medical Marijuana-Infused Products Manufacturing Facility: A facility licensed by the Missouri Department of Health and Senior Services to acquire, store, manufacture, transport, and sell marijuana-infused products to a medical marijuana dispensary facility, a medical marijuana testing facility, or to another medical marijuana-infused products manufacturing facility.

closest point of the property line of the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. Measurements shall be made along the shortest path between the demarcation points as the crow flies.

- ii. In the case of a facility that is part of a larger structure, such as an office building or strip mall, the distance between the facility and the school, daycare, or church shall be measured from the property line of the school, daycare, or church to the facility's entrance or exit closest in proximity to the school, daycare, or church. If the school, daycare, or church is part of a larger structure, such as an office building or strip mall, the distance shall be measured to the entrance or exit of the school, daycare, or church closest in proximity to the facility. Measurements shall be made along the shortest path between the demarcation points as the crow flies.
- iii. In the case of a residential structure, the distance between Medical Marijuana facilities and a dwelling shall be measured by following a straight line, without regard to intervening structures or objects, from the nearest point of the property parcel upon which the proposed Medical Marijuana facility or use is to be located to the nearest point of the foundation of the dwelling in question.
- iv. The distances between Medical Marijuana facilities and Residential Districts shall be measured by following a straight line, without regard to intervening structures or objects, from the nearest point of the property parcel upon which the proposed Medical Marijuana facility or use is to be located to the nearest point of the zone classification boundary line described herein from which the proposed Medical Marijuana use is to be separated.

*c. Medical Marijuana Facilities*

- i. **Cultivation of Medical Marijuana**, subject to state licensing and all other general regulations of this section, shall be permitted only in the M-1, and M-2 Districts subject to the following limitations:
  - 1. A minimum of three (3) acres of land in one parcel shall be required unless the facility is connected to public sanitary sewer and municipal water services.
- ii. **Medical Marijuana Dispensary Facilities**, subject to state licensing and all other general regulations of this section, shall be permitted only in the C-1, C-2, C-3, M-1 and M-2 Districts subject to the following limitations:

## ARTICLE V. A-1 AGRICULTURE DISTRICT

### A. Statement of Intent:

1. This district is intended to provide for agricultural and related uses in areas where non-farm residential development is not of a significant portion and is presently not anticipated.
2. It is the intent of this district to allow accessory residential dwellings to the extent required for the safe and proper operation of a principal permitted use.
  - a. Single-Family Detached Dwelling
    - 1) In the A-1 District, to create tracts of less than ten (10) acres requires an administrative subdivision. No more than two (2) tracts less than ten (10) acres may be created, and the remaining tract must have a minimum of ten (10) acres.
    - 2) All legal parcels of ground created prior to this Regulation will be considered legal tracts of ground for permits and transfer of title. (August 6, 2001)

### Section 1. Principal Permitted Uses

- A. Agriculture, including any customary agricultural building and structure, orchards, the harvesting of wild crops, berries, tree fruits and seeds, grazing, nursery, and greenhouses; provided that any greenhouse heating plants, or building or enclosure in which farm animals are kept, shall comply with the distance requirements of one hundred (100) feet from any R District.
  1. Medical Marijuana Cultivation Facilities shall only be permitted in accordance with Article IV Section 38. Outdoor cultivation shall be permitted provided that such facilities comply with all Greene County and State regulations. To ensure compliance a zoning certificate will be required before planting can occur Indoor cultivation shall not be permitted in the A-1 District.
- B. Single-family detached dwelling.
- C. Private non-commercial recreational areas, uses, and facilities including country clubs, swimming pools, forests, and wildlife preserves.
- D. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- E. Private stables and dairies; provided that any building or enclosure in which fowl or animals are kept shall comply with the distance requirements of one hundred (100) feet from any R District.

### Section 2. Accessory Uses

- A. Accessory uses, buildings, and structures customarily incidental to any of the aforesaid permitted uses, including:
  1. Living quarters of persons employed on the premises, the keeping of roomers or boarders by a resident family;
  2. A private garage, parking area, or stable;
  3. Customary incidental home occupations when conducted in a dwelling, provided that no stock-in-trade is kept or products sold, except such as are made on the premises. Other agricultural Home Occupations may be permitted with receipt of a Home Occupation Permit in accordance with Article IV, Section 22;
  4. Roadside stands, offering for sale only agricultural products produced on the premises or in the vicinity;
  5. Temporary buildings for uses incidental to construction work and other signs incidental to a permitted use;
  6. The storage of no more than two (2) trucks of two and one-half (2½) tons or a maximum of three (3) axles (whichever is smaller) and two (2) backhoes with trailers. Storage shall be within a completely enclosed

ARTICLE XVI. C-1 NEIGHBORHOOD COMMERCIAL DISTRICT

- A. Statement of Intent
  - 1. This district is intended to provide for individual or small groups of retail and customer service establishments benefitting local residential neighborhoods.
  - 2. It is intended that C-1 Districts be connected to public water and sewer services; and
  - 3. Be located along collectors or higher classification streets.
  - 4. Uses should be limited to those which do not generate substantially increased traffic in the neighborhood.

Section 1. Principal Permitted Uses

- A. Day care centers.
- B. Personal service establishments including beauty parlors, barber shops, dry cleaning and laundry pickup, shoe repair, self-service laundromats, and other services deemed by the County Commission to be of the same nature as outlined by the Statement of Intent.
- C. Restaurants, cafes, and soda fountains excluding dancing or those with drive-in, pick-up, or drive-thru facilities.
- D. Business and professional offices;
  - 1. Provided that they retain the character of the neighborhood in which they are located; and
  - 2. That the total impervious surface area does not exceed fifty (50) percent of the total lot area.
- E. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- F. Medical Marijuana Dispensary Facilities in accordance with Article IV Section 38.

Section 2: Accessory Uses

- A. Exterior, directional, and other incidental signs;
  - 1. Provided that such signs shall comply with existing sign regulations at the time any building or occupancy permits are received.
- B. A single-family residential unit, with the following conditions:
  - 1. The residence is occupied by the owner and operator or a full-time employee of the principal permitted use; and
  - 2. The structures, if separate, must remain on the same property and may not be subdivided independent of each other.
- C. Any other accessory use or structure not otherwise prohibited, customarily accessory and incidental to a principal permitted use.



**ARTICLE XVII. C-2 GENERAL COMMERCIAL DISTRICT**

**A. Statement of Intent**

This district is intended to provide for the orderly and attractive grouping at appropriate locations of commercial activities of a more general retail and wholesale nature and service facilities serving a larger community trade area.

**Section 1. Principal Permitted Uses**

**A. Any use permitted and as regulated in the C-1, Neighborhood Commercial District, except as hereinafter modified.**

**B. Automobile, truck, trailer, farm implement, boat sales, and marine supply establishments for display, hire, sales, and repair, including sales lots;**

1. Provided all operations, other than display and sales, shall be conducted within a completely enclosed building; and
2. Buildings used for repair work shall be not less than one hundred (100) feet from any R District.

**C. Banks and finance companies, including drive-in type, department, and variety stores, specialty shops, discount stores, and studios, including commercial broadcasting schools.**

**D. Bar, restaurant, cocktail lounge, liquor store, billiard parlor, pool hall, bowling alley, and similar enterprises, provided that:**

1. Such use is conducted within a completely enclosed building(s); and
2. Such building(s) shall not be less than two hundred (200) feet from any R District.

**E. Camper or travel trailer parks;**

1. Subject to the provisions of Article IV, Section 5 Travel Trailer Parks; and
2. Provided any trailer or camper is distant at least one hundred (100) feet from any R District.

**F. Drive-in eating and drinking establishments, summer gardens, and road houses, including entertaining and dancing;**

1. Providing the principal building is distant at least two hundred (200) feet from any R District.

**G. Indoor theaters.**

**H. Self-service laundry and dry cleaning shops, interior decorating and paper hanging shops.**

**I. Hotels and motels, subject to the provisions of Article IV Special Provisions.**

**J. Carpenter shops, electrical, plumbing, and heating shops, printing, publishing, or lithographing shops, funeral home or mortuary, furniture upholstery;**

1. Provided that any use shall be conducted within a completely enclosed building; and
2. Shall be a distance of one hundred (100) feet of any R District.

**K. Pet shop, animal hospital, veterinary clinic, or kennel,;**

1. Provided any structure or premises used for such purposes shall be distant at least fifty (50) feet from any R District; and
2. Provided further that all animals shall be kept indoors.

## ARTICLE XVIII. C-3 RURAL COMMERCIAL DISTRICT

### A. Statement of Intent

1. This district is intended to provide for commercial operations in areas not served by public water and sewer.
2. Uses in this district shall be limited to those which serve a local or neighborhood market; and
  - a. Do not create more than one thousand five hundred (1,500) gallons per day of wastewater;
  - b. Do not require water suppressions systems beyond what the site can supply;
  - c. Are in a completely enclosed structure; and
  - d. Create no objectionable noise, glare, or odor hazards.

### Section 1. Principal Permitted Uses

- A. Any local retail business or service establishment, including grocery, fruit or vegetable stores, drug store, barber or beauty shop, hardware store, food locker, or other uses;
  1. Not requiring any pretreatment of wastewater; or
  2. Creating more than one thousand five hundred (1,500) gallons of wastewater per day.
- B. Business and professional offices;
  1. Provided that they retain the character of the neighborhood.
- C. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- D. Billboards, outdoor advertising signs, and structures;
  1. Subject to the provisions of the State laws of Missouri; and
  2. All current Greene County Zoning Regulations.
- E. **Medical Marijuana Cultivation and Dispensary Facilities in accordance with Article IV Section 38.**

### Section 2. Accessory Uses

- A. Exterior, directional, and other such signs incidental to the permitted use;
  1. Provided that such signs comply with existing sign regulations at the time any building or occupancy permits are received.
- B. A single-family residential unit with the following conditions:
  1. The residence is occupied by the owner and operator or a full-time employee of the principal permitted use; and
  2. The structures, if separate, must remain on the same property and may **not** be subdivided independent of each other.
- C. Any other accessory use or structure not otherwise prohibited, customarily accessory and incidental to principal permitted use.

## ARTICLE XIX. M-1 LIGHT MANUFACTURING OR INDUSTRIAL DISTRICT

### A. Statement of Intent

1. The M-1 District is designed to accommodate those manufacturing establishments which are either free of objectionable influences in their operation and appearance; or
2. Which can readily obviate or control any objectionable features which may otherwise result from the manufacturing processes by installation of appropriate abatement devices.

### Section 1. Principal Permitted Uses

- A. Any use permitted and as regulated in the C-2, General Commercial District, except as hereinafter modified.
- B. Except for uses and processes prohibited herein, the manufacturing, compounding, processing, packaging, and assembling of products such as:
1. Bakery goods, candy, cosmetics, pharmaceuticals, toiletries, and food products; except fish or meat products, sauerkraut, vinegar, yeast, and the rendering and refining of fats or oils;
  2. Products from the following previously prepared material: Bone, canvas, cellophane, cloth, cork, feathers, fiber, fur, glass, hair, horn, leather, paper, plastic, precious or semi-precious metals or stones, or sheet metal yards (except where presses over twenty (20) tons rated capacity are employed);
  3. Pottery and figurines, using previously pulverized clay and kilns fired only with gas or electricity;
  4. Musical instruments, toys, novelties, rubber or metal stamps, and other small rubber products;
  5. Mechanical and electric appliances, instruments and devices, television sets, radios, phonographs;
  6. Electric and neon signs, billboards, and other commercial advertising structures; light sheet metal products including heating and ventilating equipment, cornices, eaves, and the like; or
  7. Laboratories: experimental, film, or testing; provided no operation shall be conducted or equipment used which would create hazards, noxious, or offensive conditions.
- C. The following uses, provided no part of a building occupied by such uses shall have any opening other than stationary windows or required fire exits, within five hundred (500) feet of any R District:
1. Blacksmith, welding, or other metal working shop, excluding punch presses over twenty (20) tons rated capacity, drop hammers, and other noise producing machine operated tools;
  2. Foundry, casting lightweight, non-ferrous metal, or electric foundry, not causing noxious fumes or odors;
  3. Carpet and rag cleaning, provided necessary equipment is installed and operated for the effective precipitation or recovery of dust; or
  4. Ice manufacturing and cold storage plant; creamery and bottling plant.
- D. Public utilities, essential services, and other uses in accordance with Article IV, Section 30.
- E. The following uses, when located not less than two hundred (200) feet from any R District:
1. Inflammable liquids, underground storage only; or
  2. Building materials, sales yards including concrete mixing, lumber yards including mill work, open yards for storage and sale of feed, and/or fuel.

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

**CASE NUMBER:** PB 2078

**HEARING DATE:** October 7, 2019

**APPLICANT(S):** Vladimir Loboda

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

**LOCATION:** 9408 E. Maple Ridge Lane, Strafford

**FACTS:**

1. The applicant owns the subject property, consisting of 10 acres and containing one single-family dwelling.
2. The applicant proposes the rezoning so that the property may be divided into two tracts, allowing for one additional building site.
3. Greene County Zoning Regulations do not allow a tract that contains less than twenty acres which is zoned A-1 to be divided into more than two tracts. Therefore the property must be rezoned before it is divided into the proposed configuration.
4. The property is accessed via a private drive but has frontage along Farm Road 134 and Division Street, both of which are classified as collector status roads on the Greene County Thoroughfare Plan.
5. The tract does not contain any mapped floodplain or mapped sinkholes within its boundaries.
6. Tracts in this area of the county are primarily large agricultural tracts with a few tracts which are less than ten acres in size.
7. The 2018 Future Land Use Map shows this area as being located within an area suitable for agriculture.
8. The Greene County Highway Department would prefer to limit all driveways to Maple Ridge Lane due to poor sight visibility on the other two roads.



# Planning Board Case 2078



Applicant: Vladimir Loboda  
Petition: Rezone from A-1, Agriculture District to A-R,  
Agriculture Residence District  
Tract Size: 10 acres  
Location: 9408 E. Maple Ridge Lane, Strafford  
First Hearing Date: September 17, 2019  
Parcel Number: 88-11-23-100-005



0 0.1 0.2  
Miles

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The only neighbor is

P19-002404

Bogdan Golosinskiy  
9386 E Maple Ridge Ln  
Stratford MO 65757

GREENE COUNTY LLC  
1 COWBOY WAY  
PRISCO TX 75034

FARRELL D FORESTER  
9440 E DIVISION ST  
STRAFFORD MO 65757

CHRISTOPHER D FORESTER  
9458 E DIVISION ST  
STRAFFORD MO 65757

JUDY K (CRANOR) SMITH  
225 W PINE ST  
STRAFFORD MO 65757

BLOUNT PROPERTIES PARTNERSHIP  
PO BOX 468  
ROGERSVILLE MO 65742

PETR GOLOSINSKIY  
9324 E MAPLE RIDGE LN  
STRAFFORD MO 65757

PB-2078

6 names

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

**CASE NUMBER:** PB 2077

**PETITION:** Rezone from A-1, Agriculture District to an Agriculture Residence District

**HEARING DATE:** October 7, 2019

**LOCATION:** 5880 S Freeman Lane, Rogersville

**APPLICANT:** Pamala Barnhouse-Freeman

**FACTS:**

1. The applicant owns a 10 acre tract that is zoned A-1, Agriculture District. Currently a house is under construction on the property.
2. The applicant stated that she wanted to subdivide the 10 acres into two 5 acre tracts to allow another building site.
3. This property is in the Rogersville Growth area, but public sewer is not currently available in the area. The City gave no comments either for or against the proposal.
4. The sinkholes on the property and in the vicinity are large and are subject to flooding. The driveway for the house under construction has been approved by the Environmental Division as it crosses the sinkhole, and the entrance on Farm Road 186 has been approved by Greene County Highway.
5. The property has road frontage on Farm Road 186 about a quarter mile west of State Highway 125.

**STAFF COMMENTS:**

Given the character of the surrounding neighborhood, and being located within the Rogersville Urban Growth Area in the 2018 Future Land Use Plan of Greene County, staff recommends approval of this request.

**PLANNING BOARD ACTION:**

At the September 17, 2019, Planning Board hearing, the Greene County Planning Board voted 8-0 to recommend approval of this petition.

  
\_\_\_\_\_  
Joel Binkley, Executive Secretary  
Greene County Planning Board



August 14, 2019

I own 10 acres known as Freeman Lane; Rogersville, Mo. Legal description is with said paperwork. House is located on the south 5 acres of the 10 acres along with the well and underground electric. At the time I had underground electric installed I also had electrical box installed on the front 5 acres of this 10 acre tract. I have a contract on the house and south 5 acres and I'd like to build another home one on the north 5 acres.

I plan to have a shared well with well agreement between the two homes and for the waste waste it will be also on it's own septic system. I don't feel there will be a impact to the traffic for it's a single family dwelling for regards to the environment for it will be a single family dwelling everything will be built to Greene Co. codes and restrictions.



GREENE COUNTY PLANNING & ZONING  
940 N BOONVILLE, ROOM 305  
SPRINGFIELD, MO 65802  
417-868-4005 PHONE 417-868-4175 FAX

Date Received: \_\_\_\_\_  
Fees Paid: \_\_\_\_\_  
Receipt # \_\_\_\_\_  
MS# \_\_\_\_\_

P-19-002038  
\$1035.00  
PB 2077

### APPLICATION

#### PROPERTY OWNER INFORMATION

Owner's Name (Please Print): Pamela Baerhouse - Freeman  
Owner's Address: 5880 S Freeman Lane  
Phone Number: 417-588-8888 Fax Number: \_\_\_\_\_ Email: missspringfield@hotmail.com  
Representative's Name: Same as above  
Representative's Address: Same as above  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Representative's Signature: [Signature]

#### TYPE OF REQUEST:

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

#### PROPERTY INFORMATION

Address/Location of Property: 5880 S. Freeman Rogersville, Mo  
Acreage Being Considered for Request: \_\_\_\_\_ Existing Land Use: Agri  
Request: A-R  
On-Site Wastewater System: septic Public Sewer Provider: \_\_\_\_\_

#### Existing or Proposed Water Supply:

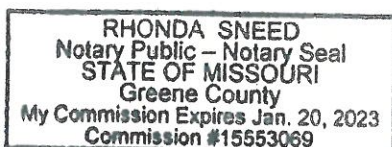
☐ On-Site Well ☒ Shared Well How many people serviced by Shared Well: 2 parties  
Public Provider: \_\_\_\_\_  
Authorized Signature of Applicant(s): [Signature] Date: 8-14-19  
\_\_\_\_\_  
Date: \_\_\_\_\_

#### ACKNOWLEDGMENT OF AUTHORIZED SIGNATURES

STATE OF Missouri )  
COUNTY OF Greene ) SS.

On this 15th Day of August, in the year 2019, before me, the undersigned notary public, personally appeared Pamela A. Baerhouse - Freeman, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

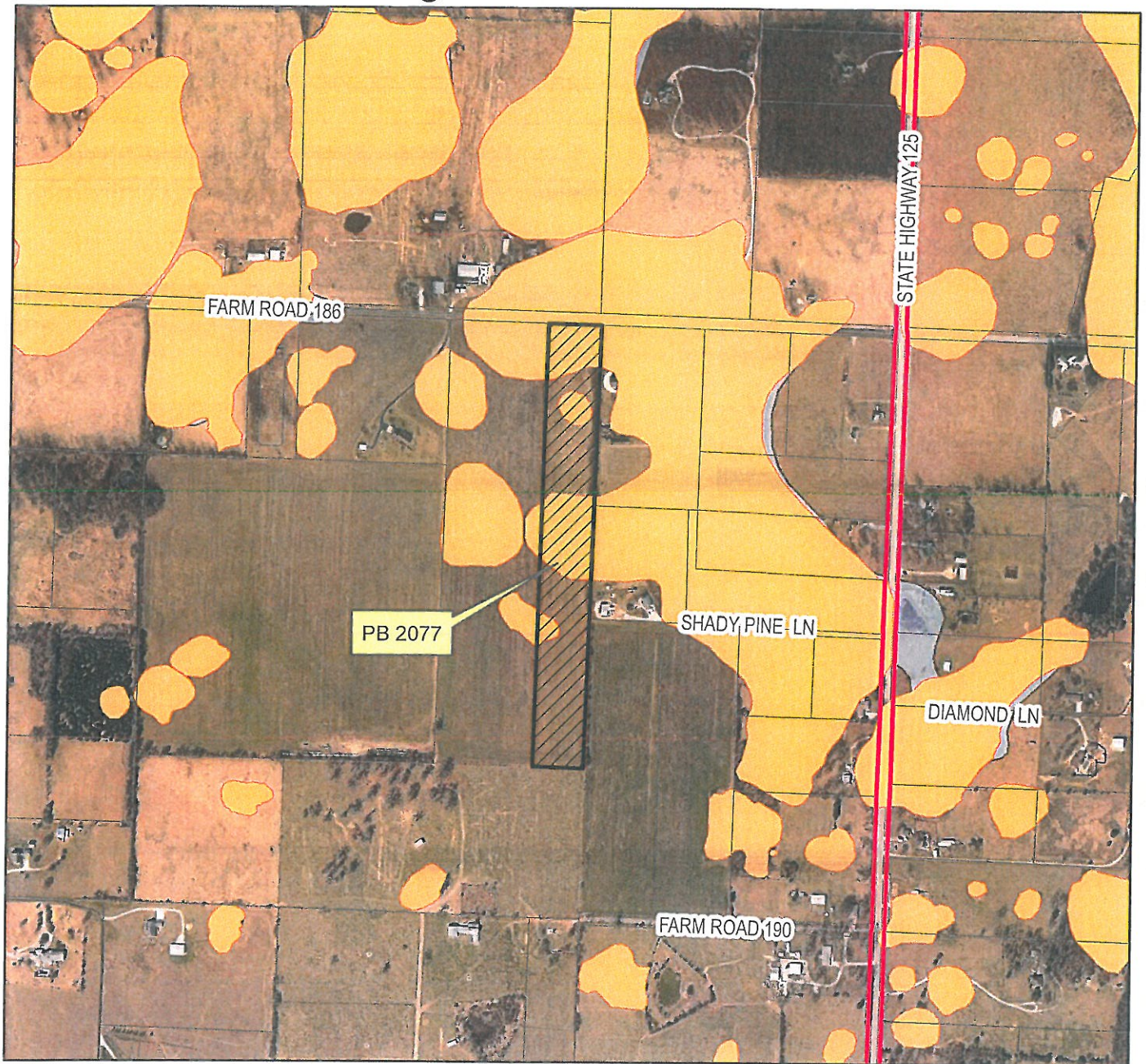
In witness whereof, I hereunto set my hand and official seal.



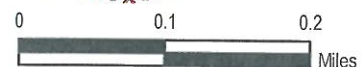
Rhonda Sneed  
Notary Public Rhonda Sneed  
Commissioned for Greene County



# Planning Board Case 2077



Applicant: Pamala Barnhouse-Freeman  
Petition: Rezone from A-1, Agriculture District to A-R,  
Agriculture Residence District  
Tract Size: 10 acres  
Location: 5880 S. Freeman Lane, Rogersville  
First Hearing Date: September 17, 2019  
Parcel Number: 88-20-28-100-004



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

**CASE NUMBER:** PB 2076

**HEARING DATE:** October 7, 2019

**APPLICANT(S):** Matthew Bumgarner and Donald Bumgarner

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

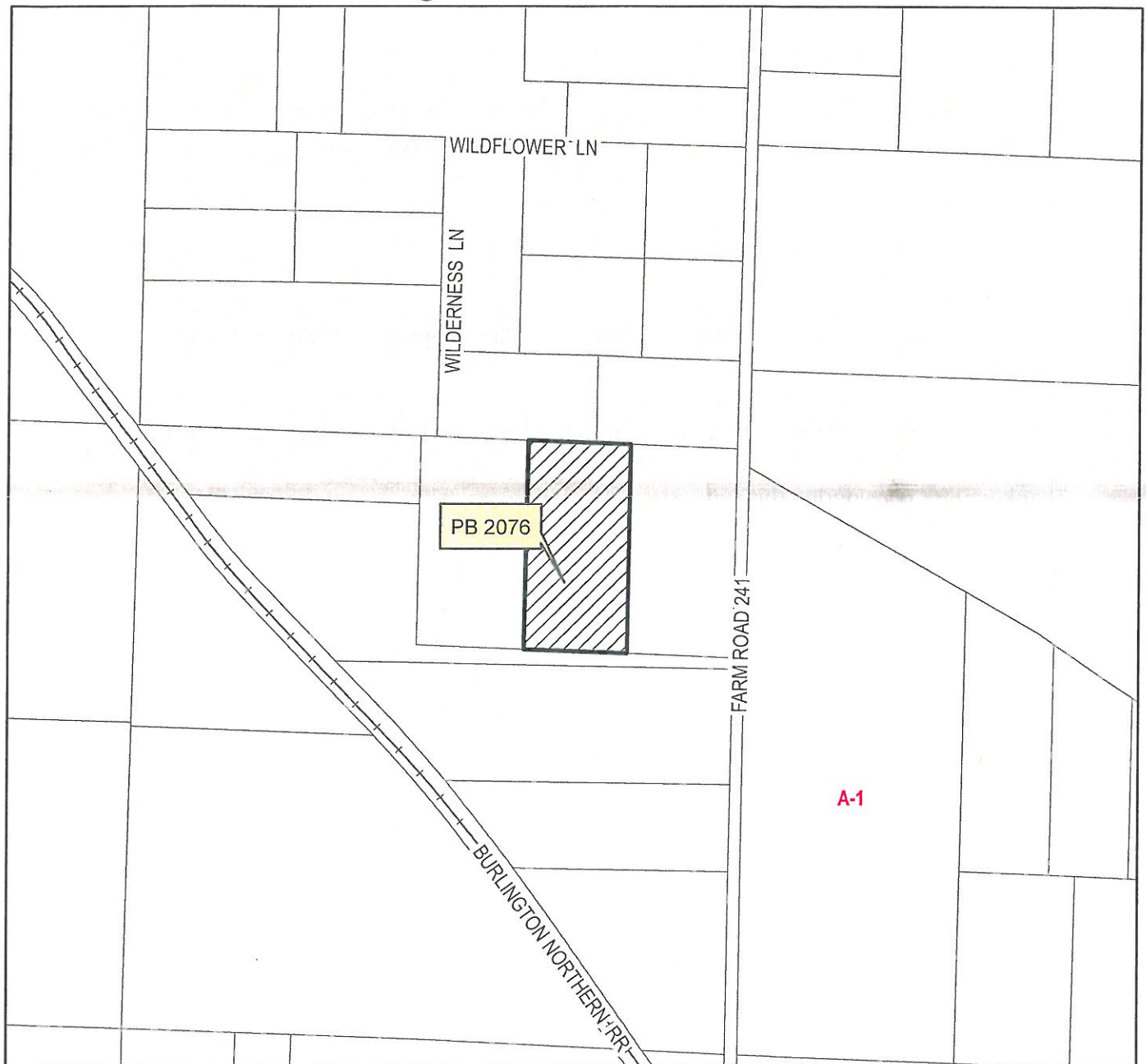
**LOCATION:** 8863 E. Serene Acres Lane, Rogersville

**FACTS:**

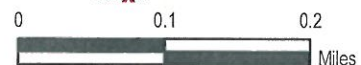
1. The applicants own the subject property, consisting of 10 acres and containing one newly constructed single-family dwelling.
2. The applicant proposes the rezoning so that the property may be divided into two tracts, allowing for one additional building site.
3. Greene County Zoning Regulations do not allow a tract that contains less than twenty acres which is zoned A-1 to be divided into more than two tracts. Therefore the property must be rezoned before it is divided into the proposed configuration.
4. The property is accessed via a private drive off of Farm Road 241, which is classified as a collector status road on the Greene County Thoroughfare Plan.
5. The tract does not contain any mapped floodplain or mapped sinkholes within its boundaries.
6. Tracts in this area of the county are primarily large agricultural tracts with a few tracts which are less than ten acres in size.
7. The 2018 Future Land Use Map shows this area as being located within an area suitable for rural residential development.
8. The applicant states that a soil analysis has already been conducted for the proposed second residence and that a private well will be shared between the two residences.



# Planning Board Case 2076



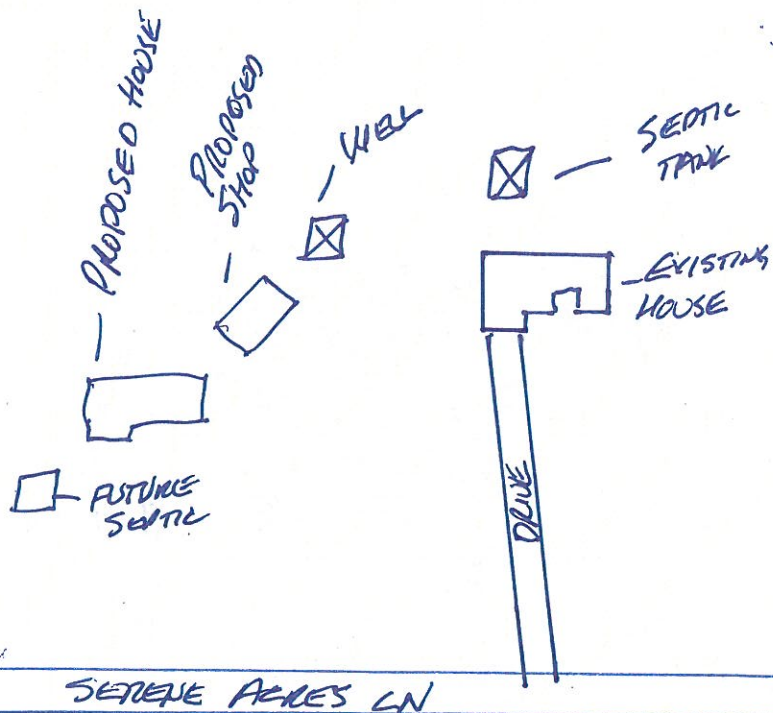
Applicant: Matthew Bumgarner and Donald Bumgarner  
 Petition: Rezone from A-1, Agriculture District to A-R,  
 Agriculture Residence District  
 Tract Size: 10 acres  
 Location: 8863 E. Serene Acres Lane, Rogersville  
 First Hearing Date: September 17, 2019  
 Parcel number: 88-20-03-400-017



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10 ACRES

0063  
SERENE  
ACRES



S. FARM ROAD 241



# Planning Board Case 2076



Applicant: Matthew Bumgarner and Donald Bumgarner  
Petition: Rezone from A-1, Agriculture District to A-R,  
Agriculture Residence District  
Tract Size: 10 acres  
Location: 8863 E. Serene Acres Lane, Rogersville  
First Hearing Date: September 17, 2019  
Parcel number: 88-20-03-400-017



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Miles

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