



Bob Dixon  
*Presiding Commissioner*

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

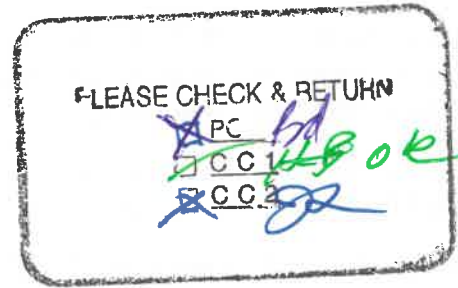
John C. Russell  
*2<sup>nd</sup> District Commissioner*

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

Shane Schoeller  
*Clerk of the Commission*

Christopher J. Coulter, AICP  
*County Administrator*

Monday, July 01, 2019  
9:30 a.m.  
Historic Courthouse Room 212  
940 N Boonville, Springfield, MO



Upon roll call the following Commissioners were present: Commissioners Bob Dixon, Harold Bengsch and John Russell.

Commissioner Dixon called the session to order and led the Pledge of Allegiance and prayer.

Commissioner Bengsch moved to approve the minutes of the June Commission meeting as presented. Commissioner Russell seconded the motion and it was unanimously approved. Yes: Dixon, Bengsch and Russell Nay: none Abstain: none Absent: none.

Action Item: Close County Offices on July 5<sup>th</sup> 2019 to align with state offices/ courts. Commissioner John Russell moved to approve the closing off all county office on July 5<sup>th</sup> to align with the state offices and courts. Commissioner Harold Bengsch seconded the motion and it was unanimously approved. Yes: Dixon, Bengsch and Russell Nay: none Abstain: none Absent: none.

Missouri Job Center update was given by Katherine Trombetta. Ms. Trombetta informed Commission of upcoming event that will be sponsored by the Job Center which included a Veterans Hiring Event on 07/11. Taney County is holding an event for Spanish speakers.

(EX1) Missouri Extension Center Report Update was provided by Dave Burton. Burton distributed to the Commission the monthly newsletter. Burton highlighted some of the upcoming programs in July.

(EX2) Top Branch Awards were presented to the following employees: Kim Hughes from the Sheriff's Office and Laura Merriman from Purchasing.

County Administrator Chris Coulter reminded Commission that offices will be closed July 4<sup>th</sup> and 5<sup>th</sup>. Budget Office is in the process of relocating to the Historic courthouse. The Pathologist job is still posted for the ME's office.

(EX3) Highway Director Rick Artman presented the Commission with the June monthly report. Artman went on to highlight various projects from: district 1 crew, district 2 crew, county wide



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# Reaching Out Report



July 2019 \* Vol. 12 Issue 7

Extension  
University of Missouri

## Upcoming Council Meetings

**Monday, June 24** — Botanical Center, \$5 meal, guest speaker: Discussion of revised office policies / and upcoming ag programs with David Burton.

**Monday, July 29** — No meeting. See you at the Ozark Empire Fair.

**Monday, Aug. 26** — Botanical Center, \$5 meal, guest speaker: Council training by Michele Kleeman, State Council

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

## Subscribe Now!

Subscribe and get a monthly email with the link for reading this newsletter online. Subscribe on our website.



# Mizzou Community & Leadership Network

## **Robin Robeson**

**Q&A: Aug. 15 | 12 p.m. to 1 p.m.**

### **LEADING IN PUBLIC SERVICE**

Robin is a highly accomplished business executive who combines strong formal education with extensive professional experience leading teams in the financial services and technology sectors. Excellent communicator and innovative problem solver with strong training, team leadership and employee relations capabilities.

- Executive Vice President & Chief Operating Officer at Guaranty Bank
- Incoming President, Springfield Chamber of Commerce
- Extensive community and business experience

**Mizzou: Communication degree 1988**



### **People You Need to Know**

**LIVE INTERVIEW** with *David Burton*  
County Engagement Specialist, MU Extension

Network with community minded people and learn about a Mizzou alum who is making a difference.

### **REGISTRATION / TICKETS**

- Pre-register by calling (417) 881-8909 or online at <http://extension.missouri.edu/greene>
- Cost of \$10 per person (to cover the cost of the buffet meal) collected at the door.

**At The Roost Bar and Grill, 4216 S. Cox Rd, Ste 112, Springfield, Mo**

**Event Sponsored By:**

**THE ROOST**  
BAR AND GRILL



**EXCEL**  
Leadership

**MIZZOU**  
**ALUMNI**  
GREATER OZARKS  
CHAPTER



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





# BRANCH Out With Ag-Venture

Find your ROOTS in agriculture at the  
2019 Ozark Empire Fair Ag-Venture Camp

Explore where your food comes from and talk  
about the food adventure from farm to plate!

Lil SPROUTS ages 5 to 12 will experience  
the fair firsthand with barn tours and visits  
to the Ag-Venture spots at the Ozark Empire Fair.

## We're Switching it up everyday!

Friday, July 26 | Horses & Equipment

Saturday, July 27 | Beef & Dairy Cattle

Sunday, July 28 | Rabbits \*Afternoon Session\*

Monday, July 29 | Sheep & Goats

Tuesday, July 30 | Swine

Wednesday, July 31 | Grains

Thursday, August 1 | Bees & Honey

Friday, August 2 | Poultry

Saturday, August 3 | Fruits & Vegetables



\*Registration @ 9:30am | Camp 10am - 12:30pm  
\*Register early for a guaranteed spot!

Produced in Partnership by:  
Ozark Empire Fair | MSU Darr College of Agriculture | MU Extension



# 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



**Invest in Rural Missouri**

A USDA-NRCS StrikeForce Project



# Extension

*University of Missouri*



## Quality Soil Testing Services

- Grow healthier plants
- Protect our environment
- Avoid frustration of poor growth
- Save money in the long run
- Achieve optimal growth
- Personalized recommendations

*Bring two cups of soil to*

**Greene County Extension**

*Inside the Springfield Botanical Center*

**2400 S. Scenic Ave.**

**Springfield, Mo. 65807**

**Office open Monday-Friday  
8 a.m. to 4 p.m.**

A fee of \$30 per  
sample applies.

For more info call (417) 881-8909 or see "soil testing central" online at  
<http://extension.missouri.edu/greene> for details and how-to videos.



# Make an Investment That Impacts Our Community

*Support local programs in these areas:*

- Youth and Families
- Agriculture and Natural Resources
- Community & business development
- Nutrition and health

**Greene County MU Extension**  
*Inside the Springfield Botanical Center*  
2400 S. Scenic Ave.  
Springfield, Mo. 65807

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.

*Become a year-long presenting sponsor with a one-time gift of \$1,500.*

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

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an equal opportunity/ADA institution

## Council Extension Council

strong cow/calf industry. Hot infected fecal problems have been prevalent. Opportunities to teach methods of growing and mixing clover keep cattle healthier. Specialists do farm visits to evaluate feed, hay and pest issues. There was a big event last September at the livestock auction held to address the hay crises due to drought and nitrate problems. Calving educational classes have been offered with simulators. Dairy school events are available in other counties and the Ag production conference every year attracts 75-100 attendees. The Spring forage committee holds a conference every year in partnership with the Missouri Department of Natural Resources, University of Missouri, Missouri State University, and Missouri Conservation. A grazing school teaches about the science and efficiency of grazing with demonstrations. Hay production schools are now being offered in response to the commercial demand. Ongoing farm research continues with local farms.

Joseph Hoffman moved to adjourn the meeting at 1:02 pm and Ann Hall seconded the motion. The idea passed unanimously.

*Respectfully submitted by Morgan Ash*

### Greene County 4-H Fair

**Dates:** July 12-14, 2019

**Location:** Pinegar Arena, MSU Darr Farm, 2401 S Kansas Exwy, Springfield

A schedule will be in the fair book online at [extension.missourie.edu/greene](http://extension.missourie.edu/greene)

#### Friday, July 12

5:30 to 7 pm Poultry blood tests

#### Saturday, July 13

7:30-10 am Small exhibit check in

7:30 am Sheep Show

8:00 am Goat Show

8:30 am Swine show and clover Kid Pet Parade

10:00 am Horse show judged classes

10:15 am Small exhibit judging

11:00 am Rabbit Show

1:00 pm Dairy Show

4:00 p.m. Small exhibits released

#### Sunday, July 14

8:30 am Poultry show

10:30 am Beef Show 1

11:00 am Clover Kid Pet Parade

Noon Awards Ceremony

12:30 pm Exhibit hallway closes

## "Presenting Sponsors" for Greene County Extension

These partners have contributed an annual sum in support of local MU Extension programs and services in four impact areas: agriculture & environment, youth & families, business & community development, nutrition & health.

Contact David Burton at (417) 881-8909 to add your logo as a sponsor!



## 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



**Sarah Grubaugh**,  
Assistant,  
email: GrubaughS@missouri.edu

### Karla Deaver

4-H Youth specialist  
Headquartered in Lawrence County  
Tel: (417) 466-3102  
Email: deaverk@missouri.edu



### Andy McCorkill

Livestock specialist  
Headquartered in Laclede County  
Tel: (417) 532-7126  
Email: mccorkilla@missouri.edu



### Tim Schnakenberg

Agronomy specialist  
Headquartered in Stone County  
Tel: (417) 357-6812  
Email: schnakenbergc@missouri.edu



### Patrick Byers

Commercial Horticulture Specialist  
Headquartered in Webster County  
Tel: (417) 859-2044  
Email: byerspl@missouri.edu



### Reagan Bluel

Dairy Specialist  
Headquartered in Barry County  
Tel: (417) 847-3161  
Email: BluelRJ@missouri.edu



### Jim Spencer Jr.

Agriculture Business Specialist  
Headquartered in Christian County  
Tel: (417) 3581-3558  
Email: spencerjr@missouri.edu



### Sarah Havens

Natural Resources specialist  
Headquartered in Laclede County  
Tel: (573) 458-6260  
Email: havenss@missouri.edu



### Dr. Pam Duitsman

Community Development Specialist  
Headquartered in Christian County  
Tel: (417) 3581-3558  
Email: duitsmanp@missouri.edu



#### Contact:

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



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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Kim Hughes - Kim has many responsibilities within the Sheriff Department's training division. She is in charge of entering all training hours for commissioned officers. Kim also tracks and records all non-commissioned officers training to assure they are meeting the Sheriff's requirements. She commissions new officers providing them with the proper identification cards. She also arranges all outside training including lodging, meals, cash travel advances, and registration. Kim is responsible for maintaining the training division's credit card, checking for mistakes and seeing it is properly submitted for payment. Kim is always kind and courteous and ready to provide help to those that need it. Her friendly attitude and strong work ethic always shine through no matter what. Kim is a great asset to Green County.

Laura Merriman – Laura has been with Greene County for over 24 years and in that time her hard work and dedication has never wavered. Whenever Laura gets a call for help she is there to find the answer immediately for the person in need. If you need vendor information, order info, RFP or anything else she gets you your answer immediately. Laura is consistently prepared with information and can find things quickly. When placing an order, she always has several options and makes sure they are the best fit for your department's needs as well as the best cost for the County. When the Purchasing Director's position became vacant, Laura took over the extra work on top of her own duties without complaining. Laura is always a pleasant, positive person to work with. Green County is lucky to have Laura as an employee and appreciates her "what can I do to help you" attitude.

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## INTEROFFICE MEMORANDUM

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**TO:** Greene County Commission  
**FROM:** Rick Artman, Highway Administrator  
**SUBJECT:** June Monthly Report  
**DATE:** 7/01/2019

*RJA*

### OPERATIONS:

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

#### **DISTRICT 1 CREW**

- Crews continue to repair damage from flooding. Including the following repairs: ditching, pipe repair or replacement, shoulder repair at several locations across the District.
- Brush crew responded to requests of service and storm debris removal at the following locations: FR 61, FR 76, FR 97, FR 120, FR 128, Carl Ave. and W. Kingsley.
- Crews handed out flyers for 'mill and fill' to take place in Villa Park Meadows and Villa Park Heights.
- Crews placed hot mix patches throughout the district, along with soft spot repairs, and minor "mill and fill".
- Other tasks for the month included: trash and animal removal, street sweeping, inspections and maintenance of equipment, etc.

#### **DISTRICT 2 CREW**

- Crews repaired the shoulder on Kissick Ave. with existing landscaping blocks at this locations.
- The crews worked throughout the district replacing material that was washed away due to heavy rains. The backhoe crew also repaired the ditch on FR 157 with rip rap. Crews also repaired a ditch on FR 205, south of FR 84. Crews performed shoulder and driveway repairs on FR 66 and FR 155.

## **SPECIAL PROJECTS CREW - BOX CULVERTS/BRIDGE MAINTENANCE**

- Crews zipped the asphalt that needed repair from storm damage.
- Crews milled and repaired asphalt at the Ozark Empire Fairgrounds parking lot.
- Replaced a driveway drainage pipe and repaired the ditch on FR 84 between FR 76 and FR 85
- Crews widened the road and repaired the ditch on FR 39 between FR 64 and FR 43.

### **Bridge Maintenance**

- Crews cleaned storm debris from several bridges and box culverts due to flooding.

## **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 = 166
    - Number of repair orders = 5
    - Total parts cost = \$8,009.82
    - Average cost per repair order = \$1,601.96
  - Highway Department:
    - Total parts used = 1,751
    - Number of repair orders = 126
    - Total parts cost = \$29,852.36
    - Average cost per repair order = \$236.92
  - Service Center:
    - Total parts used = 578
    - Number of repair orders = 165
    - Total parts cost = \$52,405.35
    - Average cost per repair order = \$317.61
  - Warehouse:
    - Total purchase orders = 214
    - Total parts returned = 11
    - Total dollar amount received = \$88,345.95

## **ASPHALT/HOT MIX/MICRO SEAL**

### **District I**

- Hot Mix = 3.0 miles
- Milling = 2.0 miles
- Micro = 21.5 miles

Total District I = 26.5 miles

### **District II**

- Hot Mix = 4.8 miles
- Milling = 0.0 miles
- Micro = 6.0 miles

Total District II = 10.8 miles

**Total for June = 37.30 miles**

**Year to Date = 66.30 miles**



# JUNE END-OF-MONTH REPORT

## YEAR-TO-DATE STATISTICS

### RISK ASSESSMENT

Hazard Reports: 53 (+15)

Watch Officer Summaries: 19 (+3)

Vulnerability Assessments: 8 (+5)

### VOLUNTEERS

CERT/CART Hrs.: 229 (+18)

Reservist Program Hrs.: 69 (+4)

Intern Program Hrs.: 361 (+33)

Vol. Program Hrs.: 149 (+24)

### EDUCATION

CERT Graduates:

CERT New Members: 8 (+6)

### PUBLIC AFFAIRS

Press Releases: -

News Stories: 1

OEM Facebook followers: 12,679 (+8)

OEM Twitter followers: 4,144 (+14)

CERT Facebook followers: 861

Community Outreach:

PSC Monthly Usage: 1,123 people

PSC Tours: 5 (62 people) total

### PROCEDURES-GUIDELINES

SOP Development/Update: 0

### RECYCLING TOTALS (243WKS)

Metal: 2,479 lbs.

Paper: 23,534 lbs.

Plastic: 4,233 lbs.

E-Waste: 11,967 lbs.

Glass: 825 lbs.

Cardboard: 6,092 lbs.

Overall Total: 49,131lbs.

## Administration:

- Attended County Salary Committee meeting
- Attended Commission Briefing the review TRS Partnership Agreement and MOSWIN MOU
- Attended Healthcare Coalition Workshop
- Attended Advance Intelligence Liaison training
- Attended LEPC general meeting provided Treasure's report
- Attended initial comprehensive planning presentation for City of Springfield
- Completed employee evaluations
- Participated in COAD Mental Health meeting

## Public Information:

- Completed round 2 revisions of the updated OEM style guide
- Participated in monthly Greene County L.E.A.D. committee meeting
- Participated in GO CAPS Teacher Extern program; led SPS teacher through the PSC to educate her about OEM emergency operations
- Spoke with PIOs from Cape Girardeau about the use of OEM's PICC; educating them about its procedures and operations as they begin to develop their own PICC
- Participated in KWTO radio interview to help promote severe weather awareness and preparedness safety tips
- Shared staff training opportunities on social media to promote OEM's involvement with continuing professional education
- Continued to share hazardous weather information and safety tips during periods of severe weather throughout the month of June
- Promoted the Hazard Mitigation Feedback survey on social media channels and website to solicit public opinions about the hazards affecting the community
- Shared safety information and preparedness tips for Lightning Safety Awareness Week
- Deployed Skylab for Public Safety Fair at Mercy

## Operations:

- Deployed Skylab to Fellowship Bible Church Fireworks Celebration
- Monitored several severe weather events
- Attended operation meetings for Light the Way, Ozark Empire Fair, and Route 66

## Planning:

- Completed Enhanced Incident Management – Unified Command course at Texas A&M University in College Station, TX
- Attended 9-1-1 Advisory Board meeting
- Attended Advanced Liaison Officer course
- Presented HazMat/Planning report at LEPC meeting
- Completed EMAP webinar on Annual Reports standard
- Coordinated Route 66 Festival meeting
- Continued planning process for Route 66 Festival, Light the Way festival, and Ozark Empire Fair

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**BUILDING REGULATIONS DIVISION**  
**REPORT TO THE GREENE COUNTY COMMISSION**  
**Reporting Dates - 06/01/2019 to 06/30/2019**

<b>BUILDING CONSTRUCTION</b>	<b>JUNE, 2019</b>	<b>Y.T.D.</b>
SINGLE FAMILY	42	152
MULTI-FAMILY	0	0
ACCESSORY BLDG	29	134
RESIDENTIAL REMODEL	5	26
COMMERCIAL PERMITS	4	31
RESIDENTIAL ADDITION	9	40
MISCELLANEOUS	84	336
MANUFACTURED HOMES	11	44

<b>TOTAL CONSTRUCTION PERMITS</b>	<b>184</b>	<b>763</b>
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<b>REVENUE COLLECTED</b>	<b>JUNE, 2019</b>	<b>Y.T.D.</b>
BUILDING	\$18,802.00	\$102,883.00
ELECTRIC	\$8,476.00	\$41,784.00
PLUMBING	\$5,776.00	\$32,209.00
MECHANICAL	\$6,406.00	\$32,500.00
ON-SITE WASTEWATER SYSTEMS	\$2,430.00	\$10,440.00

<b>SUBTOTAL</b>	<b>\$41,890.00</b>	<b>\$219,816.00</b>
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<b>OTHER REVENUE COLLECTED</b>	<b>JUNE, 2019</b>	<b>Y.T.D.</b>
ZONING CERTIFICATES	\$2,190.00	\$9,930.00
ZONING REVIEWS	\$2,250.00	\$3,625.00
MISCELLANEOUS	\$8,045.00	\$40,255.00
BUILDING APPEALS REQUEST	\$0.00	\$0.00
BUILDING PLAN REVIEW	\$232.00	\$17,260.00
DRIVEWAY	\$1,040.00	\$3,360.00

<b>SUBTOTAL</b>	<b>\$13,757.00</b>	<b>\$74,430.00</b>
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<b>TOTAL REVENUE COLLECTED</b>	<b>\$55,647.00</b>	<b>\$294,246.00</b>
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**REVENUE COLLECTED YEAR TO DATE**

REVENUE COLLECTED FOR BUILDING REGULATIONS	\$277,331.00
REVENUE COLLECTED FOR PLANNING & ZONING	\$13,555.00
REVENUE COLLECTED FOR COUNTY HIGHWAY	\$3,360.00

	<b>JUNE, 2019</b>	<b>Y.T.D.</b>
<b>ESTIMATED COST OF CONSTRUCTION</b>	<b>\$12,794,465.00</b>	<b>\$82,740,337.48</b>

**GREENE COUNTY PLANNING & ZONING**  
**COMMISSION REPORT BETWEEN 06/01/2019 AND 06/30/2019**

<b>FEE CATEGORY</b>	<b>MONTH</b>	<b>YEAR TO DATE</b>
ADMIN. SUBDIVISION	\$400.00	\$ 12,300.00
ADMIN. VARIANCE	\$ -	\$ 600.00
ADVERTISING	\$100.00	\$ 1,400.00
ANNUAL INSPECTION	\$ 400.00	\$ 1,600.00
BOARD OF ADJUSTMENT	\$450.00	\$ 8,300.00
BOOKS	\$0.00	\$ 20.00
COPIES	\$0.00	\$ 1.70
COUNTY ROAD MAP	\$ -	\$ 6.00
COVENANTS	\$ -	\$ 150.00
FINAL PLAT	\$2,020.00	\$ 8,060.00
FINAL PLAT INSPECTION FEE	\$17,272.50	\$ 18,535.00
FLOODPLAIN PERMIT	\$ -	\$ -
GIS	\$ -	\$ -
GRADE PERMIT	\$ -	\$ 3,500.00
HIGHWAY FEES	\$5,022.50	\$11,582.50
HOME OCCUPATION	\$0.00	\$ 1,200.00
PLAT EXTENTION	\$500.00	\$ 3,000.00
POSTAGE	\$50.00	\$ 2,148.50
PRELIMINARY PLAT	\$0.00	\$ 1,560.00
RECORDING FEES	\$563.00	\$ 4,181.00
REPLAT	\$2,640.00	\$ 9,100.00
REZONING	\$950.00	\$ 12,350.00
SEMINARS	\$ -	\$ 420.00
SIDEWALK DIST. 1	\$ -	\$ -
SIDEWALK DIST. 2	\$ -	\$ -
SIDEWALK DIST. 2	\$ -	\$ -
SIDEWALK DIST. 4	\$ -	\$ -
SKETCH PLAT	\$ -	\$ -
STREET SIGNS	\$ 2,680.00	\$ 3,660.00
SUBDIV. VARIANCE	\$ 656.25	\$ 2,611.12
VACATION	\$ -	\$ -
ZONING ROAD MAP	\$ -	\$ -
<b>TOTALS</b>	<b>\$ 33,704.25</b>	<b>\$ 106,285.82</b>
<b>BUILDING CHECKLISTS &amp; ZONING REVIEWS</b>	<b>\$4,440.00</b>	<b>\$ 13,555.00</b>

*\*Collected by Building Regulations Dept\**

<b>Subdivision Approvals:</b>		<b>MONTH</b>	<b>Y-T-D</b>
<b>Final Plats</b>		4	14
<b>Number of Lots</b>		83	125
<b>Preliminary Plats</b>		0	5
<b>Number of Lots</b>		0	264
<b>Administrative Subdivisions</b>		7	23
<b>Number of Lots</b>		13	53
<b>Zoning Cases:</b>			
	<b>Approved</b>	<b>Denied</b>	<b>Tabled</b>
<b>Board of Zoning Adjustment</b>	3	0	1
<b>County Commission</b>	2	0	0
			<b>Y-T-D</b>
			17
			10

<b>Fees Collected for Highway Dept. as of June 30, 2019</b>		\$11,582.50
<b>Fees Collected for Street Signs &amp; Sidewalks as of June 30, 2019</b>	\$	2,611.12
<b>Fees Collected for General Revenue as of June 30, 2019</b>	\$	105,647.20

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

**CASE NUMBER:** PB 2066

**HEARING DATE:** June 18, 2019

**APPLICANT(S):** Karl & Cynthia Fleig

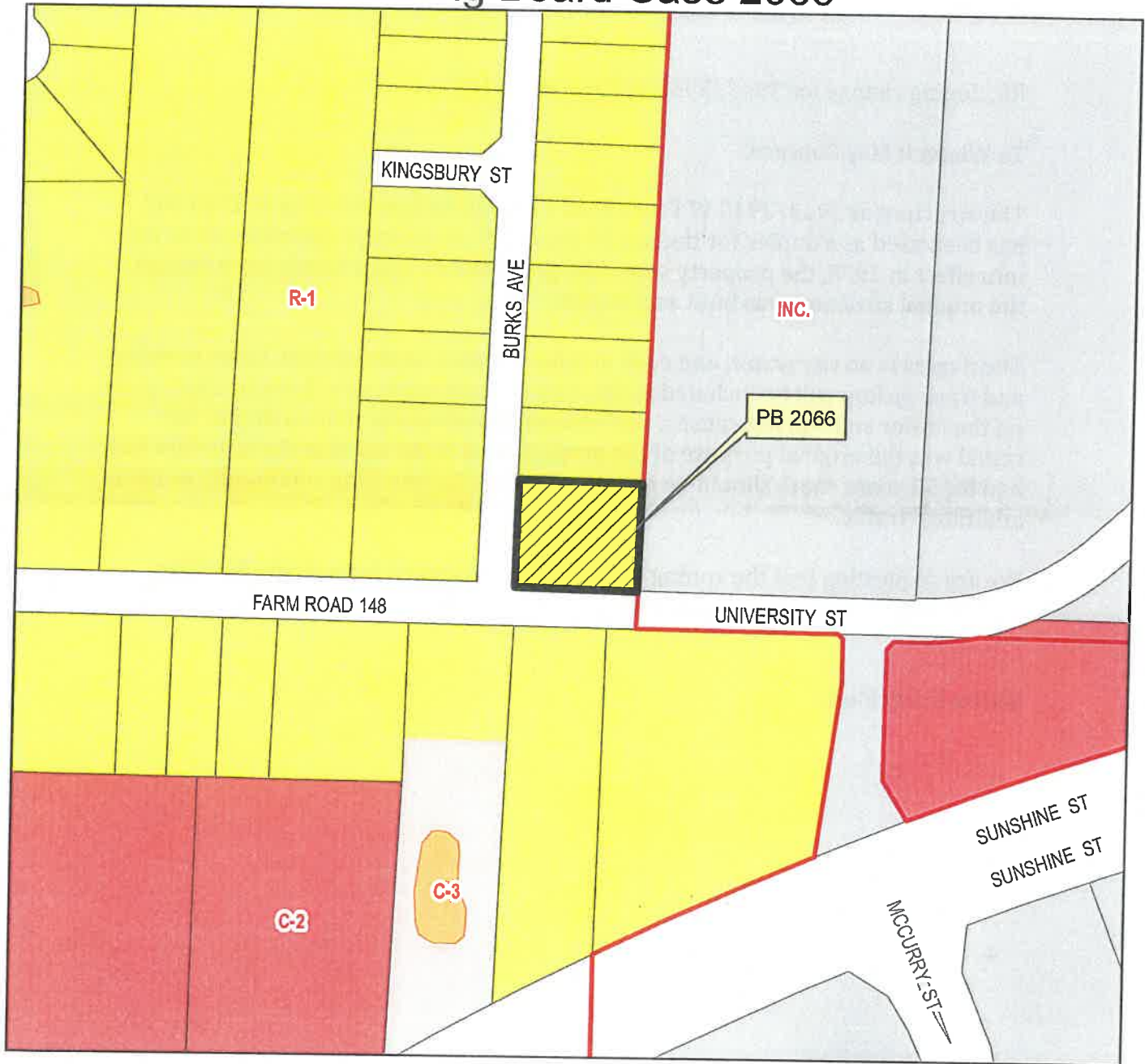
**PETITION:** Rezone from R-1, Suburban Residence District to R-2, One- and Two-Family Residence District

**LOCATION:** 3943/3945 W. Farm Road 148, Springfield

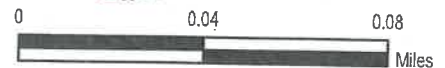
**FACTS:**

1. The applicants own a 0.61-acre tract zoned R-1, Suburban Residence District.
2. The property contains one (1) duplex with separate septic systems for each tenant, which is a nonconforming use established in 1963, prior to the adoption of Greene County's Zoning Regulations.
3. The applicants request rezoning the parcel to R-2, One- and Two-Family Residence District, in order to make its current use more consistent with its zoning.
4. Public sewer is not feasible for the area at this time, and in the event of discontinuance or over 60% destruction of the nonconforming use, the parcel would be regulated as a single-family tract until public sewer is made available.
5. Zoning directly adjacent to the parcel is residential of varying densities. The La Luz subdivision is located to the north, Iglesia Cristiana Casa De Oración to the south, and the city limits of Springfield to the east.
6. The property's road frontage is along Farm Road 148 (University Street), which is classified as a Collector on the Greene County Major Thoroughfare Plan.
7. No areas of 100-year floodplain or sinkholes have been mapped within its boundaries.
8. The 2018 Future Land Use Map shows this property to be within an area suitable for mixed use development.

# Planning Board Case 2066



Applicant: Karl & Cynthia Fleig  
 Petition: Rezone from R-1, Suburban Residence District to  
 R-2, One- and Two-Family Residence District  
 Tract Size: 0.61 acres  
 Location: 3493/3495 W. Farm Road 148, Springfield  
 First Hearing Date: June 18, 2019  
 Parcel Number: 88-13-39-300-035



**DISCLAIMER**  
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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 #: \_\_\_\_\_

### APPLICATION

#### PROPERTY OWNER INFORMATION

Owner's Name (Please Print): Karl & Cindy Fleig  
Owner's Address: 4919 S Bothwell Ave, Springfield, MO 65804  
Phone Number: 417-414-8889 Fax Number: \_\_\_\_\_ Email: cfleig@murney.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: 3943/3945 W Farm Road 148, Springfield, MO 65807  
Acreage Being Considered for Request: .61 Existing Land Use: duplex  
Request: Change zoning from R-1 to duplex  
On-Site Wastewater System: yes Public Sewer Provider: NA  
Existing or Proposed Water Supply:

☐ On-Site Well ☐ Shared Well How many people serviced by Shared Well: NA

Public Provider: City Utilities

Authorized Signature of Applicant(s): Karl S. Fleig Date: 4/30/19  
Cindy Fleig Date: 4/30/19

#### ACKNOWLEDGMENT OF AUTHORIZED SIGNATURES

STATE OF Missouri )  
COUNTY OF Greene ) SS.

On this 30<sup>th</sup> Day of April, in the year 2019, before me, the undersigned notary public, personally appeared Karl S. Fleig and Cindy Fleig, 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.

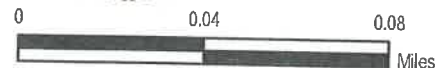
ESTHER WOOD  
Notary Public - Notary Seal  
State of Missouri  
Commissioned for Greene County  
My Commission Expires: October 18, 2019  
Commission Number: 15315603

Esther Wood  
Notary Public

# Planning Board Case 2066



Applicant: Karl & Cynthia Fleig  
Petition: Rezone from R-1, Suburban Residence District to  
R-2, One- and Two-Family Residence District  
Tract Size: 0.61 acres  
Location: 3493/3495 W. Farm Road 148, Springfield  
First Hearing Date: June 18, 2019  
Parcel Number: 88-13-39-300-035



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**GREENE COUNTY COMMISSION  
SCHEDULED ITEMS FROM GREENE COUNTY PLANNING BOARD  
940 N. BOONVILLE, ROOM 212  
SPRINGFIELD, MO 65802  
JULY 1, 2019  
9:30 A.M.**

**A. OLD BUSINESS**

**B. NEW BUSINESS**

1. Rezoning Request, Planning Board Case Number 2064, Anthony Park LLC, c/o Lee Engineering & Associates LLC, applicant.
2. Request Rezoning, Planning Board Case Number 2066, Karl and Cindy Fleig, applicants.
3. Request Rezoning, Planning Board Case Number 2067, Michael L. Hallman Jr., applicant.

**C. OTHER BUSINESS**

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

**CASE NUMBER:** PB 2064

**HEARING DATE:** July 1, 2019

**APPLICANT(S):** Anthony Park, LLC, c/o Lee Engineering & Associates, LLC

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

**LOCATION:** Southwest corner of S. Farm Road 163 and Reed Lane, Springfield

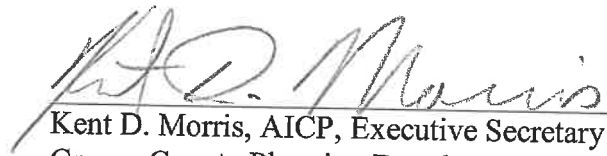
**FACTS:**

1. The applicant owns 11.36 acres of vacant land currently zoned R-1, Suburban Residence District.
2. This petition is to rezone this property to PAD, Plot Assignment District. The submitted PAD report proposes a 55-and-older gated, residential community.
3. The submitted site plan (Exhibit A) showed a total of 67 unit with an overall density of 5.9 units per acre. The latest revision (June 20) shows a total of 51 units with an overall density of 5.5 units per acre.
4. Exhibit A shows one (1) access point from S. National Ave. to the east and one (1) from E. Siler Parkway to the south. The applicant proposes that both of these entries be gated and the internal streets privately maintained by the developer.
5. The parcel has road frontage on National Ave., which is considered a Primary Arterial on the Greene County Major Thoroughfare Plan.
6. The property is nearly surrounded by residential developments of various zoning districts. The Rolling Hills and Hillside subdivisions are located to the west, Cherokee Hills and Cherokee Estates to the north, and Eaglesgate to the east. The newly proposed Anthony Park development is located directly south.
7. This parcel is within the Urban Service Area of Springfield, less than ½-mile from the city limits.
8. The 2018 Future Land Use Map indicates that the area between Springfield and the southern border of the County would be most suitable for urban residential development.

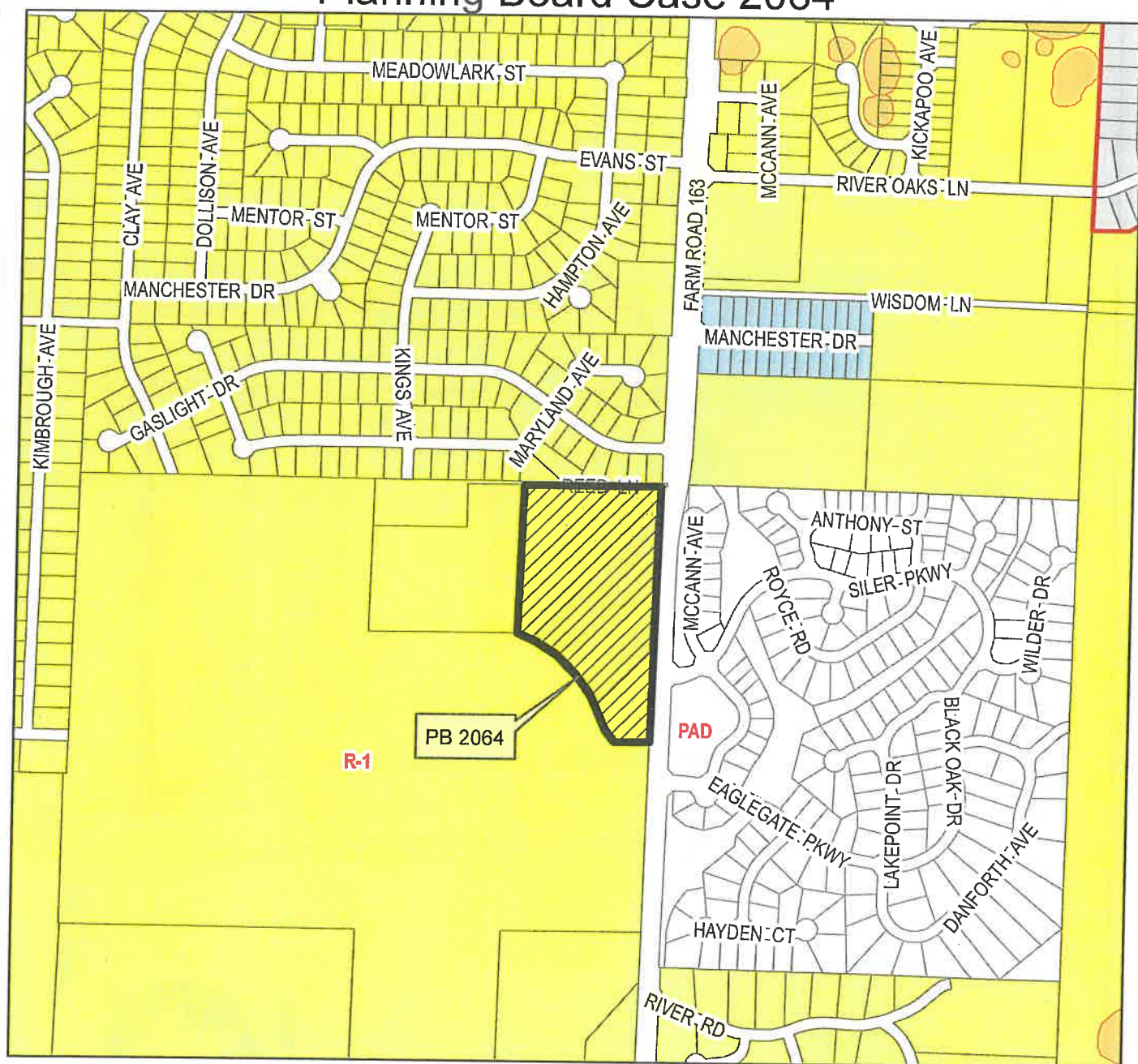
**PLANNING BOARD ACTION:**

At public hearing May 21, the Planning Board did vote (8-0) to table this petition for one month in order to allow sufficient time for the applicant to revise their proposal in light of stated concerns.

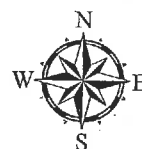
At public hearing June 18, the Planning Board did vote (8-0) to recommend approval of this petition, with changes that had been submitted June 10.

  
\_\_\_\_\_  
Kent D. Morris, AICP, Executive Secretary  
Greene County Planning Board

# Planning Board Case 2064



Applicant: Anthony Park, LLC, c/o Lee Engineering, LLC  
 Petition: Rezone from R-1, Suburban Residence District to  
 PAD, Plot Assignment District  
 Tract Size: 11.36 acres  
 Location: Southwest corner of S. Farm Road 163 and  
 Reed Lane, Springfield  
 First Hearing Date: May 21, 2019  
 Parcel Number: 88-18-25-100-137



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TOTAL SITE AREA:  
494,956 SF TOTAL

TOTAL DELING UNITS: 67  
DUPEX UNITS: 44  
SINGLE UNITS: 23

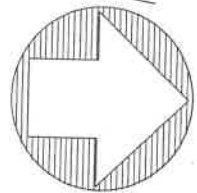
44,927 SF ADDED

EF PKWY AND SILEX AVE  
SILEX PKWY, Station=46.92

Alignment 14 E SILEX PKWY, Station=22+81.70

150'

PAGE 1 OF 1



LEE Engineering & Associates, L.L.C.  
1200 E. Woodhurst Dr., Suite D200  
Springfield, Missouri 65807  
417-886-9100 (phone)  
417-886-9336 (fax)  
dlee@leeengineering.biz

"Engineering with Integrity"

Missouri State Certificate of Authority  
Engineering #2005015504  
Land Surveying #2009028050

**Anthony Park  
Senior Living**

DATE:

02/28/2019

PROJECT NO.:

**1830**

PAD Engineering Report for  
**The Villas at Anthony Park**

A Proposed Residential Development in  
Greene County, Missouri

1. General.....	1
2. Detention.....	1
3. Storm Drainage.....	1
4. Water Quality.....	1
5. Traffic.....	2
6. Site Information.....	2
7. Water Supply.....	2
8. Sanitary Sewer Provider.....	3
9. Gas Supply.....	3
10. Electric Supply.....	3
11. Telephone Service .....	3
12. Pictures of Tera Vera which will be like The Villas at Anthony Park.....	4

**Exhibits:**

A – Proposed Villas at Anthony Park Site Plan

## 5. Traffic

Existing zoning for the 11.4 acres is R-SF. Assuming 4 units per acre, the lot has the potential for 45.6 dwelling units. According to ITC Trip Generation Manual Single-Family Detached Housing (210) yields 9.57 trips per day per dwelling unit.

Therefore, a 45.6 lot residential development would yield 436 daily vehicles to the surrounding streets.

The proposed PAD zoning would yield a maximum of 67 senior adult dwelling units. According to ITC Trip Generation Manual Senior Adult Housing-Detached (251) yields 3.71 trips per day per dwelling unit.

Therefore 67 dwelling units would yield 249 daily vehicles to the surrounding streets.

The net change in trips per day would be reduced from 436 to 249 trips per day.

Due to the 43% reduction in daily trips, additional public improvements are not required.

## 6. Site Information

The PAD requirements for the development are provided below:

Current Zoning	R-1
Proposed Zoning	PAD
Overall Density	67 maximum dwelling units
Uses Allowed	duplex, single family, club house and accessory uses allowed in Urban residential
Height	1 story
Maximum Building Coverage	40%
Minimum Open Space	30%

Roofs shall be pitched with architectural shingles and look residential in nature  
The residential development will be a 55+ Senior community.

## 7. Water Supply

Water service will be provided by City Utilities of Springfield. Water is provided to the site along National. The existing line is an 8" water main.

City Utilities of Springfield: 301 E. Central St.



KENNEDY, DUSTIN  
1068 E MARYLAND CT  
SPRINGFIELD, MO 65810

TYSON, JAIME L  
1056 MARYLAND CT  
SPRINGFIELD, MO 65810

LEWIS, CHRISTIAN  
1044 E MARYLAND CT  
SPRINGFIELD, MO 65810

AP DEVELOPER LLC  
1525 E REPUBLIC RD  
SPRINGFIELD, MO 65804

~~ANTHONY PARK LLC  
1525 E REPUBLIC RD  
SPRINGFIELD, MO 65804~~

HULSTON INV INC  
PO BOX 10226  
KANSAS CITY, MO 64171

EAGLESGATE COMMUNITY ASSOC  
PO BOX 10327  
SPRINGFIELD, MO 658080327

~~EAGLESGATE COMMUNITY ASSOC  
PO BOX 10327  
SPRINGFIELD, MO 658080327~~

~~EAGLESGATE COMMUNITY ASSOC  
PO BOX 10327  
SPRINGFIELD, MO 658080327~~

LUU, HUNG  
5859 ANTHONY CT  
SPRINGFIELD, MO 658047582

COBLE, CHRISTOPHER J  
5867 ANTHONY CT  
SPRINGFIELD, MO 658047582

CEYLON ESTATES LLC  
4266 E CHAPEL PL  
SPRINGFIELD, MO 65809

ROWDEN, ERIC  
1262 EAGLEGATE PKWY  
SPRINGFIELD, MO 658042531

HAMME, RONALD  
1270 EAGLEGATE PKWY  
SPRINGFIELD, MO 658042531

CASTILLO, ALFREDO W  
1278 E EAGLEGATE PKWY  
SPRINGFIELD, MO 658042531

LOCKWOOD QTIP TR  
6056 S MCCANN AVE  
SPRINGFIELD, MO 65804

LOCKWOOD QTIP TR  
6056 S MCCANN AVE  
SPRINGFIELD, MO 658047931

EDENS, STERLING F JR  
6044 S MCCANN AVE  
SPRINGFIELD, MO 658047931

ROLLER, TRAVIS S  
5996 S MCCANN AVE  
SPRINGFIELD, MO 658047930

BARTELS, SHAWN C  
5988 S MCCANN AVE  
SPRINGFIELD, MO 65804

NAIL PROP LLC  
5886 S TETERS CT  
SPRINGFIELD, MO 65804

LUU, AN Q  
1755 S PARK ST  
ABERDEEN, SD 574017802

ALLEN, JOHN D  
5954 S MCCANN AVE  
SPRINGFIELD, MO 658047930

INGOLD, JAMES P ETAL  
5942 S MCCANN AVE  
SPRINGFIELD, MO 658047930

KELLEY, KENT A  
5930 S MCCANN AVE  
SPRINGFIELD, MO 65804

PAPAGAYO, ROLANDO  
5918 S MCCANN AVE  
SPRINGFIELD, MO 65804

EVERGREEN EQUITY GROUP LLC  
5906 S MCCANN AVE  
SPRINGFIELD, MO 65804

PRADEN, JESSICA LYNN  
3 E KINGSBURY  
SPRINGFIELD, MO 65809

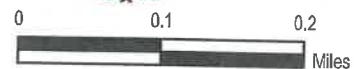
SGF PROPERTY II LLC  
2443 FILLMORE ST  
SAN FRANCISCO, CA 94115

AHEARN, JESSE R LIVING TRUST  
2443 FILLMORE ST  
SAN FRANCISCO, CA 94115

# Planning Board Case 2064

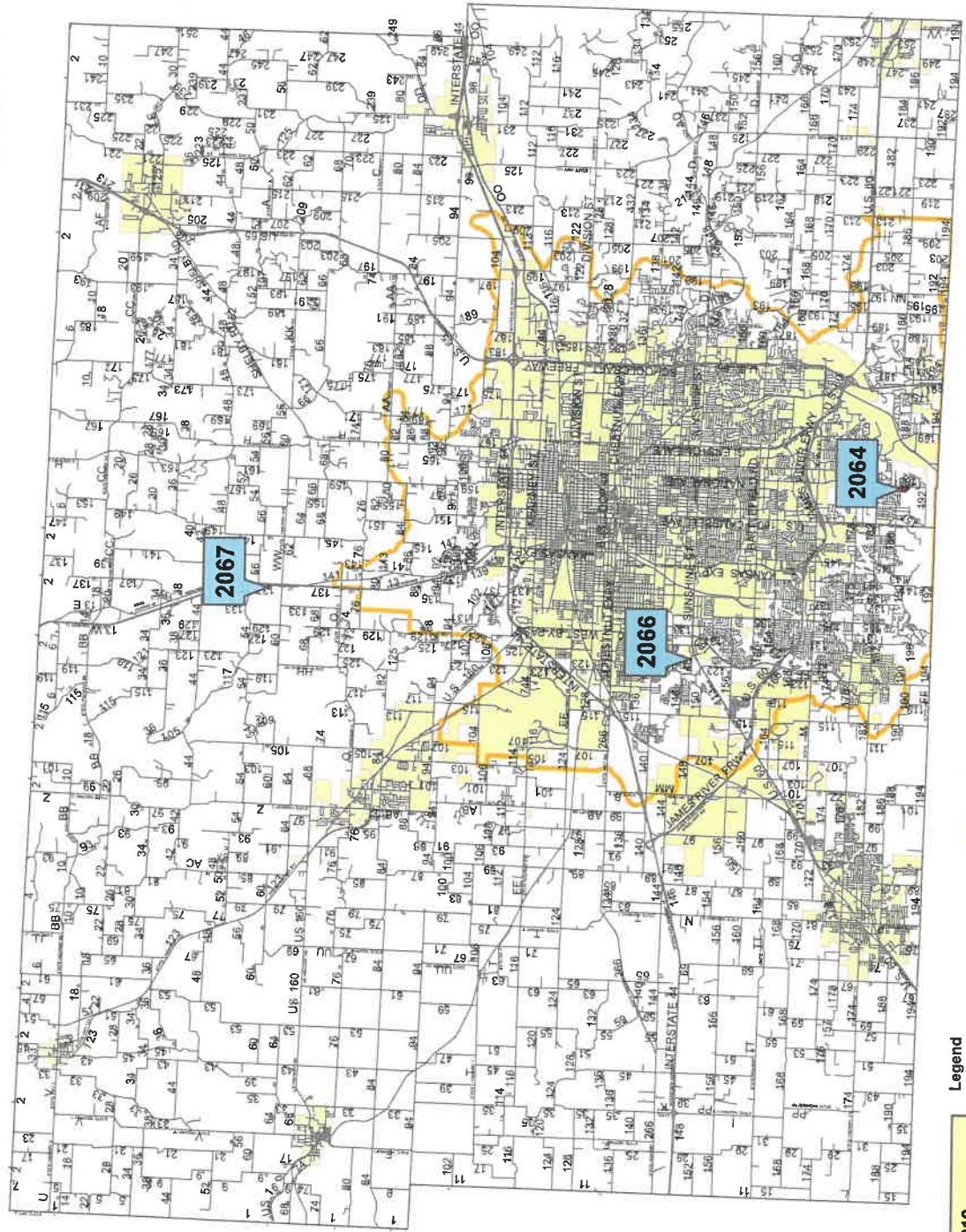


Applicant: Anthony Park, LLC, c/o Lee Engineering, LLC  
 Petition: Rezone from R-1, Suburban Residence District to  
 PAD, Plot Assignment District  
 Tract Size: 11.36 acres  
 Location: Southwest corner of S. Farm Road 163 and  
 Reed Lane, Springfield  
 First Hearing Date: May 21, 2019  
 Parcel Number: 88-18-25-100-137



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**July 2019  
County Commission Hearing  
Overview Map**

**Legend**

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

**GREENE COUNTY COMMISSION  
SCHEDULED ITEMS FROM GREENE COUNTY PLANNING BOARD  
940 N. BOONVILLE, ROOM 212  
SPRINGFIELD, MO 65802  
JULY 1, 2019  
9:30 A.M.**

**A. OLD BUSINESS**

**B. NEW BUSINESS**

1. Rezoning Request, Planning Board Case Number 2064, Anthony Park LLC, c/o Lee Engineering & Associates LLC, applicant.
2. Request Rezoning, Planning Board Case Number 2066, Karl and Cindy Fleig, applicants.
3. Request Rezoning, Planning Board Case Number 2067, Michael L. Hallman Jr., applicant.

**C. OTHER BUSINESS**

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

**CASE NUMBER:** PB 2067

**HEARING DATE:** July 1, 2019

**APPLICANT(S):** Michael Hallman

**PETITION:** Rezone from C-2, General Commercial District to RR-1, Rural Residence District

**LOCATION:** 7731 N. Farm Road 137, Springfield

**FACTS:**

1. The applicant currently owns a total of 2.36 acres, ¼-mile north of the intersection of State Highway WW and State Highway 13. The property contains one (1) single-family dwelling and a large accessory structure.
2. In 1972, this property was part of an over 80-acre rezoning (PB 212) from A-1, Agriculture District to B-2, General Business District (now C-2, General Commercial District) to accommodate Johnson's Dairy, an operation which would first be permitted in A-1 zoning under Greene County's current regulations. The bulk of this property was rezoned to A-1 during public hearing earlier this month (PB 2063).
3. The southern 0.71-acres of the applicant's property (created by MS 63, MS 125, and MS 2676) was rezoned to RR-1, Rural Residence District in 2012 (PB 1828) along with 3 adjacent acres, before it was transferred to the applicant.
4. The applicant now petitions rezoning the remaining 1.65 acres of his property to RR-1 in order to better conform to the surrounding parcels and suit its current use. This is the last piece of C-2 zoning that exists from the 1972 case.
5. The parcel is largely surrounded by agricultural tracts with residential clusters like Cedar Lakes Estates and the Meadow Lakes subdivision over a ½-mile away.
6. The property has road frontage along Farm Road 137, which is classified as a Collector on the Greene County Major Thoroughfare Plan.
7. This tract contains no areas of 100-year floodplain or sinkholes within its boundaries.

# Planning Board Case 2067

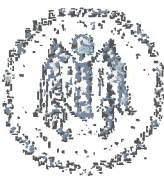


Applicant: Michael Hallman  
 Petition: Rezone from C-2, General Commercial District  
 to RR-1, Rural Residence District  
 Tract Size: 1.65 acres  
 Location: 7731 N. Farm Road 137, Springfield  
 First Hearing Date: June 18, 2019  
 Parcel Number: 88-08-10-400-024



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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 #: \_\_\_\_\_

### APPLICATION

#### PROPERTY OWNER INFORMATION

Owner's Name (Please Print): Michael L Hallman JR  
Owner's Address: 7731 N. Farm Road 137  
Phone Number: 417-224-1031 Fax Number: \_\_\_\_\_ Email: mikehallman93@gmail.com  
Representative's Name: \_\_\_\_\_  
Representative's Address: \_\_\_\_\_  
Phone Number: \_\_\_\_\_ Fax Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Representative's Signature: \_\_\_\_\_

#### TYPE OF REQUEST:

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

#### PROPERTY INFORMATION

Address/Location of Property: 7731 N. Farm Road 137 Springfield, MO 65803  
Acreage Being Considered for Request: 1.65 Existing Land Use: C-2 Zoned - Residential Used  
Request: RR-1 - Rural Residential  
On-Site Wastewater System: Yes - Septic Public Sewer Provider: N/A

#### Existing or Proposed Water Supply:

☒ On-Site Well ☐ Shared Well How many people serviced by Shared Well: N/A  
Public Provider: N/A

Authorized Signature of Applicant(s): Michael L Hallman JR Date: 5-15-19  
Date: \_\_\_\_\_

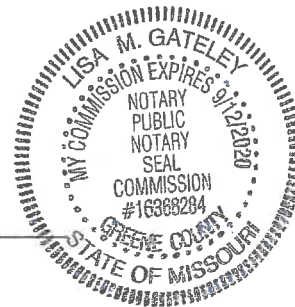
#### ACKNOWLEDGMENT OF AUTHORIZED SIGNATURES

STATE OF Missouri )  
COUNTY OF Greene ) SS.

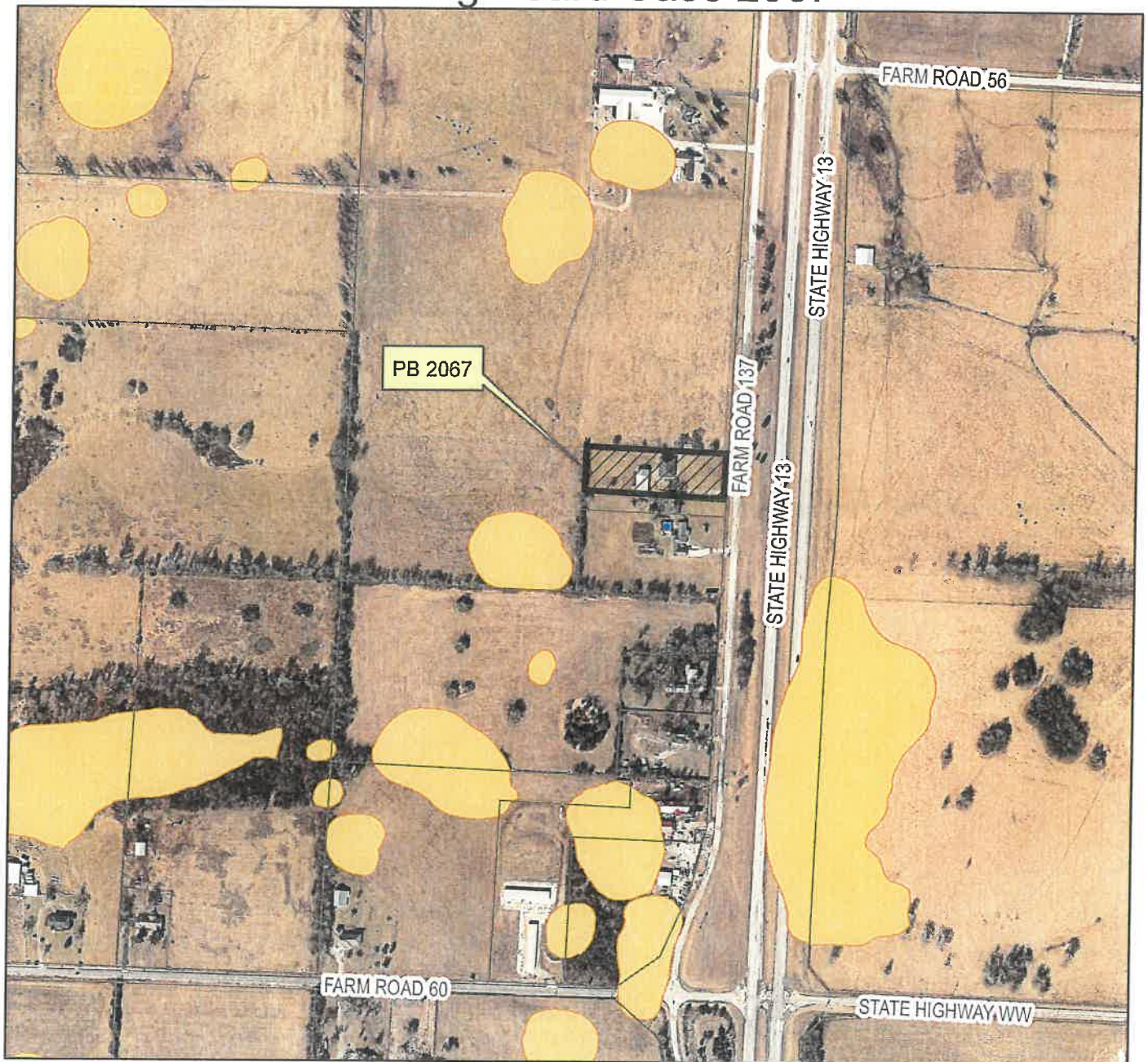
On this 15th Day of May, in the year 2019, before me, the undersigned notary public, personally appeared Michael L. Hallman JR, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

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

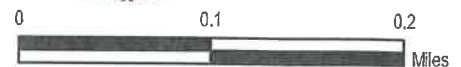
Lisa M. Gateley  
Notary Public



# Planning Board Case 2067



Applicant: Michael Hallman  
Petition: Rezone from C-2, General Commercial District to RR-1, Rural Residence District  
Tract Size: 1.65 acres  
Location: 7731 N. Farm Road 137, Springfield  
First Hearing Date: June 18, 2019  
Parcel Number: 88-08-10-400-024



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