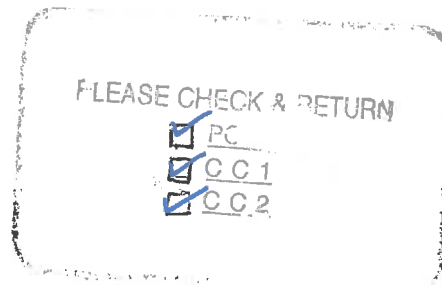


Monday, June 03, 2019
Greene County Court Session
9:30 a.m.
Historic Courthouse Room 212
940 N Boonville, Springfield, MO



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

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

Commissioner Harold Bengsch moved to approve the minutes from the May court session. Commissioner Russell seconded the motion and it was unanimously approved Aye: Dixon, Bengsch and Russell. Nay: none Abstain: None. Absent: None

Missouri Job Center update given by Ms. Katherine Trombetta. June 25th Veterans Career and employment which is workshop provides practical information for veterans and eligible spouses on translating military training to civilian skills, the use of Social Media / Networking in the job search, resume building and targeting, and advice on preparing for job interviews. Green for Greene training class upcoming in July.

Missouri Extension Center update provided by David Burton. Burton presented the Commission with the June newsletter. (Exhibit 1) Burton highlighted the report.

Top Branch Awards: Benjamin Pharris from the GCSO. Connie Kendrick from the Assessor's Office.

Highway Director Rick Artman provided the Commission a copy of the May Monthly Report (Exhibit 2). Artman highlighted report to the Commission.

Office of Emergency Management Assistant Director Sam Foster provided the Commission with the May End of the Month report. (Exhibit 3) Foster highlighted the report.

Resource Management Director Kevin Barnes updated the Commission on projects around the county. Operation Center is receiving utilities this week, weather permitting more walls will go up. Two homes currently candidates for flood buyout.

County Geologist Matt Forir updated Commission that the new piece of equipment approved by Commission is being utilized, and will send report on the uses. Working on the partnership with SGF to map sinkholes in the city.

Planning Director Kent Morris provided Commission with the Building Regulations Division monthly report for May. (Exhibit 4) Morris highlighted report.

Commissioner Bob Dixon read legal statement before entering into the Planning and Zoning case portion of the session.

Planning and Zoning Cases presented by Planning Director Kent Morris. (Exhibit 5)

I. OLD BUSINESS

II. NEW BUSINESS

1. Rezoning Request, Planning Board Case Number 2063, Greene County Planning & Zoning, applicant. Planning Board recommend approval. No one spoke in opposition or support of case # 2063. Commissioner John Russell moved to approve case number 2063, Commissioner Harold Bengsch seconded the motion and it was unanimously approved. Aye: Dixon, Bengsch and Russell. Nay: none Abstain: None. Absent: None.
2. Rezoning Request, Planning Board Case Number 2065, Jody L. Payne, applicant. Planning Board recommend approval. No one spoke in opposition or support of case # 2065. Commissioner Harold Bengsch moved to approve case number 2065. Commissioner John Russell seconded the motion and it was unanimously approved. Aye: Dixon, Bengsch and Russell. Nay: none Abstain: None. Absent: None.

III. OTHER BUSINESS

1. Amendment for "Tiny Houses", Planning Board Case 2050, Greene County Planning Board, applicant, as amended April 2019 by Planning Division staff.
2. Amendment for Household Pets, Planning Board Case 2051, Greene County Planning Board, applicant.
3. Amendment for Floodplains, Planning Board Case 2052, Greene County Planning Board, applicant.
4. Amendment for Mobile Food Establishments (food trucks), Planning Board Case 2053, Greene County Planning Board, applicant.
5. Amendment for Nuisance Regulations and Enforcement, Planning Board Case 2054, Greene County Planning Board, applicant.
6. Amendment for Subdivision Regulations for Administrative Subdivisions, Planning Board Case 2055, Greene County Planning Board, applicant.
7. Amendments to Article III, Planning Board Case 2056, Greene County Planning Board, applicant.
8. Amendments to A-R and RR-1, Planning Board Case 2057, Greene County Planning Board, applicant.
9. Amendments for clarifications to Various Definitions (Article I), Planning Board Case 2058, Greene County Planning Board, applicant.
10. Amendments to Article IV, Section 25 Storm water Runoff, Planning Board Case 2059, Greene County Planning Board, applicant.

Commissioner John Russell moved to approve all amendments for the cases presented. Commissioner Harold Bengsch seconded the motion and it was unanimously approved. Aye: Dixon, Bengsch and Russell. Nay: none Abstain: None. Absent: None.

With no other business the meeting was adjourned.

EX1

M Extension
University of Missouri
Greene County

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

Reaching Out Report

June 2019 * Vol. 12 Issue 6
Monthly Newsletter of Greene County Extension

Upcoming Council Meetings

TUESDAY, May 28
— Botanical Center, \$5 meal, guest speaker: Tim Schnakenberg, agronomy specialist, on past and future ag programs.

Monday, June 24 —
Botanical Center, \$5 meal, guest speaker: Discussion of revised office policies / details about first 4-H Denim Ball (fundraiser)

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

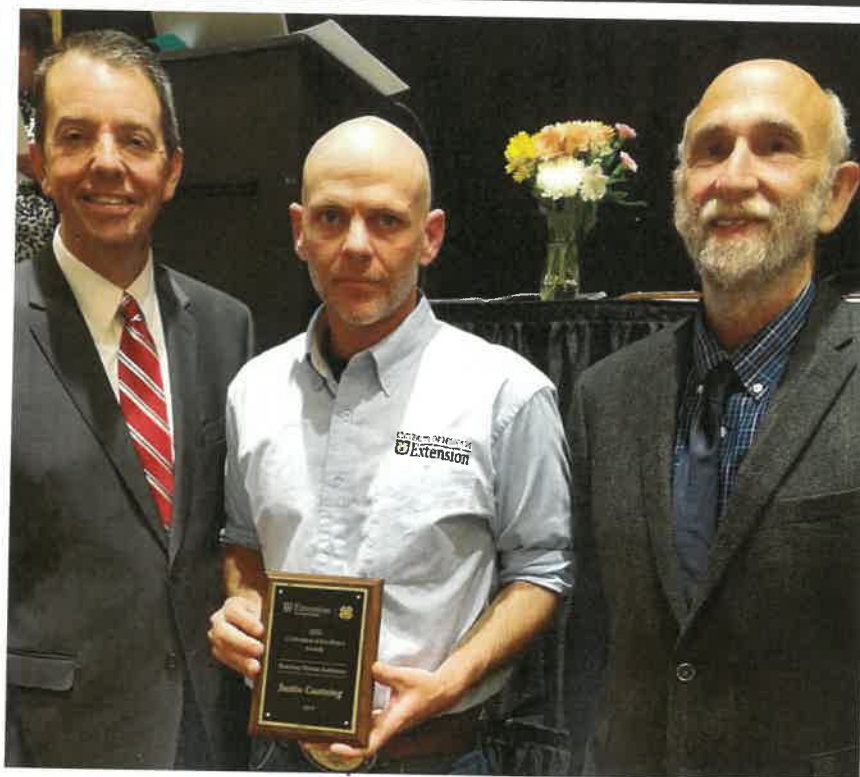
Monday, Aug. 26 —
Botanical Center, \$5 meal, guest speaker: Council training by Michele Kleeman, State Council

Subscribe Now!

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

Sponsor Needed

For \$100 you can sponsor the monthly distribution of this newsletter to county libraries in Greene County and be recognized in this newsletter.



Vice Chancellor of Engagement and Extension Marshall Stewart (left), Justin in the middle, right is Sandy Rikoon, Dean of HES.

Terri Fossett, Justin Kastning Honored

Justin Kastning, youth program associate in Greene County, and Terri Fossett FNEP project coordinator for the southwest region, where recently presented prestigious awards from University of Missouri Extension recognizing their excellent work.

JUSTIN KASTNING

Justin Kastning, 4-H Youth Program Associate, University of Missouri Extension, headquartered in Greene County, received the Reaching Diverse Audiences Award at the Youth and Families Extension Celebration dinner on May 7.

The Reaching Diverse Audiences Award honors an individual who has met the needs of Missouri's diverse population and supports MU's commitment to the land-grant philosophy.

In their work with MU Extension, Kastning provides leadership for the "4-H for All" program. 4-H for All began through a partnership between the Greene County Juvenile Office and Uni-

Learn more at www.facebook.com/greencountyextension

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

County Engagement

By the Numbers ...

These are our official county contact numbers for programs reported on by specialists and associates serving Greene County.

So far in 2019: 5,170 *

Total in 2018: 39,774

Total in 2017: 58,754

* Based on "County contact summary condensed" self reported by specialists in MyExtension.

Videos of the Month

Top performing videos for this past month on our YouTube channel MUEExtension417.

- How to Ruin Your Community (David Burton) - 408 views
- How to Scout for Armyworms (Jill Scheidt) - 202 views
- Laugh for the Health of it (Kelsa Ferguson) - 118 views

KOLR-10 Schedule

MU Extension specialists appear on KOLR-TV10 mid-day TV show on these scheduled dates.

Monday, May 27, 2019

Justin Kastning, 4-H Fundraiser

Monday, June 10, 2019

David Burton, Leadership Failures

Monday, June 24, 2019

Eldon Cole, Beef Topic

Monday, July 8, 2019

Justin Kastning, 4-H Programs

Kelly McGowan, horticulture specialist, does a plant related topic on the same station and at the same time every Thursday.

Facebook Followers

Followers of the "Greene County Extension Council" Facebook page are growing each month.

- Increase this month: 48
- Total followers: 2838



Terri Fossett (center) receives her award from Dr. Stewart and other HES staff.

University of Missouri Extension Council of Greene County in January 2019. The mission of 4-H for All is aligned with 4-H, which is to develop citizenship, leadership, responsibility and life skills of youth through experiential learning programs and a positive youth development approach. What makes the program unique is services are provided to youth at risk in an urban area that typically would not have the opportunity to experience 4-H.

Kastning is working with four different groups of youth in the program. Due to the success of the program, additional opportunities to expand programming are currently under review.

TERRI FOSSETT

Terri Fossett FNEP Project Coordinator, is headquartered in Greene County. She received the Coordinator of the Year Award at the Human Environmental Sciences Youth and Family Extension Conference May 7.

The Coordinator of the Year Award honors an individual who has been selected by staff who excel at leadership, collaboration and partnership. There are eight Coordinators throughout the state who represent University of Missouri Extension.

In her work with MU Extension, Terri provides leadership and day to day operation guidance for her staff of 21 educators and administrative team.

During the 20 years Terri has worked with extension as a Nutrition Educator, Program Manager and present FNEP Coordinator she has received the Teamwork Award, Mentor Award and for the second time Coordinator of the Year Award.

Agriculture and Environment

Popular “Learn to Grow” Garden Series Begins June 17 at Botanical Center

Master Gardeners of Greene County are hosting their annual “Learn to Grow” garden series the third Monday of the month, 6 p.m. to 7 p.m., from June 17 to Oct. 21 at the Springfield Botanical Center, 2400 S Scenic, Springfield.

The cost is \$5 per person and registration can be paid at the door starting at 5:30 p.m.

Kelly McGowan, horticulture field specialist with University of Missouri Extension and coordinator of the Master Gardener chapter in Greene County, has released the list of upcoming classes and topics in this “Learn to Grow” series.

June 17: Deer Resistant Perennials for our Southwest Missouri Gardens

Taught by Oscar Cross, owner of Hilltop Farms, Ash Grove. Oscar will provide a short examination of a variety of selected native and nonnative perennials

suited for our conditions.

July 15: Hydrangeas

Becky Nicholas, Landscape Designer, Wickman’s Garden Village. Becky will share her wealth of information about the types and care of these lovely bloomers.

Aug. 19: Backyard Insects

Kelly McGowan, Horticulture Specialist, MU Extension. In this class you will learn about common backyard insects, tips to attract beneficial insects, and tips to control harmful insects using Integrated Pest management strategies.



Kelly McGowan
Horticulture Specialist
mcgowank@missouri.edu

2019 Spring Master Gardener Recognition Picnic and Core Training Graduation

The 2019 Spring Master Gardener picnic was held on Sunday, May 19 in the Hosta Garden located within the Springfield Botanical Gardens. The purpose of this event was to recognize the 2019 core training class for completing their classwork (30 total), recognize members of the 2018 class (28 total) who completed their volunteer hours, and to recognize members within the chapter who displayed exemplary service during the previous year.



Mizzou Community & Leadership Network

John C. Russell

Q&A: June 13 | 12 p.m. to 1 p.m.

LEADING IN PUBLIC SERVICE

Newly appointed as Greene County Commissioner for the 2nd District. Russell, who is co-owner of Pillar Insurance with his brothers and works with his family manufacturing business L&W Industries, used to be deputy chief of staff for former Missouri Gov. Matt Blunt.

Mizzou grad: Business degree 2006



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



People You Need to Know

LIVE INTERVIEW

With MU Extension
County Engagement Specialist
David Burton

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:



Extension

University of Missouri

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



Agriculture and Environment

2019 Missouri Garlic School

The 2019 Garlic School was held Friday, May 17 at the Springfield Botanical Center with 75 in attendance.

This educational opportunity focused on Disease and Insect Pests of Garlic, Post-Harvest Handling, Garlic Production in Missouri, and Current Garlic Research in Missouri. The keynote speaker was Crystal Stewart from Cornell University Cooperative Extension in New York. Ms. Stewart specializes in commercial garlic production and gave an overview of special considerations when growing garlic.

The workshop concluded with farm tours of two local growers in the Springfield area.

The purpose of the Garlic School was to promote commercial garlic production in Missouri and give growers information they need to be successful.



Extension Partner Meetings

County Commission Meetings: 1st Monday of month; agenda at 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.

Meet Your Farmer

With members of the "Women in Dairy" MU Extension program

- *Petting pen with dairy heifers*
- *Taste tests of dairy products*
- *Producers to answer questions*

For more information: contact Reagan Bluel,
dairy specialist with MU Extension at
417-847-3161 or BluelRJ@missouri.edu

**Wednesday, June 12,
11 a.m. to 2 p.m.**

**At Price Cutter/ Ruby's Market
3260 Battlefield Road
Springfield, Mo.**



MU Extension
University of Missouri

an equal opportunity/ADA institution

Agriculture and Environment

Think BIG to GROW Missouri” an Initiative to Spur Specialty Crop Production in Missouri

"Think BIG to GROW Missouri" is an initiative by University of Missouri Extension to expand specialty crop production as a strategic opportunity for sustainable socio-economic growth in southwest Missouri.

The United States Department of Agriculture - Natural Resource Conservation Service (USDA-NRCS) funded StrikeForce Farmer Development program serving 46 counties in the southwest and southeast regions provides opportunities to build on successes and lessons learned to continue to develop the project.

"The StrikeForce project is a multi-disciplinary team that has developed and delivered training for farmers in beginning and advanced commercial specialty crop production," said Dr. Amy Patillo, field specialist in workforce development with MU Extension and coordinator of the Strikeforce team.

The program goal is to engage farmers and strategic partners around expanding specialty crops to double agricultural economic impact in Southwest Missouri.

"The StrikeForce team has identified southwest Missouri because it is primed for rapid growth and development as a result of strong private and public partners, and highly skilled and motivated producers," said Maria Rodriguez-Alcala, a county engagement specialist with University of Missouri Extension.

Farmers and specialty crop producers contribute \$3.3 million in food and related products manufacturing in a small area of southwest Missouri (2016, Missouri Agriculture's Economic Impact, Congressional District 7).

In a Specialty Crop Clus-

ter Study in the Sacramento Region, CA, the total value of agriculture production in the region rose from \$1.6 billion in 2008 to \$2.4 billion in 2014, an increase of 49 percent. Even when adjusted for inflation this translates to an increase of 36 per-

cent. Specialty crops accounted for 95 percent of this increase.

Employment also increased by nearly 6 percent from 2008 to 2014 in the Specialty Crop Cluster region and was projected to increase another 3 percent from 2014 to 2019.

Jamie Gundel, field specialist in agronomy with MU Extension said, "If we apply those same numbers to the data from the 2016 Missouri Agriculture Economic Contributions study for Congressional District 7, we can predict a 36 percent increase (assuming adjustment for inflation) in the total value of agricultural product sales totaling \$5.760 billion. We can also predict a nine percent increase in jobs, leading to 5,820 new jobs."

Patillo notes that there has been successes and lessons learned since the project began in 2017.

"Generous funding from USDA-NRCS had made it possible for the StrikeForce team to deliver 56 workshops to 1,195 participants while serving 137 military veterans, providing 55 individual farmer consultations, and developing 176 mentor farmers," said Patillo. "In thinking about how we can



Amy Patillo

"Agriculture's growing importance and economic impact benefit farmers and consumers, if you buy groceries, drink milk, or enjoy walking barefoot in your lawn, Missouri's farmers and the University of Missouri has served you."

- Dr. Amy Patillo

Agriculture and Environment

enhance the competitiveness of specialty crops in Missouri, expand markets and distribution we must address the challenges of marketing, promotion, and infrastructure for the producers and consumers to create opportunities for equitable access and increased profitability."

The key to addressing these challenges is working in collaboration with our farmers and agriculture partners, and building on the continued successes and resources within the larger network of specialty crop producers.

The project is positioned to respond to the current trends, assess opportunities and challenges, and learn from existing modes.

"University of Missouri is uniquely poised to lead to this initiative. We are a comprehensive university, with all actors actively engaged together to tackle the challenges inherent to a project of this magnitude," said

Greene County MU Extension is helping lead an effort to double the impact of Missouri's agriculture sector, without negatively affecting our natural resources.


Patrick Byers, field specialist in Commercial Horticulture with MU Extension.

The University of Missouri's Agriculture and Environment Extension Program has challenged faculty to develop programming to double the impact of Missouri's agriculture sector, without negatively affecting our natural resources. The specialty crops initiative will contribute to this important goal.

The success of growing agricultural economic impact in Missouri will depend on the

commitment and engagement of many across the State and within the University.

"Agriculture's growing importance and economic impact benefit farmers and consumers, if you buy groceries, drink milk, or enjoy walking barefoot in your lawn, Missouri's farmers and the University of Missouri has served you," said Patillo.



Don't Guess, Soil Test

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

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

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

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

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

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

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

UNIVERSITY OF MISSOURI Extension
Greene County Extension Council

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

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

Youth and Families

UPCOMING EVENTS

MAY 11 Goat Workshop
16 Greene Co Leader's & Teen Council
22-24 Dairy Cow Camp
29-31 State 4-H Congress
30-June 2 Law Co Youth Fair
JUNE 1 Law Co Youth Fair & Achievement Day
2 Law Co Youth Fair Horse Show
8-9 4-H Camp Counselor Training
9-12 4-H Member Camp 1
12-15 4-H Member Camp 2
15-16 4-H Clover Kids Camp
16-20 4-H Teen Camp

Greene County 4-H Councils Leaders

Karla Deaver
4-H Youth Development Specialist

Justin Kastning
4-H youth program associate

2019 Greene Co 4-H Leader's Council

Jim Sontheimer, President
John Waterman, Vice-President
Sharon Giancola, Secretary
Dawn Huffman, Treasurer

Darr Family Foundation Makes Grant to Greene County Extension Council for 4-H

The Darr Family Foundation had a grant presentation event on Friday, May 10 at the Darr Agriculture Center. Over \$200,000 was presented to various organizations based on submitted proposals.

For the first time, the Greene County Extension Council was awarded a grant based on a proposal written by David Burton, county engagement specialist with MU Extension.

The award of \$3,300 will be used over the next year to fund memberships, camp fees, trips fees and necessary supplies for the unique "4-H For All" program in Greene County with the county juvenile program.

Also in attendance to receive the check, and to implement the grant, was Justin



Kastning, 4-H youth program associate, and Karla Deaver, 4-H youth specialist.

So far in 2019, the Greene County Extension Council has invested over \$4,000 in to the 4-H For All program.



Greene County 4-H Fair

The Greene County 4-H Fair is set for July 13-14 at the Missouri State University Darr Farm in Springfield. Be watching the 4-H news for more details on the event.

Nutrition and Health

4-H Youth and Nutrition Working Together

In April Kelsa Ferguson, nutrition and health specialist, worked with Justin Kastning, youth program associate, to bring food safety information to the Teens in Transition group in Springfield.

The six hour workshop partnered with Springfield Community Gardens to work in a full kitchen at Cox North to help teach youth about cooking and food safety skills. Youth got the opportunity cook and enjoy their own food including a breakfast, lunch, and snack while learning about each of the food groups and how to make healthy food tasty!



Ferguson



Kastning

Karen Smith, coordinator of the Teen in Transition group, spoke of how thankful she was that Extension was able to teach TNT youth valuable cooking skills that they can use throughout the rest of their lives.

Through the connections made during this program 4-H and Nutrition and Health have continued their collaboration and will be working together this summer on a Cooking Matters for Teens class at the Greene County Youth Academy to give teenagers the opportunity to learn how to cook on a budget and more about nutrition and health.

Cooking Matters for Teens focuses on basic food prep, food safety and food budgeting. Participants learn hands on how to make healthy affordable meals and are given the opportunity to take food home and cook it with their families and teach them the health information that they learned from the class. Participants also get to do Cooking Matters at the Store where they learn how to shop, about unit pricing, reading nutrition labels, and comparing foods to find the best healthy and affordable option for them and their families.

"We hope that through this program the youth participants from the Juvenile academy



County Huddle Presentation Focuses on 4-H Partnership

David Burton from the MU Extension and Bill Prince from the Greene County Juvenile department were the guest speakers at Greene County's huddle meeting on May 21. They reported on the 4H For All program and how that effort is making robust strides to help local at-risk youth. Learn more about this unique program at: <https://greencountymo.gov/files/PDF/file.pdf?id=33456>

are able to learn valuable life skills that they may use to help them become successful adults and live healthy lives," said Ferguson.

Cooking Matters for Teens focuses on basic food prep, food safety and food budgeting.

Nutrition and Health

“Desk Dining” has Downsides for Health and Nutrition

Thousands of Americans do it every day: have lunch at their work desk.

According to the American Dietetic Association, a majority of Americans do not have time for a regular lunch break. ADA estimates as many as 70 percent of Americans eat lunch at their desk several times per week.

According to Kelsa Ferguson, field specialist in nutrition with University of Missouri Extension, “desk dining” has its own set of health and nutrition downsides.

“For starters, if you eat at your desk you want to make sure you are not the only living creature eating there,” said Ferguson.

A study conducted by Dr. Charles Gerba of the University of Arizona found lots of bacteria in offices. In fact, offices typically have 100 times more bacteria than on a kitchen table and 400 times more than the average toilet seat.

The places with the most germs, in order, are phones, desktops and keyboards.

“Keep in mind, if you eat at your desk, you are contributing food for bacteria to thrive,” said Ferguson. “To prevent growth and spreading of germs and bacteria, clean your phone, work area and keyboard often to decrease exposure to these potential illness-causing bacteria.”

Ferguson suggests using a disinfecting or sanitizing solution. A damp cloth only spreads the germs around. It is also a good idea to frequently wash your hands.

From a nutritional standpoint, Ferguson says “desktop dining” is an unhealthy habit.

“If you are working at your computer desk,

you may overeat by not paying attention to the amount of food you are eating,” said Ferguson.

People who eat at their desk may also be in such a hurry that they just grab something quick from a vending machine. Those types of foods don’t represent healthy choices.

“Eating at your desk also means your body doesn’t get the chance to move around,” said Ferguson.



Kelsa Ferguson

TAKE HEALTH STEPS

Ferguson says it is possible to be healthy by enjoying “desktop dining.” But, doing so takes time.

“You really should wipe down your desk area before and after you eat to keep the germs away. Then, plan for your desktop dining experience,” said Ferguson.

For example, Ferguson recommends planning and preparing your lunches at home. This lets a person pack the correct portion size (to prevent overeating) and allows a person to plan a well-rounded meal that contains protein, fruits, vegetables and whole grains.

“Make sure you store that lunch in the refrigerator. Food stored at room temperature can grow harmful bacteria. If you store food around your desk, make sure it is packaged well so that you do not invite crawling pests to your area,” said Ferguson.

2019 Greene County Goals and Drivers for Improved Impact

DRIVERS FOR 2019	2019	Goal	Pert	2018	2017	2016
Soil tests	180	400	45%	377	359	370
Total Registrations	640	1,000	64%	1,108	1,162	744
Total Donors	18	110	16%	58	91	68

Nutrition and Health

Healthy Plants Healthy Bodies

On May 8th, nutrition educators received training for our newest curriculum, “Healthy Plants Healthy Bodies,” as part of the University of Missouri Extension’s Youth and Family Spring Meeting 2019. The training was conducted in Columbia and taught by program coordinators and managers from each region.

“Healthy Plants Healthy Bodies” was developed by Dr. Sara Gable and Sara Dawn Hughes, and is designed specifically for use with preschool and kindergarten aged children. The curriculum helps children learn about healthy food choices, as well as plant science and gardening, through games, books, movement activities, food tastings, and actual gardening activities. The



Larry Roberts and Terri Fossett training Nutrition Program Associates in Columbia

curriculum can be used in conjunction with indoor, container gardening or outdoor gardens.

Preschoolers in Myra’s group, gardening in Springfield

Nutrition educators in Missouri can begin teaching this curriculum as soon as they are ready.

Myra Dickensheet, a Greene County nutrition educator, has started incorporating elements of the new curriculum into the gardening session she is currently teaching.

Several other educators in the Southwest region are preparing to teach this new curriculum as early as this summer.



Business and Community



Appetites for Learning Satisfied with Brown Bag University

Eight individuals from various organizations and backgrounds registered for our first Brown Bag University and gave the four-part leadership and workforce development session very high marks. The last session concluded on May 22 with a program on workplace gossip. Amy Patillo and David Burton served as instructors and coordinators for the program.

Improve Yourself, Network, Learn Your Community/County

EXCEL is an award-winning leadership development program provided by University of Missouri Extension. EXCEL reaches emerging leaders in Greene County to develop future community leaders. EXCEL is a hands-on program with both seated classes and self-guided opportunities. In both cases, participation is essential. But the first thing is to enroll.

**Sign-up for EXCEL today! Enroll
on the county extension website
for FREE!**

**Greene County
MU Extension**
2400 S. Scenic Ave.
Springfield, Mo. 65807
(417) 881-8909



MU Extension
University of Missouri

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



County Extension Council

MINUTES OF THE UNIVERSITY EXTENSION COUNCIL OF GREENE COUNTY

Date: Monday, April 29, 2019

Place: Springfield Botanical Center, 2400 S Scenic Ave, Springfield, Missouri

Attendees: Tony Ahart, Morgan Ash, Lisa Bakerink, Harold Bengsch, Greg Boehne, Karen Dowdy, Tyler Gunlock, Missey Hayward, Brandon Hebbert, Joseph Hoffman, Chris Schulze, Scott Smith, Rick Stenberg and Jason Whitesell. 4-H Rep. Lauren Waterman along with county staff.

The meeting was called to order at 12:08 pm, by Council Chair, Jason Whitesell, who welcomed those in attendance, and the Pledge of Allegiance was recited. Secretary Morgan Ash called roll. A quorum was present.

Consent Agenda: A motion was made by Rick Stenberg and was seconded by Joseph Hoffman, to approve the Consent Agenda including the March meeting minutes, and the March Treasurer's report and bills to be paid for the month. Motion to approve passed by unanimous vote.

Staff Reports: Please see and share the Reaching Out Report in your packet. Justin Kastining shared that it has been a busy month both for traditional groups and for diversion groups. Amy Patillo highlighted the brown bag university session at the Springfield MU Medical School campus. Terry Faucett is looking for connections into the northside schools. It is difficult to get necessary programs and trainings completed unless you have a connection. Kelsa Ferguson is scheduling several community classes for the summer. Kelly McGowan advertised the day long Garlic School for commercial garlic production on May 17th. She reported that the Master Gardener plant sale went well this weekend.

Council Youth Representative Report:

Attendance at Personal Presentation Day was down. Regional Achievement Day is in July.

CES Report:

Plat Books: The plat books will be printed by July and all information is in.

Office Policy: The office policy manual has not been updated since 2005. There is a meeting scheduled by the Personnel Committee to review and update the manual.

Council Trainings: A volunteer is needed to give a monthly update and short monthly training presentations to council. The state council has offered to send someone for further training, who would be interested.

Temporary Office Coverage: There is an administrative temp covering Maggie Black, while she is on vacation.

Team Service Project: The service day project was held on April 12th. A pollinator garden was planted at the old courthouse.

Monthly Recognition Awards: Greg Boehne and Chris Schulze were recognized for traveling to Columbia to represent Greene County Extension at a conference. Morgan Ash & Bill Prince were awarded the, "Squealing Pig," award, for service to extension.

Unfinished Business/Committee Reports:

Committee Assignments: Please review the list of committee assignments and sign up for one, not everyone has done so.

Council Audit: The audit returned satisfactory. Responses to audit committee questions were prepared ahead of time in writing. A few suggestions were made.

A motion was made by Tyler Gunlock and was seconded by Morgan Ash, to approve the audit report. Motion to approve passed by unanimous vote.

Council Extension Council

New Business:

Council Input/Interest: The Community Foundation in Ash Grove has received help from David Burton. Dr. James Preston is new to extension and is available to assist with advising on fundraising investments.

Educational Program: Bill Prince, County Juvenile Officer, is part of the new partnership with 4-H, MU Extension and the Juvenile Justice program. His office deals with families under the jurisdiction of the court or with children who exhibit criminal behaviors and, "status" behaviors. There is a 24-bed detention confinement facility. There are 620 kids in foster care due to abuse and/or neglect. Fifteen hundred referrals were received last year for various issues. A multi-systemic approach is needed to respond to very complicated issues. A willingness to try new things and to partner with outside organizations to address very complicated juvenile issues needs to be present in order to succeed. Teens in transition (aging out of foster care) will be the focus of a new upcoming program that Justin Kastning will be working with. More 4-H clubs need to be established in the community, so that kids can participate more easily after release from the juvenile justice program.

Michelle Kleeman, State Extension Council Representative, is based in Dade County. She is asking for volunteers to offer their help, regardless of where talents are. She also asked that solutions and service should also be offered with complaints. She shared that Greene County has a strong council and great specialists available and encouraged everyone to engage with your council.

Joseph Hoffman moved to adjourn the meeting at 1:04 pm and Tyler Gunlock seconded the motion. The idea passed unanimously.

Respectfully submitted by Morgan Ash

Program Calendar Online

The most up-to-date list of reported upcoming

MU Extension programs in Greene County is available online at <http://extension.missouri.edu/greene>

Calendar visible on right side of page.

"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!



Business and Community

Building Your Business Plan

When: June 13, 5:30 p.m. to 8:30 p.m.

Cost: \$179.00

Quickbooks for your business

When: June 12, 9:00 a.m.

Cost: \$79.00

Explore Your Export Opportunities & Funding Resources

When: June 12, 9:00 a.m.

Cost: FREE

Where: Missouri State's Robert W. Plaster Free Enterprise Center, 405 N Jefferson Avenue, Springfield

Business Plan Description: Preparation is key to the success of any business venture. Whether you are starting a new business, growing an established business, or launching a new product or service, planning is critical. This seminar provides an overview of two approaches to business plans



and the steps necessary to develop those plans.

Visit www.sbtde.missouristate.edu or call 417-837-2617 for details or to register.

Facilitator:

Tara Horton

Email: tarahorton@missouristate.edu

Telephone: 417-837-2617

The SBDC is part of the MU Extension network of programs and partners.

Donating to *Greene County Extension* is as Easy As:



1. Donate online at extension.missouri.edu/greene by mail or in person.

2. Stay connected with **Greene County Extension** on social media, by email and/or in service as a volunteer.

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University of Missouri Extension in Greene County

Located inside the Botanical Center at 2400 S. Scenic Ave., Springfield, Mo. 65807

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Upcoming Programs—June 2019

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20 NATIONAL GREENHOUSE NEIGHBORHOOD PARK

Leadership EXCEL Program

Invest in yourself with this free leadership development program. Our 2019 class is forming and new opportunities are rolling out every month. Enroll anytime in EXCEL. **Register online!**

Learn to Grow Garden Series

Master Gardeners of Greene County are hosting their annual "Learn to Grow" garden series the third Monday of the month, 6 p.m. to 7 p.m., from June 17 to Oct. 21 at the Springfield Botanical Center, 2400 S Scenic, Springfield. \$5 per person and registration can be paid at the door starting at 5:30 p.m. Upcoming classes are June 17 — "Deer Resistant Perennials," taught by Oscar Cross, owner of Hilltop Farms; July 15 — "Hydrangeas" taught by Becky Nicholas, Wickman's.

4-H Denim Ball on July 12

Our first "Denim Ball," a fundraiser event for 4-H in Greene County, will be held July 12 at the Relics Event Center. For more information see our website or call Justin at (417) 881-8909.

Improving or Starting Your Business

Many classes designed to build your business — like writing a business plan or learning Quickbooks — are available at our MU Extension partner: the Small Business Development Center in Springfield. Call 417-837-2617 for class list.

Mizzou Community & Leadership Network

The inaugural Mizzou Community and Leadership Network lunch is set for noon to 1 p.m., Thursday, June 13 at The Roost Bar and Grill, 4216 S. Cox Rd, Ste 112, Springfield. Pre-registration is needed and can be made by calling (417) 881-8909. The featured guest will be Greene County Commissioner John C. Russell.

Greene County MU Extension

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

Enroll by telephone at (417) 881-8909 or

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

MU Extension Staff Headquartered in Greene County



Kelly McGowan

Horticulture Specialist
mcgowank@missouri.edu

Started: 2012

Job responsibilities: I coordinate the Core Training for the Greene County Master Gardeners, assist the Master

Gardener chapter, and also develop and plan educational opportunities and events for the public.



David Burton

County Engagement in
Community Development
burtond@missouri.edu

Started: 2001

Job responsibilities: Community engagement through leadership development, social media, heritage tourism, and media relations efforts. Helps council to fund and administer office and to plan local programs.

Vacant

Human Development



Jeff Barber

Housing and Design
barberj@missouri.edu

Started: Sept. 2005

Responsibilities: Jeff Barber is working with leaders in area communities and students at Drury to develop projects and visioning documents that improve living and expand economic options.



Kelsa Ferguson

Nutrition Specialist

Started: February 2019

Responsibilities: Nutrition and health education programs including classes on chronic disease management, food preservation and more.



Amy Patillo

Workforce Development
patilloa@missouri.edu

Started: November 2011

Responsibilities: Workforce development, leadership and community development programming for businesses, government agencies and nonprofits and leading local foods grants.



Justin Kastning

4-H Youth Associate

Started: January 7, 2019

Job responsibilities: Develop and expand current 4-H programming in the county and grow new clubs with a primary focus on 4-H

programming at Greene County Youth Academy.



Maggie Black

Office Manager

Started: October 2015

Maggie manages office financials, soil tests, event registrations, council relations, and customer service of all types.

MU Extension Staff Serving Greene County



Sherri Hull
Nutrition
Associate
Joined 2008



M. Dickensheet
Nutrition
Associate
Joined 2018



Marty Wood
Nutrition
Associate
Joined 2000



Mrya 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: schnakenberge@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://sbtcd.missouristate.edu/>

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

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Soil Testing Services Available

Soil testing every three to four years can improve the production of your garden or field and improve the beauty of your yard. Our specialists review, test and give you specialized recommendations that help protect our environment and save you money. Call our office for details on getting your soil tested.

About MU Extension in Greene County:

Since 1914, Greene County and area residents have sought help from MU Extension in areas related to agriculture, gardening, 4-H youth, nutrition, families, business and community development. MU Extension programs focus on the high-priority needs of Missourians to improve lives, communities and economies with relevant, responsive and reliable educational solutions. Each county extension center, with oversight by elected and appointed citizens, is your local link to practical education. Our local office is located inside the Springfield Botanical Center.



Greene County MU Extension

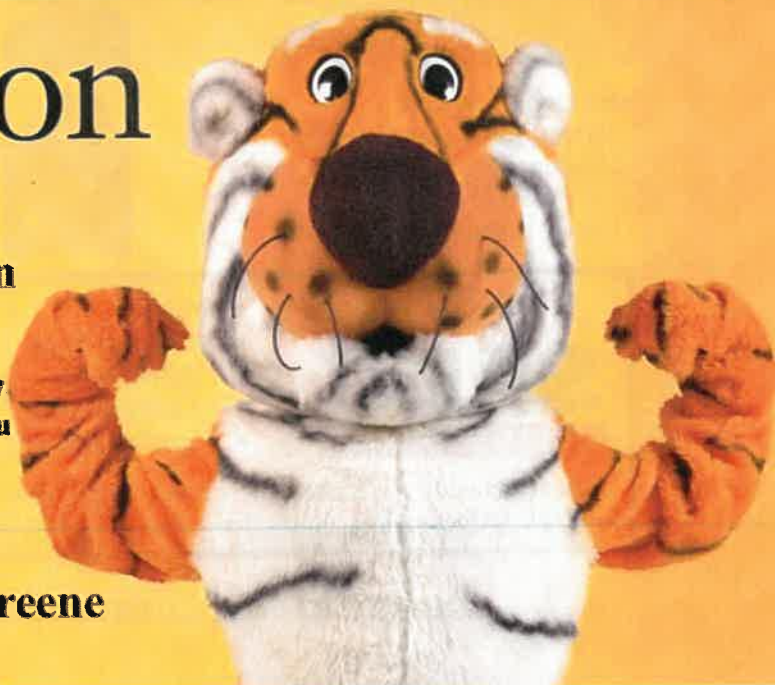
*Office located inside the Springfield-
Greene County Botanical Center*

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

Office hours:

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

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



ex 2

INTEROFFICE MEMORANDUM

TO: Greene County Commission
FROM: Rick Artman, Highway Administrator
SUBJECT: May Monthly Report
DATE: 6/03/2019



OPERATIONS:

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

DISTRICT 1 CREW

- Crews responded to flooding events throughout the county by placing barricades in areas with water over the road.
- Crews repaired driveways that were washed out from the storm, repaired eroded shoulders and cleaned debris from ditches and roads across the district.
- Brush crew responded to requests of service at the following locations: FR 112, FR 94 and Warren Street.
- Crews removed fallen trees and debris left from high winds throughout the district.
- Crews completed soft spot repairs on Woodlawn and Ash. Crews also completed shoulder improvements on FR 25.
- Crews performed milling and filling operations on Allen Street and FR 139.
- Other tasks for the month included: trash and animal removal, street sweeping, inspections and maintenance of equipment, etc.

DISTRICT 2 CREW

- Crews worked in the Rogersville area cleaning up tornado/wind storm debris. The Brush crew and maintenance crews cleared storm debris at the following locations: FR 223, FR 164, FR 227, FR 150, FR 241, FR 237, FR 213, FR 205, Harmony Avenue, FR 152, FR 201, FR 104, FR 199, FR 225 and FR 10.

- Mowers are working daily to control the vegetation on the roadside throughout the east side of the county.
- The backhoe crew made hot mix repairs at the following locations: FR 84 east of FR 205, FR 136, FR 193, FR 156, FR 173 and FR 197.
- The backhoe crew placed shot rock in the right-of-way on S FR 193 to correct an erosion issue. The crew also performed repairs around a box culvert that was damaged due to the recent flooding.
- Crews placed barricades in the high water areas throughout the district to warn drivers of water over the road.
- Other tasks for the month included: mowing, trash and animal removal, street sweeping, inspection, and maintenance of equipment, etc.

COUNTY-WIDE MAINTENANCE CREW

- **Shoulder widening**
District I
 - FR 25 W of Rte F to Rte T = 9.0 miles
 - FR 9 N of FR 60 to FR 52 = 1.0 mile
- **Pipe Installation**
 - 100 ft. - 15" + 3 bands
 - 24 ft. - 15" '
 - 60 ft. - 18" + 1 band
- **Miscellaneous**
 - Crews performed regular "Toolbox Talks".
 - Crews helped clean-up flood debris on west side of county.

SPECIAL PROJECTS CREW - BOX CULVERTS/BRIDGE MAINTENANCE

- Crews helped clean-up storm damage from the tornado around the Rogersville area.
- Crews dug a trench from Building B to the north truck barn at the Highway Department for security camera wires. Installed 2 – 2" conduits, then backfilled with rock and asphalt.
- Crews worked to widen the east side of FR 39 between FR 64 and FR 43.

- Crews helped to remove flood debris on the west side of the county.
- Crews zipped the asphalt on FR 44 and FR 79 to repair asphalt damage. The area will be repaved with asphalt.

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 = 149
 - Number of repair orders = 5
 - Total parts cost = \$5,928.23
 - Average cost per repair order = \$1,185.65
 - Highway Department:
 - Total parts used = 1,798
 - Number of repair orders = 123
 - Total parts cost = \$27,825.21
 - Average cost per repair order = \$226.22
 - Service Center:
 - Total parts used = 508
 - Number of repair orders = 72
 - Total parts cost = \$9,913.46
 - Average cost per repair order = \$137.69
 - Warehouse:
 - Total purchase orders = 208
 - Total parts returned = 13
 - Total dollar amount received = \$110,380.76

TRAFFIC CONTROL

- Set out traffic counters and collected speed and volume data at various locations.
- Crews performed routine sign maintenance work. Crews also responded to high wind events by making necessary repairs to damaged signs.
- The Striping Crew striped 60 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 all signs and updated all railroad crossing pavement markings.

SAFETY

- Vehicle Accidents
 - Sheriff = 1
 - Highway = 2
 - General Services = 1
 - Reportable Injuries = 0
 - Near Hits = 0
- Random drug testing was performed per DOT requirements.
- Work zone audits were conducted at various locations.
- All crews performed “Toolbox Talks”.
- Attended a two-day workers compensation educational seminar.

ENGINEERING AND INSPECTION

Farm Road 170 (Republic Road) Roadway & Drainage Improvements (State Hwy FF to Golden Ave.) (*Hartman & Company, Inc.*). Project is substantially complete. Contractor is submitting Final Lien Waivers per contract requirements.

Farm Road 76 Bridge Project over Clear Creek (*Boone Construction, Columbia, MO*). Bridge is complete and open to traffic. Project is substantially complete and project “close-out” work has begun.

Barrington Ave. Bridge over South Branch Creek (New Bridge) Project. Project has been awarded to *Hartman & Company, Inc., Springfield, MO*.

Right of way inspections for utilities, drive entrances, and all other construction improvements within the right of way continues to be active. Subdivision construction operations are steady as new developments are being started.

ASPHALT/HOT MIX/MICRO SEAL

District I

- Hot Mix = 0.0 miles
- Milling = 0.0 miles
- Micro = 15.2 miles

Total District I = 15.2 miles

ASPHALT/HOT MIX/MICRO SEAL (cont'd)

District II

- Hot Mix = 0.0 miles
- Milling = 0.4 miles
- Micro = 7.0 miles

Total District II = 7.4 miles

Total for May = 22.60 miles

Year to Date = 29.0 miles



MAY END-OF-MONTH REPORT

YEAR-TO-DATE STATISTICS

RISK ASSESSMENT

Hazard Reports: 38 (+17)

Watch Officer Summaries: 16 (+4)

Vulnerability Assessments: 3 (+1)

VOLUNTEERS

CERT/CART Hrs.: 211 (+163)

Reservist Program Hrs.: 65 (+38)

Intern Program Hrs.: 328 (+16)

Vol. Program Hrs.: 125

EDUCATION

CERT Graduates:

CERT New Members: 2

PUBLIC AFFAIRS

Press Releases: 5

News Stories: 25

OEM Facebook followers: 12,671 (+485)

OEM Twitter followers: 4,130 (+14)

CERT Facebook followers: 862

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: 49,131 lbs.

Administration:

- Provided presentation and PSC tour for MSU Master in Healthcare Administration class
- Conducted continued coordination of recovery operations from April 29 tornados
- Participated in Southwest Healthcare Coalition drill
- Met with Health Department to discuss closed Points of Distribution options
- Met with Commission for approval of LEPC/CEPF grant
- Attended MoDOT Hwy 65 Rebuild public safety meeting
- Met with Building Operations and CHUBB insurance on facility insurance inspection
- Participated in Campus Security meeting
- Attended Leadercast
- Provided PSC tour to a representative from Congresswoman Vickie Hartzler's office
- Attended Healthcare Coalition meeting
- Led day long staff Budget workshop
- Met with Commission in emergency session regarding a flood issue on FR 105

Public Information:

- Participated in monthly Greene County L.E.A.D. committee meeting
- Attended in the Employee Wellness Fair at Preferred Family Healthcare
- Led 5 tours throughout the month of May
- Coordinated PIO-related efforts with the County PIO during April 30 tornado event
- Distributed 5 press releases, ultimately garnering 25 news stories over the month of May
 - Topics included recovery efforts from storm, how to volunteer and donate, preparing for the next tornado and educating the public about safety during severe weather
- Promoted the Hazard Mitigation Feedback survey on social media channels and website to solicit public opinions about the hazards affecting the community
- Spoke regularly with reporters and other news media about the recent storms and severe weather season
- Drove out to sites damaged by the April 30 storm to gather photos for documentation
- Presented to the National Association of Retired Federal Employees

Operations:

- Several Severe Weather Events (Flooding and Tornado)
- Created and coordinated Donations Management Plan and Volunteer Management Plan for 2019 Greene County Tornadoes
- Attended ASHER Response System Plan meeting
- Attended planning meeting with the Springfield-Greene County Health Department

Planning:

- Represented OEM at the Traffic Incident Management Meeting (TIM)
- Gave planning report at Community Organizations Active in Disasters (COAD) meeting
- Gave planning report for Local Emergency Planning Committee (LEPC)
- Attended mitigation plan meeting with Strafford School District, Strafford Fire Department, Fair Grove School District, Bois D'Arc Fire Department, Willard School



MAY END-OF-MONTH REPORT

District, and Walnut Grove School District

- Attended meeting for CoxHealth's full-scale exercise in June
- 9-1-1 Advisory Board meeting
- Facilitated OEM hotwash after 04/30/19 tornado event
- Facilitated planning for Route 66 Festival Public Safety Meeting
- Facilitated Ozark Empire Fair planning meeting
- Continued re-formatting of 2019 Emergency Operations Plan (EOP)
- Participated in hazard mitigation webinar
- Performed damage assessments in Willard, Ebenezer, Rogersville, and Strafford following repeated severe weather events

Municipal Planner:

- Continued re-formatting municipality emergency operations plans
- Assisted Highway Department and contracting agency survey damage to prepare a proposal to County Commission.
- Finished materials for Willard Tabletop Exercise
- Negotiated and guided the promulgation of a new Intergovernmental Agreement for emergency planning between the OEM and Springfield Public Schools
- Hired two new interns for the Summer semester
- Hired new reservists in the planning section
- Developed ICS reference guides for municipality elected officials and department heads

Training/Exercises:

- Directed CERT field operations for 2019 Greene County Tornadoes activation
- Began coordination of Greene County Training & Exercise Planning Workshop
- Published 4 editions of the weekly training newsletter, the *Training Times*
- Completed 5-day training, MGT 314 Enhanced All-Hazards Incident Management/Unified Command at TEEX, Texas A&M
- Coordinated CERT monthly meeting
- Participated in Springfield-Branson National Airport tabletop exercise
- Continued development of Springfield Tornado Drill After Action Report
- Continued development of the 2019 EOC Workshop After Action Report

Information Technology:

- Worked with the Greene County Programmers to digitalize our building check-in process
- Created new badge templates for our fire, police and outside agency jurisdictions
- Installed a networked remote monitoring device for the Health Department's refrigerator and freezer

Logistics:

- Coordinated resource deployment for Rogersville Tornado
- Conducted OEM vehicle maintenance

GREENE COUNTY PLANNING & ZONING
COMMISSION REPORT BETWEEN 05/01/2019 AND 05/31/2019

FEE CATEGORY	MONTH	YEAR TO DATE
ADMIN. SUBDIVISION	\$ 2,500.00	\$ 11,900.00
ADMIN. VARIANCE	\$ 300.00	\$ 600.00
ADVERTISING	\$ 200.00	\$ 1,300.00
ANNUAL INSPECTION	\$ 600.00	\$ 1,200.00
BOARD OF ADJUSTMENT	\$ 900.00	\$ 7,850.00
BOOKS	\$ -	\$ 20.00
COPIES	\$ 1.70	\$ 1.70
COUNTY ROAD MAP	\$ 6.00	\$ 6.00
COVENANTS	\$ 114.00	\$ 150.00
FINAL PLAT	\$ 3,780.00	\$ 6,040.00
FINAL PLAT INSPECTION FEE	\$ 910.00	\$ 1,262.50
FLOODPLAIN PERMIT	\$ -	\$ -
GIS	\$ -	\$ -
GRADE PERMIT	\$ 800.00	\$ 3,500.00
HIGHWAY FEES	\$ 6,457.50	\$ 6,560.00
HOME OCCUPATION	\$ 600.00	\$ 1,200.00
PLAT EXTENTION	\$ 500.00	\$ 2,500.00
POSTAGE	\$ 265.00	\$ 2,098.50
PRELIMINARY PLAT	\$ -	\$ 1,560.00
RECORDING FEES	\$ 1,329.00	\$ 3,618.00
REPLAT	\$ 3,800.00	\$ 6,460.00
REZONING	\$ 1,900.00	\$ 11,400.00
SEMINARS	\$ -	\$ 420.00
SIDEWALK DIST. 1	\$ -	\$ -
SIDEWALK DIST. 2	\$ -	\$ -
SIDEWALK DIST. 2	\$ -	\$ -
SIDEWALK DIST. 4	\$ -	\$ -
SKETCH PLAT	\$ -	\$ 980.00
STREET SIGNS	\$ 1,954.87	\$ 1,954.87
SUBDIV. VARIANCE	\$ -	\$ -
VACATION	\$ -	\$ -
ZONING ROAD MAP	\$ -	\$ -
TOTALS	\$ 26,918.07	\$ 72,581.57
BUILDING CHECKLISTS & ZONING REVIEWS	\$ 2,535.00	\$ 10,210.00

Collected by Building Regulations Dept

		MONTH	Y-T-D
Subdivision Approvals:	Final Plats	3	10
	Number of Lots	4	42
	Preliminary Plats	0	5
	Number of Lots	0	264
	Administrative Subdivisions	3	16
	Number of Lots	9	40
Zoning Cases:			
	Approved	Denied	Tabled
Board of Zoning Adjustment	1	0	0
County Commission	1	0	0

Fees Collected for Highway Dept. as of May 31, 2019	\$ 6,560.00
Fees Collected for Street Signs & Sidewalks as of May 31, 2019	\$ 1,954.87
Fees Collected for General Revenue as of May 31, 2019	\$ 74,276.70
F55 has formula	

GREENE COUNTY COMMISSION
SCHEDULED ITEMS FROM GREENE COUNTY PLANNING BOARD
940 N. BOONVILLE, ROOM 212
SPRINGFIELD, MO 65802
JUNE 3, 2019
9:30 A.M.

A. OLD BUSINESS

B. NEW BUSINESS

1. Rezoning Request, Planning Board Case Number 2063, Greene County Planning & Zoning, applicant.
2. Rezoning Request, Planning Board Case Number 2065, Jody L. Payne, applicant.

C. OTHER BUSINESS

1. Amendment for "Tiny Houses", Planning Board Case 2050, Greene County Planning Board, applicant, as amended April 2019 by Planning Division staff.
2. Amendment for Household Pets, Planning Board Case 2051, Greene County Planning Board, applicant.
3. Amendment for Floodplains, Planning Board Case 2052, Greene County Planning Board, applicant.
4. Amendment for Mobile Food Establishments (food trucks), Planning Board Case 2053, Greene County Planning Board, applicant.
5. Amendment for Nuisance Regulations and Enforcement, Planning Board Case 2054, Greene County Planning Board, applicant.
6. Amendment for Subdivision Regulations for Administrative Subdivisions, Planning Board Case 2055, Greene County Planning Board, applicant.
7. Amendments to Article III, Planning Board Case 2056, Greene County Planning Board, applicant.
8. Amendments to A-R and RR-1, Planning Board Case 2057, Greene County Planning Board, applicant.
9. Amendments for clarifications to Various Definitions (Article I), Planning Board Case 2058, Greene County Planning Board, applicant.
10. Amendments to Article IV, Section 25 Stormwater Runoff, Planning Board Case 2059, Greene County Planning Board, applicant.

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

CASE NUMBER: PB 2063

HEARING DATE: June 3, 2019

APPLICANT(S): Greene County Planning & Zoning

PETITION: Rezone from C-2, General Commercial District to A-1, Agriculture District

LOCATION: 8017 N. Farm Road 137, Springfield

FACTS:

1. The 77.82-acre tract is currently owned by Pinegar Land and Cattle, LLC.
2. The property contains two (2) single-family dwellings, a large barn, and accessory structures. It also has two (2) permitted driveway access points onto Farm Road 137. This parcel houses part of the Pinegars' ranching and cattle operation, which is considered an agricultural use.
3. It was rezoned from A-1, Agriculture District to B-2, General Business District in October 1972 (PB 212) to accommodate Johnson's Dairy, an operation that would be permissible in A-1 zoning under current regulations. B-2 Districts were later reclassified as C-2, General Commercial District.
4. This County-initiated petition is to rezone the property back to A-1 from C-2. It is supported by a letter from the applicant's representative and testimony at public hearing March 19.
5. The parcel is largely surrounded by agricultural tracts with the residential clusters of development such as Cedar Lakes Estates and the Meadow Lakes subdivision about 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 an area of 100-year floodplain along the north side, as well as three (3) sinkholes within its boundaries.

8. The 2018 Future Land Use Map shows this property to be in an area suitable for agricultural uses, reserved for large tracts of land.

STAFF COMMENTS:

In response to the neighborhood's reaction to the proposed commercial rezoning of a property located directly across State Hwy. 13 (PB 2048), the owner had agreed at public hearing March 19 to allow the rezoning of this property from C-2 to A-1, in order to keep the neighborhood more consistent with its designation within the Future Land Use Plan. As the current use of the property would be first permitted under A-1 zoning, and it is a large tract in an area classified within the Plan as best suited for agriculture, staff recommends approval of this petition.

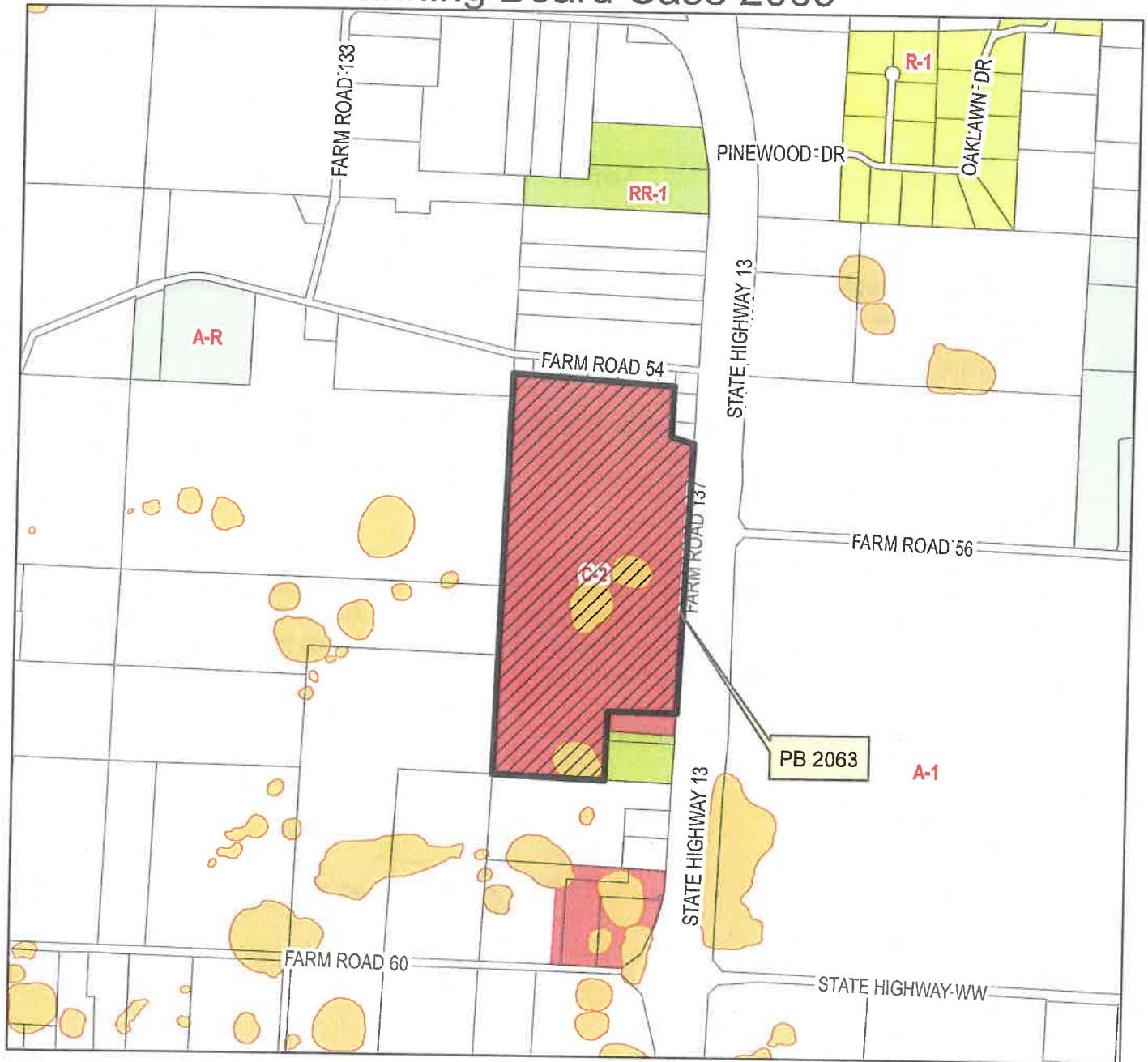
PLANNING BOARD ACTION:

During public hearing May 21, 2019, the Greene County Planning Board did vote (8-0) to recommend approval of this petition.



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

Planning Board Case 2063



Applicant: Greene County Planning & Zoning
 Petition: Rezone from C-2, General Commercial District
 to A-1, Agriculture District
 Tract Size: 77.82 acres
 Location: 8017 N. Farm Road 54, Williard
 First Hearing Date: May 21, 2019
 Parcel Number: 88-08-10-100-028



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

LAW OFFICES OF
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THE HAMMONS TOWER
901 ST. LOUIS STREET, SUITE 600
SPRINGFIELD, MISSOURI 65806-2505

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TODD A. JOHNSON
TRAVIS A. ELLIOTT
JESSICA R. HILL
RYAN OLSON **
PAIGE J. PARRACK

TELEPHONE (417) 866-5091
FACSIMILE (417) 866-1064

RANSOM A. ELLIS, JR. (1920-2012)

*ALSO LICENSED IN TEXAS
** ALSO LICENSED IN ARKANSAS

April 10, 2019

Greene County Planning Board
Attn: Kent Morris
940 N. Boonville Avenue
Springfield MO 65802

Via email: KMorris@greencountymo.gov

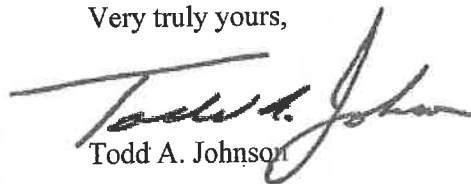
RE: Ed Pinegar/Pinegar Land and Cattle LLC - Rezoning

Dear Mr. Morris:

This will confirm that Ed Pinegar and his company, Pinegar Land and Cattle, LLC, are supportive of rezoning his property from C-2 commercial zoning to A-1 agricultural zoning. The property is located on the west side of highway 13, directly across from the Carden property that had been proposed to be rezoned at the hearing on March 19. Pinegar's deed with the legal descriptions for the described property is attached for reference.

If you have any questions, please contact me.

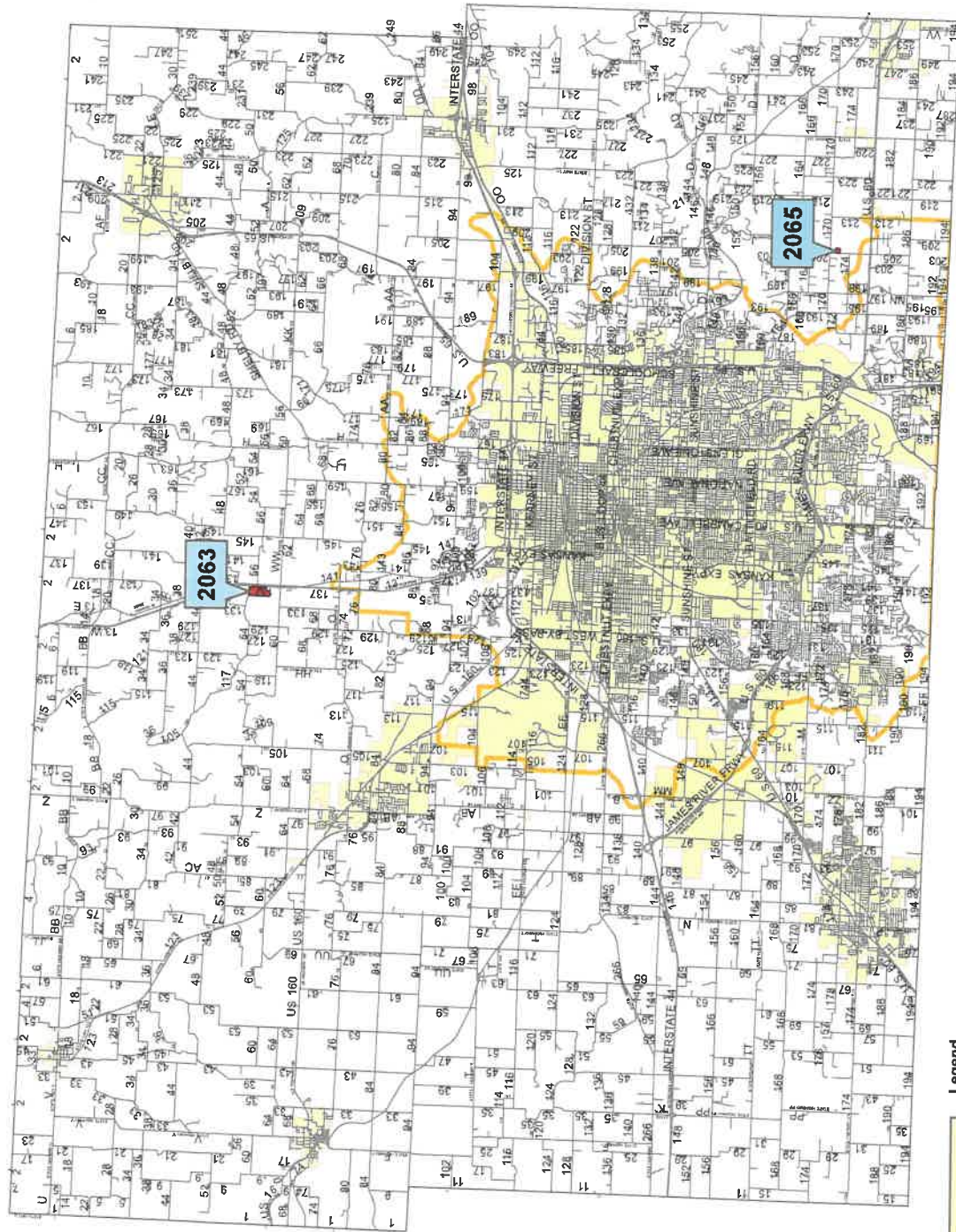
Very truly yours,



Todd A. Johnson

TAJ/
Enclosure

Sender's E-mail Address: tjohnson@eehjfirm.com
Sender's After Hours Extension: 217
cc: Ed Pinegar



Legend

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

**June 2019
County Commission Hearing
Overview Map**

**GREENE COUNTY COMMISSION
SCHEDULED ITEMS FROM GREENE COUNTY PLANNING BOARD
940 N. BOONVILLE, ROOM 212
SPRINGFIELD, MO 65802
JUNE 3, 2019
9:30 A.M.**

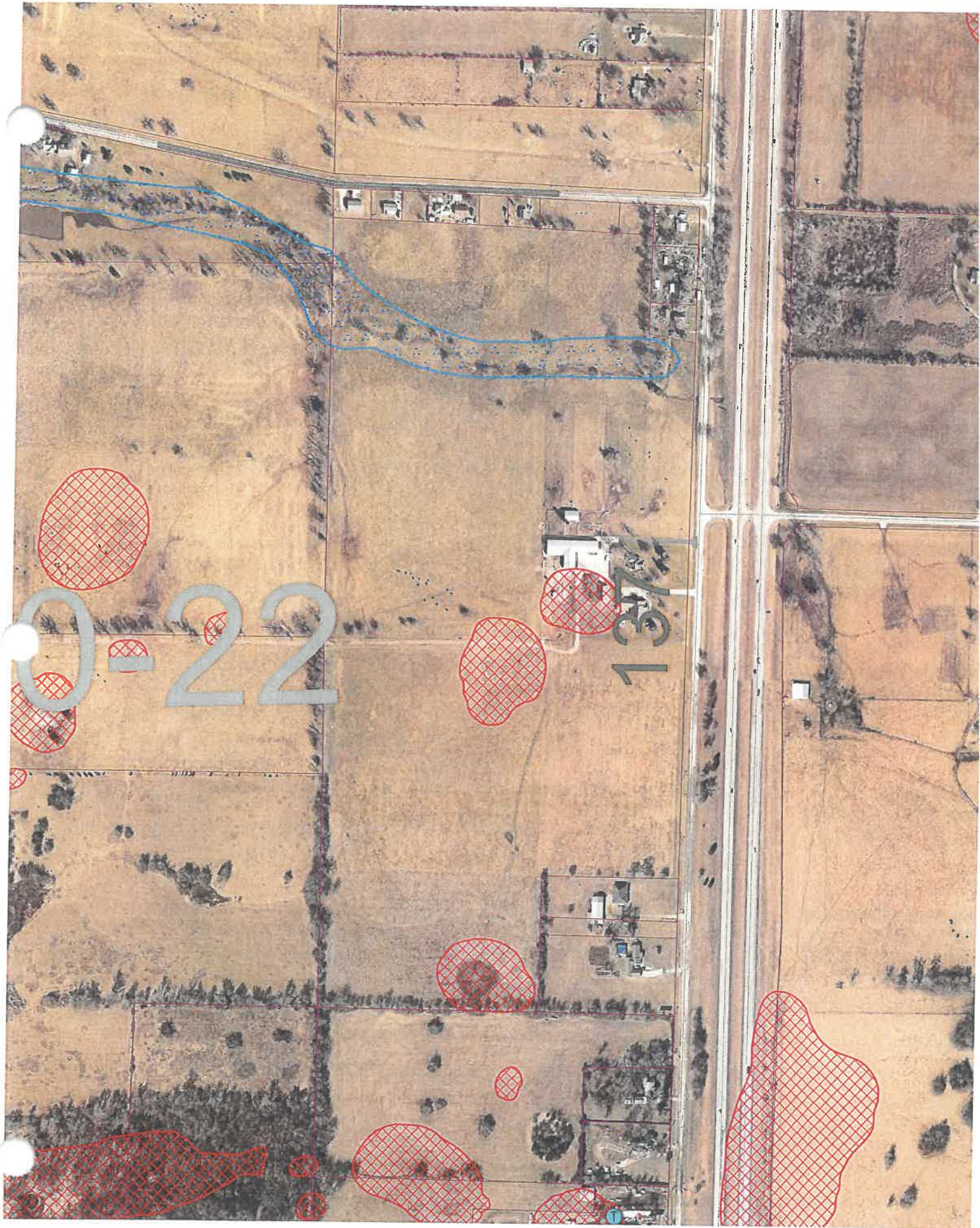
A. OLD BUSINESS

B. NEW BUSINESS

1. Rezoning Request, Planning Board Case Number 2063, Greene County Planning & Zoning, applicant.
2. Rezoning Request, Planning Board Case Number 2065, Jody L. Payne, applicant.

C. OTHER BUSINESS

1. Amendment for "Tiny Houses", Planning Board Case 2050, Greene County Planning Board, applicant, as amended April 2019 by Planning Division staff.
2. Amendment for Household Pets, Planning Board Case 2051, Greene County Planning Board, applicant.
3. Amendment for Floodplains, Planning Board Case 2052, Greene County Planning Board, applicant.
4. Amendment for Mobile Food Establishments (food trucks), Planning Board Case 2053, Greene County Planning Board, applicant.
5. Amendment for Nuisance Regulations and Enforcement, Planning Board Case 2054, Greene County Planning Board, applicant.
6. Amendment for Subdivision Regulations for Administrative Subdivisions, Planning Board Case 2055, Greene County Planning Board, applicant.
7. Amendments to Article III, Planning Board Case 2056, Greene County Planning Board, applicant.
8. Amendments to A-R and RR-1, Planning Board Case 2057, Greene County Planning Board, applicant.
9. Amendments for clarifications to Various Definitions (Article I), Planning Board Case 2058, Greene County Planning Board, applicant.
10. Amendments to Article IV, Section 25 Stormwater Runoff, Planning Board Case 2059, Greene County Planning Board, applicant.



ARRETT, KELLY G
14 STATE ST
GREENFIELD, MO 656611127

PINEGAR LAND & CATTLE LLC
769 E US HIGHWAY 60
REPUBLIC, MO 657381299

PERRYMAN, BERNEICE ETAL
8051 N FARM ROAD 137
WILLARD, MO 657817241

PINEGAR LAND & CATTLE LLC
69 E US HIGHWAY 60
REPUBLIC, MO 657381299

PINEGAR LAND & CATTLE LLC
769 E US HIGHWAY 60
REPUBLIC, MO 657381299

PINEGAR LAND & CATTLE LLC
769 US HIGHWAY 60 E
REPUBLIC, MO 657381299

PINEGAR LAND & CATTLE LLC
69 E US HIGHWAY 60
REPUBLIC, MO 657381299

ARTHUR, RONALD E
10121 N RICHLAND RD
BRIGHTON, MO 65617

ARTHUR, RONALD E
10121 N RICHLAND DR
BRIGHTON, MO 65617

ARRETT, KELLY
14 STATE ST
GREENFIELD, MO 656611127

ARTHUR, DAN E
2013 CAROLYN DR
PLEASANT HOPE, MO 65725

SCHIMPF, JON TR
3228 W FARM ROAD 54
WILLARD, MO 657818253

HIMMELBERG, SHARLYN J
075 N FARM ROAD 137
WILLARD, MO 657817241

PINEGAR LAND & CATTLE LLC
769 E US HWY 60
REPUBLIC, MO 65738

PINEGAR LAND & CATTLE LLC
769 E US HIGHWAY 60
REPUBLIC, MO 657381299

IOOTHUM, RYAN D
161 W FARM ROAD 60
SPRINGFIELD, MO 658036090

WILLIAMS, ROY C
2147 W FARM ROAD 56
SPRINGFIELD, MO 658037535

NOIR GRAY LLC
1548 E PRIMROSE ST
SPRINGFIELD, MO 65804

VARST PROP LLC
1468 N STATE HIGHWAY Z
WILLARD, MO 65781

HALLMAN, MICHAEL L JR
7731 N FARM ROAD 137
SPRINGFIELD, MO 65803

MAVENGERE, BILLY
7727 N FARM ROAD 137
SPRINGFIELD, MO 65803

HALLMAN, MICHAEL L JR
7731 N FARM ROAD 137
SPRINGFIELD, MO 65803

GEORGE CARDEN LLC
2749 W FARM ROAD 56
SPRINGFIELD, MO 65803

CALHOUN FAMILY TRUST
2485 W STATE HIGHWAY WW
SPRINGFIELD, MO 658037586



PREMIUM SUBSCRIPTION

Valerie Sidebottom | Role Premium | Sign Out | My Account |PROPERTY RECORDS **Q**
[Address Search](#) [Real Property Search](#) [Owner Search](#) [Advanced](#) [Map Search](#)

Property Overview
Values
Assessment History
Map
Property Photos
Sales
Land Information
OBY
Commercial
Apartment
Commercial
Residential Bldg
Aerial View /
Pictometry
Building Sketches

PARID: 0810100028
PINEGAR LAND & CATTLE LLC

ROLL: RP_GM
8017 8029 N FARM ROAD 137

1 of 1

[Return to Search Results](#)**Actions**

Neighborhood Sales
 Printable Summary
 Printable Version

Links

[PAY NEW OR RENEWAL
FEE WITH ONLINE
CHECK.](#)

[CLICK HERE FOR
SUBSCRIPTION INFO](#)

Property Name			
Property Address	8017 8029 N FARM ROAD 137	GREENE COUNTY	
Subdivision	NONE		
Tax District	T70: Greene R2-EB		
School District	R2: WILLARD		
Living Unit			
Residential SqFt	6,831		
Commercial SqFt			
Class	Agricultural		
Brief Tax Description	77.82A M/L S 9A NE1/4 NE1/4 & SE1/4 SW COR NE1/4 NE1/4 N 100 FT ELY ALC RD TO HWY R/W S 490 FT WLY 157 FT NLY 345 FT W TO BEG) & NE1/4 SE1/4 (EX S 484 FT E 520.27 FT) 10/30/22 (Note: Not to be used on legal documents)		
Calculated Acres	77.82		
	SECTION	TOWNSHIP	RANGE
	10	30N	22W
Book	2011		
Page	03929811		
Deed Date	19-OCT-11		

Mailing Information

Owner1	PINEGAR LAND & CATTLE LLC
Owner2	
In Care Of	
Address	769 E US HIGHWAY 60
City, State, Zip	REPUBLIC MO 65738-1299
Date last Updated	31-JUL-18

Sales

Sale Date	Book	Page	Grantor	Grantee
19-OCT-2011	2011	03929811	PINEGAR, THOMAS E	PINEGAR LAND & CATTLE LLC
19-MAR-2004	2004	01430604	SHELTON, MARIAN JANE TR	PINEGAR, THOMAS E
01-OCT-1992	2219	1052	SHELTON, MARIAN JANE TR	SHELTON, MARIAN JANE TR
01-OCT-1992	2219	1052	SHELTON, MARIAN JANE TR	SHELTON, MARIAN JANE TR
01-OCT-1992	2219	1052		SHELTON, MARIAN JANE TR

Market/Assessed Value

Residential Market 357,800
Residential Assessed = Residential Market 67,980
*19%

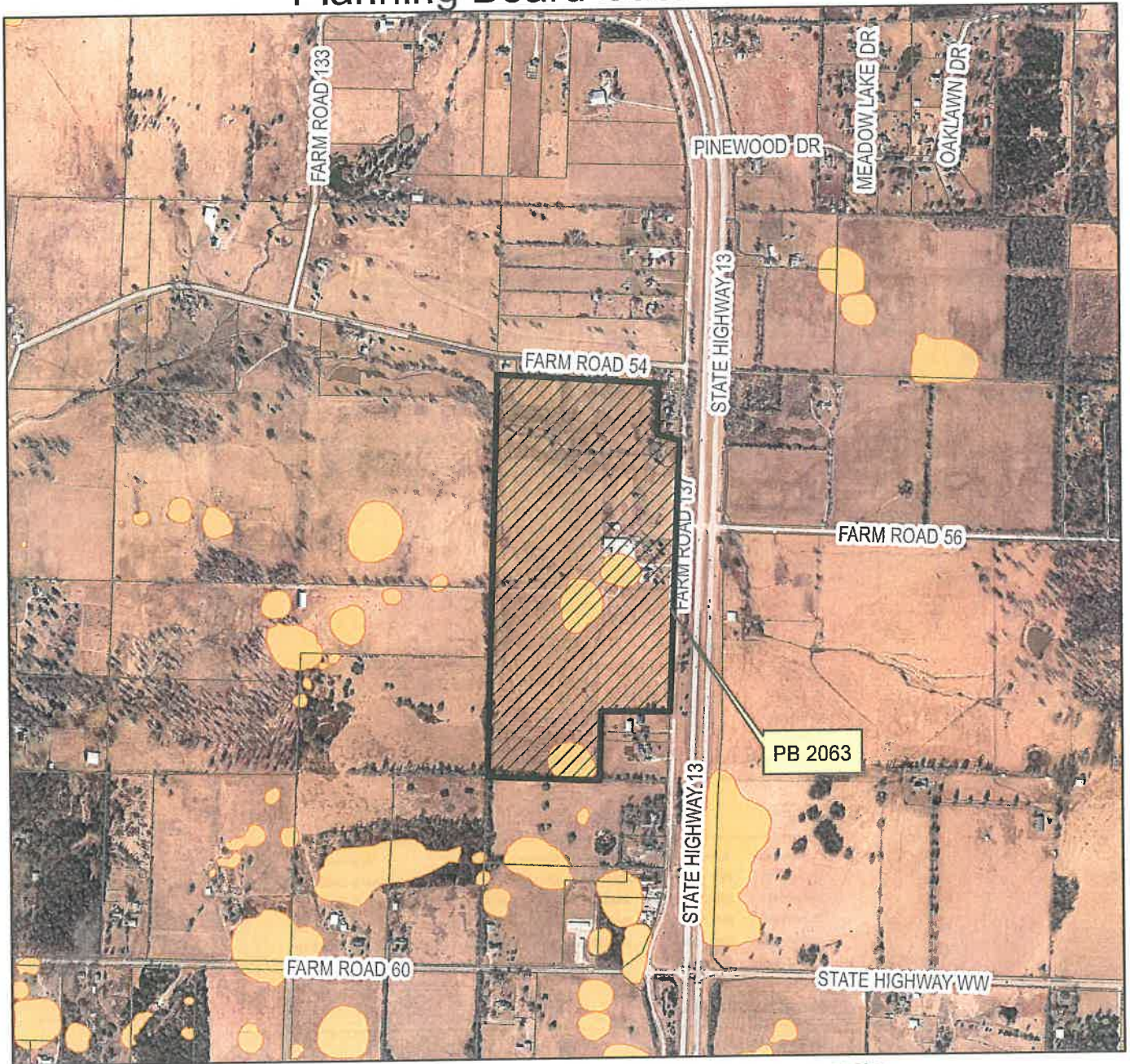
Agriculture Market 152,400
Agriculture Assessed = Agriculture
Market * 12% 18,290

Commercial Market 0
Commercial Assessed = Commercial
Market * 32% 0

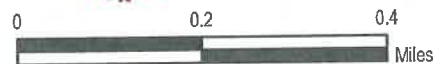
TOTAL MARKET 510,200
TOTAL ASSESSED 86,270

Previous Year Market 505,300

Planning Board Case 2063



Applicant: Greene County Planning & Zoning
Petition: Rezone from C-2, General Commercial District
to A-1, Agriculture District
Tract Size: 77.82 acres
Location: 8017 N. Farm Road 54, Williard
First Hearing Date: May 21, 2019
Parcel Number: 88-08-10-100-028



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

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

CASE NUMBER: PB 2065

HEARING DATE: June 3, 2019

APPLICANT(S): Jody L. Payne

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

LOCATION: 4350 S. Farm Road 205, Rogersville

FACTS:

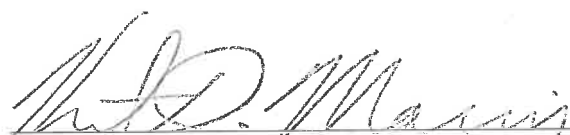
1. The applicant owns a 10.1-acre tract of land, currently zoned A-1, Agriculture District.
2. The property contains a single-family dwelling and detached garage, with one (1) driveway access onto S. Farm Road 205.
3. This petition is to rezone this parcel to A-R, Agriculture-Residence District for the purpose of allowing its future division into two (2) lots of approximately five (5) acres each.
4. Public sewer is not currently available in the area and an approved on-site wastewater system must be provided for any new construction.
5. The property has frontage along S. Farm Road 205, which is classified as a Collector on the Greene County Major Thoroughfare Plan, and E. Farm Road 170, which is classified as a Secondary Arterial.
6. The parcel is less than a mile from U.S. Highway 60 and just over two (2) miles from the city limits of Springfield. The area is characterized by scattered residential developments like the Kinser Woods and Kinser Place subdivisions. The closest A-R zonings are located 700' to the west and north.
7. This tract contains a significant area of mapped floodplain. Any proposed floodplain development must meet the approval of the Greene County Environmental Division. There are no known sinkholes within its boundaries.
8. The 2018 Future Land Use Map shows this property to be within an area planned for Rural Residential Development.

STAFF COMMENTS:

Given the designation of this property within the Future Land Use Plan and the conformance of this petition to trends in the surrounding area, staff recommends approval of this petition.

PLANNING BOARD ACTION:

During public hearing May 21, 2019, the Greene County Planning Board did vote (8-0) to recommend approval of this petition.

A handwritten signature in dark ink, appearing to read "Kent D. Morris", is written over a horizontal line.

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

Planning Board Case 2065



Applicant: Jody Payne
 Petition: Rezone from A-1, Agriculture District to A-R,
 Agriculture-Residence District
 Tract Size: 10 acres
 Location: 4350 S. Farm Road 205, Rogersville
 First Hearing Date: May 21, 2019
 Parcel Number: 88-20-18-200-007



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Planning and Zoning Department
940 N Boonville Ave
Springfield, MO 65802

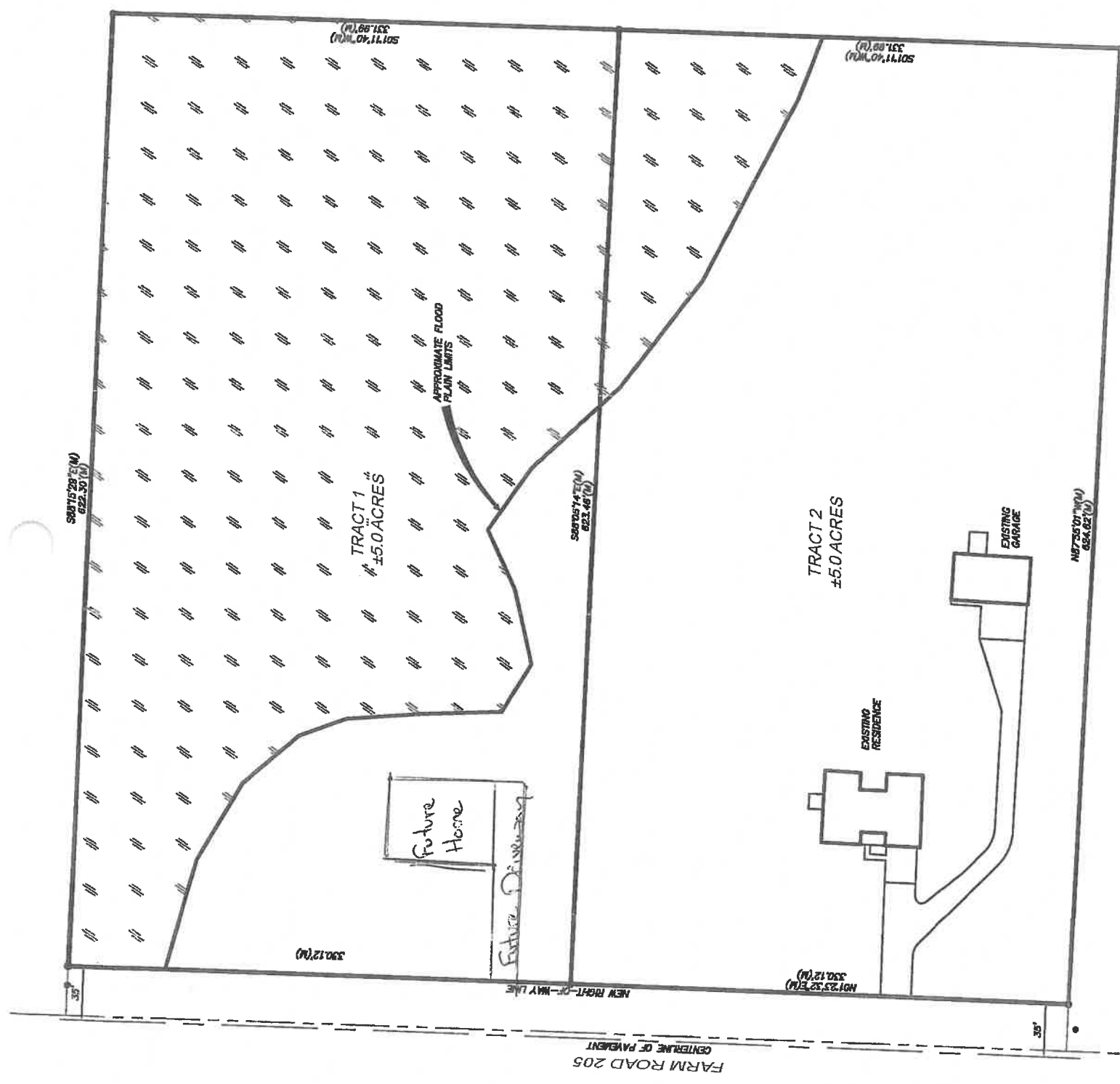
To Whom It May Concern:

Upon approval of the rezoning of the land at 4350 S. Farm Rd 205 we will be transferring five of the ten acres to our son. His future plans for the land involve building a single family home on the property. Along with the home there would be a new well dug to provide water to the house along with a septic system. At this time there are no other proposed changes to the property.

Sincerely,



Jody Payne



S80°15'28"E(M)
622.30'(M)

S01°11'40"W(M)
331.88'(M)

TRACT 1
±5.0 ACRES

APPROXIMATE FLOOD
PLAIN LIMITS

S80°05'14"E(M)
623.46'(M)

S01°11'40"W(M)
331.88'(M)

TRACT 2
±5.0 ACRES

N87°55'01"W(M)
624.62'(M)

S30°12'(M)

N01°23'32"E(M)
300.12'(M)

NEW RIGHT-OF-WAY LINE

FARM ROAD 205
CENTERLINE OF PAVEMENT

Future Home

Future Driveway

EXISTING
RESIDENCE

EXISTING
GARAGE



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): Jody L. Payne
Owner's Address: 4350 S. Farm Road 205, Rogersville, MO 65742
Phone Number: 417-881-4907 Fax Number: _____ Email: jody.l.payne@comcast.net
Representative's Name: _____
Representative's Address: _____
Phone Number: _____ Fax Number: _____ Email: _____
Representative's Signature: _____

TYPE OF REQUEST:

- | | |
|---|---|
| <input checked="" type="checkbox"/> Rezoning | <input type="checkbox"/> Appeal |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Amendment to PAD # _____ |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Amendment to CUP # _____ |

PROPERTY INFORMATION

Address/Location of Property: 4350 S. Farm Road 205, Rogersville
Acreage Being Considered for Request: 10 Existing Land Use: A-1
Request: Rezone to AR in order to divide into 2-5 acres tracts. New residence to be build on North tract.
On-Site Wastewater System: Yes Public Sewer Provider: _____

Existing or Proposed Water Supply:

☒ On-Site Well ☐ Shared Well How many people serviced by Shared Well: _____
Public Provider: _____

Authorized Signature of Applicant(s): Jody Payne Date: 4-18-19
Date: _____

ACKNOWLEDGMENT OF AUTHORIZED SIGNATURES

STATE OF Missouri)
COUNTY OF Greene) SS.

On this 18 Day of April in the year 2019, before me, the undersigned notary public, personally appeared Jody Payne, 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.

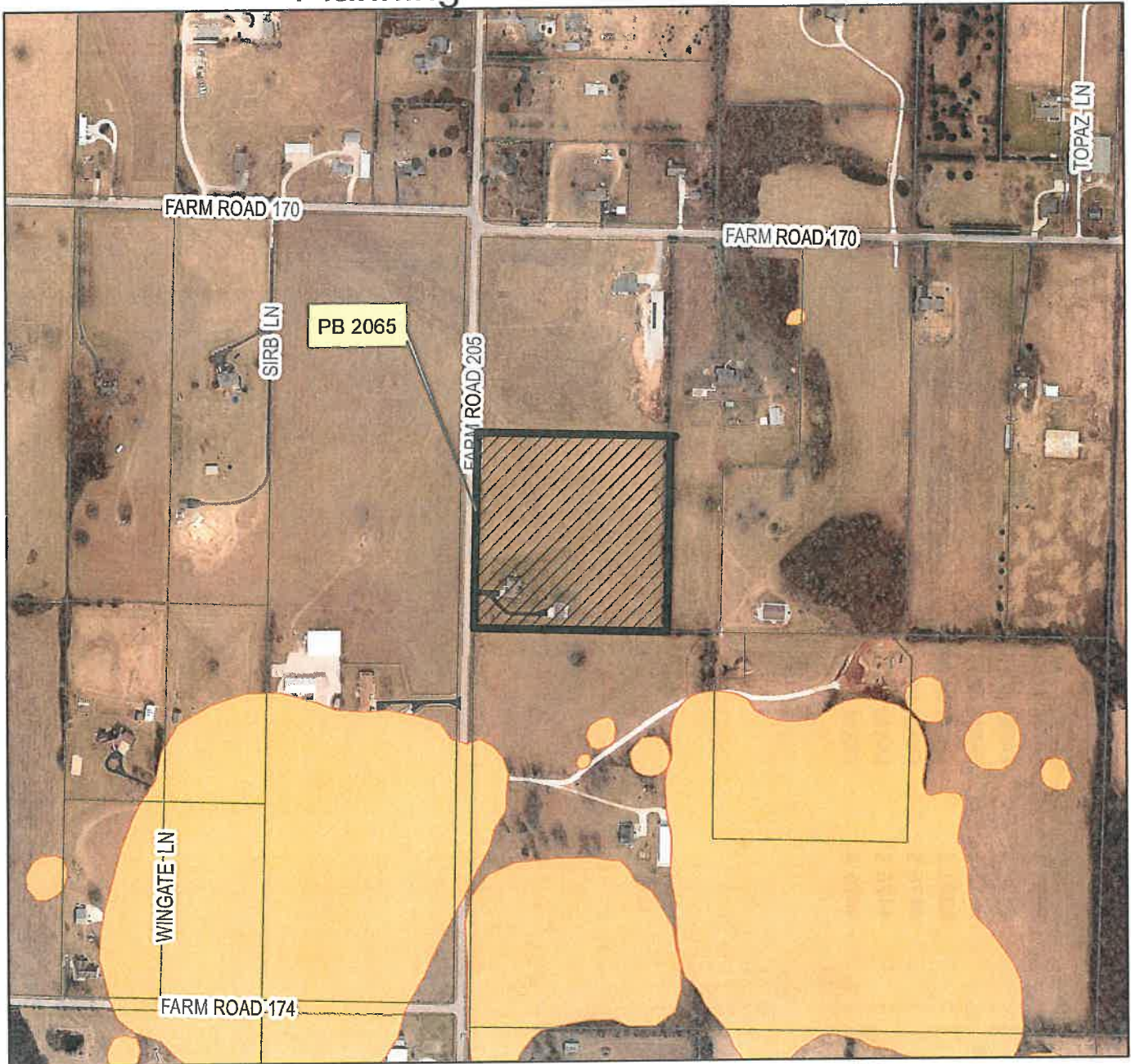
In witness whereof, I hereunto set my hand and official seal.



Amy R. Schepers
Notary Public

# PARID	OWN1	ADRN0	ADRDIR	ADRSTR	ADRSUF	ADRSUF2	CITYNAME	STATECODE	ZIP1
1913100001	SMITH, JON D ETAL TR	4449 S		FARM ROAD 205			ROGERSVILLE	MO	65742
2018200007	PAYNE, JODY L	4350 S		FARM ROAD 205			ROGERSVILLE	MO	65742
2018200011	BUCKMAN, CARSON B	5916 E		FARM ROAD 170			ROGERSVILLE	MO	65742
2018200013	MOORE, STEVE E	3261 S		THORNRIDGE	DR		SPRINGFIELD	MO	65809
2018200014	GREER, ERIN K	4476 S		FARM ROAD 205			ROGERSVILLE	MO	65742
2018200017	GREER, ERIN K	4476 S		FARM ROAD 205			ROGERSVILLE	MO	65742
2018200018	GREER, ERIN K	4476 S		FARM ROAD 205			ROGERSVILLE	MO	65742

Planning Board Case 2065



Applicant: Jody Payne
Petition: Rezone from A-1, Agriculture District to A-R,
Agriculture-Residence District
Tract Size: 10 acres
Location: 4350 S. Farm Road 205, Rogersville
First Hearing Date: May 21, 2019
Parcel Number: 88-20-18-200-007



0 0.1 0.2
Miles

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PLANNING DIVISION
REPORT TO
GREENE COUNTY PLANNING BOARD

INFORMATION:

CASE NO: 2050 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to facilitate the use of Tiny Houses in unincorporated Greene County:

Amend Article I, Title, Intent, and Definitions, by adding a new definition for Park Model Home and renumbering accordingly. Modify definition 83. Manufactured Home, by adding clarification for Park Model Homes and definition 138. Travel Trailer or Recreation Vehicle by including tiny homes on wheels.

Amend Article III, General Provisions, Section 10 Permitted Accessory Structures and Uses, by adding clarification about the use of manufactured homes.

Amend Article IV, Special Provisions, Section 5 Travel Trailer Parks, by adding clarity to the requirements for parking limitations and the requirement that the water supply be approved by the Springfield-Greene County Health Department.

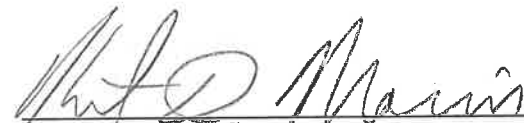
Article IV, Special Provisions, Section 21 Manufactured and Prefabricated Homes, by distinguishing the various types of homes that are not built on the site of their permanent location.

Amend Article VIII, MH-1 Manufactured Home Subdivision District by adding park model homes as a permitted use.

Amend Article XVII, C-2 General Commercial District, Section 4 Use Limitations, by adding verbiage that allows dwelling units that are a part of an approved camper or trailer park.

The full amendment verbiage is included for review.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.


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

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

INFORMATION:

CASE NO: 2051 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to simplify and clarify regulations concerning animals and kennels:

Amend Article I, Title, Intent, and Definitions as follows:


Modify definition 63 and 64. Commercial and Private Kennels, by adding clarifying language to the definitions.

Amend Article IV, Special Provisions, Section 23, Household Pets, Animals, and Livestock, by modifying the verbiage to clarify the difference between residentially and agriculturally zoned property to ensure the Greene County Zoning Regulations are consistent throughout.

Amend Article VII, RR-1 Rural Residential District, Section 3 Conditional Uses Requiring Board of Adjustment Authorization, by deleting Paragraph C, to remove confusing references to other parts of the Greene County Zoning Regulations.

The full amendment verbiage is included for review.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.


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

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

INFORMATION:

CASE NO: 2052 **HEARING DATE:** March 19, 2019

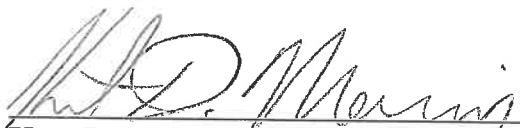
PETITION: In the interest of public necessity and good planning practices, the Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation the following amendments:

Amend various definitions in Article I, Title, Intent, Definitions; Article II, Districts and Boundaries Thereof, Section 8; Article III, General Provisions, Section 6 Floodplain Overlay District; Article IV, Special Provisions, Section 3 Restricted Business Parking Areas; Article IV, Special Provisions, Section 11 Oil Drilling and Section 27 Sediment and Erosion Control Regulations; and Article XXVI Board of Zoning Adjustment, Section 10 Conditional Industrial Uses of the Greene County Zoning Regulations.

These amendments are necessary to remove all reference to the F-1 Floodplain Overlay District, which is covered by the Floodplain Management Ordinance.

The full amendment verbiage is included for review.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.



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

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

INFORMATION:

CASE NO: 2053 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to simplify and clarify regulations concerning mobile food establishments or food trucks:


Amend Article I, Title, Intent, Definitions, by adding a definition for Mobile Food Establishments and renumbering accordingly.

Amend Article III, General Provisions, Section 10 Accessory Buildings and Uses, by simplifying the verbiage for mobile food establishments to ensure the Greene County Zoning Regulations are consistent throughout.

Amend Article XVII, C-2 General Commercial District, Section 1 Principal Permitted Uses, by adding Paragraph G, One (1) or more food establishments.

The full amendment verbiage is included for review.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.


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

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

INFORMATION:

CASE NO: 2054 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to simplify and clarify regulations concerning certain types of nuisances, make the Resource Management Director the Building Administrator and add the ability to collect legal fees while abating a nuisance:

In the Greene County Zoning Regulations, Amendment Article IV, Section 35(C) Nuisance on Property Zoned and Used for Residential Purposes; Section 35(D); Nuisance on Property Zoned and Used for Other than Residential Purposes; Section 35(E) Nuisance Abatement; and Article XXV, Section 6 Violations – Remedies, of the Greene County Zoning Regulations.

These amendments are to clarify the limitations on outside storage on residential and non-residential properties, to prevent privacy fences as a form of trash and dumping recourse. The amendments also make the Resource Management Director the official in charge of nuisance abatement and require nuisance regulation violators to pay the cost of the County's attorney fees as part of the cost of abatement.

The full amendment verbiage is included for review.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.


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

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

INFORMATION:

CASE NO: 2055 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to simplify and clarify the Greene County Subdivision Regulations concerning Administrative Subdivisions:

Amend Article IV, Procedures, Section 12 Administrative Subdivision Review, Section 13 Administrative Subdivision Approval Procedure, and Section 14 Administrative Subdivision Appeal of Denial by eliminating Sections 13 and 14, rewriting Section 12 to provide the subdivision requirements in one Section, thus simplifying the process, and renumbering accordingly.

The full amendment verbiage is included for review.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.


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

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

INFORMATION:

CASE NO: 2056 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to the Greene County Zoning Regulations:

Amend Article III, General Provisions, by eliminating Section 3 Agriculture to remove confusing and conflicting verbiage.

Amend Article III, General Provisions, by adding Section 18 Reasonable Accommodation. This regulation is being moved from Article IV, Special Provisions, Section 29 Residential Group Homes to make it easier to find when someone is planning to establish a Group Home in Greene County.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.


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

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

INFORMATION:

CASE NO: 2057

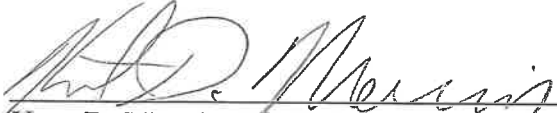
HEARING DATE: March 19, 2019

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

Amend Article VI, A-R Agriculture Residential District and Article VII, RR-1 Rural Residential District, by eliminating duplicate verbiage concerning area and height requirements.

The amended verbiage is included for review.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.


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

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

INFORMATION:

CASE NO: 2058 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to the Greene County Zoning Regulations:

Amend Article I, Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards, Paragraph B Definitions, Subparagraph 23 Commercial, by expanding the definition for clarity.

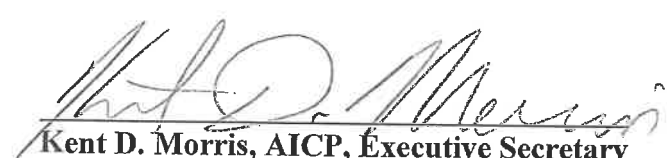
Amend Article I, Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards, Paragraph B Definitions, Subparagraph 55 Home Occupation, by adding "commercial activity" and rewriting the Home Occupation definition for clarity.

Amend Article I, Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards, Paragraph B Definitions, by deleting Subparagraph 106 Residential District as residential districts are defined elsewhere in the Article.

Amend Article IV, Special Provisions, Section 22 Home Occupations, by removing redundant language:

The full amendment verbiage is included for review.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.


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

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

INFORMATION:

CASE NO: 2059 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to the Greene County Regulations:

Amend Zoning Regulations, Article IV, Special Provisions, Section 25 Stormwater Runoff, Paragraph A Stormwater Detention by adding Subparagraph 3 describing the operation and maintenance of stormwater control measures.


Amend Zoning Regulations, Article XXIV, Common Open Space and Common Improvement Regulations, Section 5 Covenants, Rules and By-Laws, Paragraph A, by requiring the formation of a Property Owner's Association prior to recording a subdivision plat with common area.

Amend Subdivision Regulations, Article IV, Procedure, Section 11 Final Plat Review Procedure, Subparagraph F, by requiring the formation of a Property Owner's Association prior to recording of a final plat.

These amendments will allow for the inspection by Greene County of stormwater management structures and for maintenance agreements for stormwater structures, to ensure that maintenance of stormwater structures is the responsibility of a legally formed property owner's association.

The full amendment verbiage is included for review.

During public hearing on May 21, 2019, the Greene County Planning Board did vote unanimously to recommend approval of this request.


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

Greene County Zoning Regulations

2019 Proposed Amendments (1)

Topic Areas:

1. "Tiny Homes"
2. Household Pets
3. Floodplains
4. Mobile Food Establishments (food trucks)
5. Nuisance Regulations and Enforcement
6. Subdivision Regulations for Administrative Subdivisions
7. Amendments to Article III
8. Amendments to A-R and RR-1
9. Clarifications to Various Definitions (Article I)
10. Maintenance of Stormwater Structures

Tiny Homes

Affected Regulations:

Article I – Various Definitions

Article III – Section 10 (Accessory Buildings)

Article IV – Section 5 (Travel Trailer Parks)

Article IV – Section 21 (Mobile/Manufactured Home)

Article VIII – Section 1 (Permitted Uses in MH-1 Mobile Home Park zoning district)

Article XVII – Section 4 (Use Limitations in C-2 General Commercial zoning district)

Overview of Changes:

- Adding definition for Park Model Homes (PMHs) which are currently allowed but undefined in Greene County Zoning Regulations
- Clarify difference in definitions between manufactured home, modular home, park model home, and recreational vehicle
- State clearly in zoning regulations where PMHs are permitted as primary and secondary uses
- Modify RV Park regulations to allow PMHs as a permitted use

PLANNING DIVISION
REPORT TO
GREENE COUNTY PLANNING BOARD

INFORMATION:

CASE NO: 2050 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to facilitate the use of Tiny Houses in unincorporated Greene County:

Amend Article I, Title, Intent, and Definitions, by adding a new definition for Park Model Home and renumbering accordingly. Modify definition 83. Manufactured Home, by adding clarification for Park Model Homes and definition 138. Travel Trailer or Recreation Vehicle by including tiny homes on wheels.

Amend Article III, General Provisions, Section 10 Permitted Accessory Structures and Uses, by adding clarification about the use of manufactured homes.

Amend Article IV, Special Provisions, Section 5 Travel Trailer Parks, by adding clarity to the requirements for parking limitations and the requirement that the water supply be approved by the Springfield-Greene County Health Department.

Article IV, Special Provisions, Section 21 Manufactured and Prefabricated Homes, by distinguishing the various types of homes that are not built on the site of their permanent location.

**Amend Article VIII, MH-1 Manufactured Home Subdivision District
by adding park model homes as a permitted use.**

**Amend Article XVII, C-2 General Commercial District, Section 4 Use
Limitations, by adding verbiage that allows dwelling units that are a
part of an approved camper or trailer park.**

The full amendment verbiage is included for review.



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

New Definition

95. Park Model Home

A park model home, also known as a “recreational park trailer”, is a dwelling unit that has a floor area of 400 square feet or less and meets the American National Standards Institute (ANSI) recreational standard A119.5, Park Model Recreational Vehicle Standard. Park models are primarily designed for permanent or semi-permanent installation and are used as residences. A recreational park trailer is not an RV or travel trailer.

Other Definitions

83. Manufactured Home

A factory-built structure that is manufactured or constructed under the authority of 42 United States Code Section 5401; it is built on a permanent chassis and is to be used as a place for human habitation, but which is not constructed or equipped with a permanent hitch or device allowing it to be moved other than for the purpose of moving to a permanent site, and which does not have permanently attached to its body or frame any wheels or axles. Any reference in these Regulations to manufactured homes shall also include mobile homes. **For residential structures built to ANSI A119.5 standard see Park Model Home.**

89. 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.

139. Travel Trailer or Recreation Vehicle

A portable vehicular structure built on a chassis and designed to be used on the highways, either towed or self-propelled, and also designed to be used as a temporary dwelling for travel and recreational purposes. **Homes built on a permanent trailer chassis with wheels, often referred to as tiny homes on wheels (THOW), are considered recreational vehicles.**

Article IV Section 21. Manufactured and Prefabricated Homes

For residential structures that are constructed either in part or wholly in a manufacturing facility and placed or assembled in their final location the following regulations shall apply:

- A. Manufactured homes as defined in Article I shall be utilized solely for dwelling purposes and meet all applicable standards set forth in Chapter 700 of the 1978 Missouri Revised Statutes. For the purposes of this section manufactured homes shall also include mobile homes built prior to enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976.
 - 1. No manufactured home shall be located, erected, secured, and/or altered to serve as a non-residential use, including but not limited to uses such as a storage unit, tool house, private garage, or wash house, in any district.
 - 2. No manufactured home shall be placed in any district, other than in an MH-1 District or an A-1 Agriculture District, except in a previously approved mobile home park or mobile home subdivision.
 - 3. No manufactured home shall be located, erected, secured, and/or altered to serve as a guest house, servant's quarters, den, or parsonage in any district unless otherwise provided for in this Regulation.
- B. Park model homes as defined in Article I shall be permitted as a primary use only in an MH-1 District or an A-1 Agriculture District, or in an approved mobile home park, mobile home subdivision, or travel trailer park. Park model homes may be permitted as an accessory dwelling unit in any zoning district.
- C. Modular homes which are constructed to the same building code requirements as site-built homes shall be permitted in any zoning district.

Article III Section 10 (B). Permitted Accessory Structures and Uses

- 1. Accessory Structures shall include, but are not limited to, the following permitted structures:
 - i. Guest house, servant's quarters, or rooms for guests in an accessory building, where the structure must comply with adopted building codes or other adopted standards;
 - k. Manufactured residential homes (as defined in Article I Section 83) smaller than 1000 square feet, provided they are located in A-1 Agriculture Districts and used for residential purposes only. A mobile home or manufactured home designed for residential use cannot be used as a storage building.

Article VIII (MH-1 Zoning) Section 1. Principal Permitted Uses

- A. Manufactured home parks.
- B. Manufactured home subdivisions.
- C. Modular homes and park model homes

Article IV Section 5. Travel Trailer Parks

- A. One (1) travel trailer, motorhome, camper, or other recreational vehicle may be stored in a driveway leading to a required off-street parking space for a single-family detached, single-family semi-detached, duplex, or townhouse dwelling unit or mobile home on an individual lot, or stored in an enclosed garage or other accessory building, or parked in an approved parking spot as defined in Article IV, Section 2(G), provided that no living quarters **permanent or temporary** shall be maintained or any business conducted in connection therewith while such vehicle is parked or stored.
- B. Travel trailer parks are permitted in C-2, General Commercial Districts and must conform to sanitary regulations prescribed by the **Springfield-Greene County Health Department**; the regulations of the County Building Code adopted by the County Commission, together with all amendments thereto subsequently adopted and as may otherwise be required by law, shall be complied with, in addition to the following requirements:
1. Access to Public Sewerage System - Mandatory

All travel trailers stationed within an authorized trailer park shall be connected to a public sewer system within seventy-two (72) hours.
 2. Access to Public Water System - Mandatory

All travel trailers stationed within an authorized trailer park shall be connected to a public water system within seventy-two (72) hours. This requirement may be waived if the developer or proprietor of such trailer park provides an approved well(s) that will comply with the requirements of the Missouri Division of Health and the **Springfield-Greene County Health Department**.

Article XVII Section 4. (C-2 Zoning District)

- C. No construction of any type of dwelling unit shall be allowed as a principal permitted use.
1. However, any dwelling unit legally existing in the C-2 District at the time of adoption of the Regulations, or any amendment thereto, shall not be classified as a non-conforming use.
 2. **The prohibition above shall not apply to dwelling units that are part of an approved camper or travel trailer park.**

Household Pets

Affected Regulations:

Article I – Section 63 and 64 (Definitions)

Article IV – Section 23 (Household Pets, Animals, and Livestock)

Article VII – Section 3 (Conditional Uses Requiring Board of Zoning Adjustment Authorization in the RR-1 District)

Overview of Changes:

- Revise the definitions of Kennel, Commercial and Kennel, Private to be consistent with those established in Article IV, Section 23
- Clarify the difference between agricultural and residential lots as they pertain to the keeping of animals to be consistent with the rest of the Regulations
- Remove the reference to household pets, animals, and livestock from the RR-1 District

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

INFORMATION:

CASE NO: 2051 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to simplify and clarify regulations concerning animals and kennels:

Amend Article I, Title, Intent, and Definitions as follows:

Modify definition 63 and 64. Commercial and Private Kennels, by adding clarifying language to the definitions.

Amend Article IV, Special Provisions, Section 23, Household Pets, Animals, and Livestock, by modifying the verbiage to clarify the difference between residentially and agriculturally zoned property to ensure the Greene County Zoning Regulations are consistent throughout.

Amend Article VII, RR-1 Rural Residential District, Section 3 Conditional Uses Requiring Board of Adjustment Authorization, by deleting Paragraph C, to remove confusing references to other parts of the Greene County Zoning Regulations.

The full amendment verbiage is included for review.



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

Article I. Title, Intent, Definitions

Section 3(B) Definitions

63. Kennel, Commercial

Any lot, building, structure, enclosure, or premises where ~~five (5)~~ **four (4)** or more dogs over the ~~age of~~ six (6) months **of age** are kept for commercial purposes, including boarding, breeding, wholesale, and retail sales of goods or animals, **or** 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, **Animals, and Livestock**.

64. Kennel, Private

A shelter at or adjoining a private residence where more than four (4), but less than ~~eleven (11)~~ **ten (10)** dogs over six (6) months of age are bred and/or kept for hunting, training, **or and** exhibition for organized shows, field-working, and/or obedience trials, or for the enjoyment of an identifiable species of dog or cat **with no wholesaling of animals**. ~~No wholesaling of animals shall be allowed.~~ See Article IV, Section 23 Household Pets, **Animals, and Livestock**.

Article IV. Special Provisions

Section 23. Household Pets, Animals, and Livestock

A. Definitions

12. Residential and Agricultural Lots

For the purposes of the Household Pets, Animals, and Livestock regulations, a residential lot is zoned **RR-1**, MH-1, R-1, R-2, R-3, R-4, ~~or~~ UR-1, **or** platted, ~~and connected to public sewer services.~~ An agricultural lot is any lot zoned A-1, **or** A-R, ~~RR-1, or is not connected to public sewer services.~~

Article VII. RR-1, Rural Residence District

Section 3. Conditional Uses Requiring Board of Zoning Adjustment Authorization

- A. Public utility structures or uses, subject to the provisions set by the Board (of Zoning Adjustment).
- B. Schools, structures, and properties of recreational, cultural, administrative, or public service type, churches and other places of worship, including parish houses and Sunday Schools;
 - 1. On a minimum of three (3) acres of land, to provide sufficient land area for off-street parking, bufferyards, and proper site design to lessen possible adverse impacts on adjoining properties, but excluding overnight shelters and temporary outdoor revivals.
- C. ~~Small domestic animals and large domestic animals as regulated in Article IV, Section 23.~~

Floodplains

Affected Regulations:

Article I – Section 12 and 13 (Definitions)

Article II – Section 8 (Floodplain Overlay District)

Article III – Section 6 (Floodplain Overlay District)

Article IV – Section 3 (Restricted Business or Industrial Accessory Parking Areas)

Article IV – Section 10 (Restoration, Rehabilitation, and Reclamation)

Article IV – Section 11 (Oil Drilling)

Article XXVI – Section 10 (Conditional Industrial Uses)

Article IV – Section 27 (Sediment and Erosion Control Regulation)

Overview of Changes:

- Remove all references to the F-1, Floodplain Overlay District, which is now covered by the Floodplain Management Ordinance (Article XXI)
- Eliminate the Effective Date of existing Sediment and Erosion Control Regulations, which were established in 2001

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

INFORMATION:


CASE NO: 2052 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments:

Amend various definitions in Article I, Title, Intent, Definitions; Article II, Districts and Boundaries Thereof, Section 8; Article III, General Provisions, Section 6 Floodplain Overlay District; Article IV, Special Provisions, Section 3 Restricted Business Parking Areas; Article IV, Special Provisions, Section 11 Oil Drilling and Section 27 Sediment and Erosion Control Regulations; and Article XXVI Board of Zoning Adjustment, Section 10 Conditional Industrial Uses of the Greene County Zoning Regulations.

These amendments are necessary to remove all reference to the F-1 Floodplain Overlay District, which is covered by the Floodplain Management Ordinance.

The full amendment verbiage is included for review.


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

Article II. Districts and Boundaries Thereof

Section 8.

~~The Floodplain Overlay District shall encompass those areas identified on the Flood Insurance Rate Maps (FIRM) for Greene County as numbered and unnumbered A Zones (including AO, AE, and AH).~~

Article III. General Provisions

Section 6. ~~Flood Plain Overlay District~~

~~Nothing herein provided shall be so construed as to prohibit the owner of lands within any Flood Plain Overlay District from lawfully filling, draining, constructing levees, or otherwise improving their land, so as to eliminate or reduce the danger of flood or erosion, provided that such improvements do not cause surrounding properties to be flooded or harmed by the action.~~

Article I. Title, Intent, Definitions, Section 3(B) Definitions

12. District

- a. A portion of the territory of Greene County within which certain uniform regulations and requirements or various combinations thereof apply.
- b. The term Agricultural District shall mean any A-1 or A-R District;
- c. The term Residential District shall mean any RR-1, MH-1, UR-1, R-1, R-2, R-3, or R-4 District;
- d. The term Office District shall mean any O-1 or O-2 District;
- e. The term Commercial District shall mean any C-1, C-2, or C-3 District;
- f. The term Manufacturing District shall mean any M-1 or M-2 District; **and**
- ~~g. The term Floodplain Overlay District shall mean any F-1 District; and~~
- h. The term PAD shall mean any Plot Assignment District.

13. District, More Restricted or Less Restricted

Each of the districts in the following listing shall be more restricted than any of the other districts succeeding it, and each shall be less restricted than any of the other districts preceding it: ~~F-1, A-1, A-R, RR-1, MH-1, R-1, UR-1, R-2, R-3, R-4, O-1, O-2, C-1, C-2, C-3, M-1, M-2, PAD.~~

Article XXVI. Board of Zoning Adjustment

Section 10. Conditional Industrial Uses

- A. Permitting in such parts of any M-2 District as are more than six hundred (600) feet distant from any R District and more than two hundred (200) feet from every other District except an M-1 ~~or F-1~~ District:
 1. Any of the industries or uses listed in Article XIX and permitted in any M-1 District as an accessory use;
 2. Any use permitted in an M-2 District as a principal use, as specified in Article XX.

Article IV. Special Provisions

Section 3. Restricted Business or Industrial Accessory Parking Areas

The Board of Zoning Adjustment may authorize, as a conditional use, the establishment and operation of an off-street parking area for twenty-five (25) or more automobiles in such parts of any ~~A, or R or F~~ District that abuts at least fifty (50) feet, either directly or across an alley, of a C or M District, subject to the following conditions and requirements:

Section 11. Oil Drilling

The extraction of oil and other hydrocarbons is expressly prohibited in all districts other than A-1, ~~F-1,~~ and M-2. Drilling sites shall be fenced and all oil or gas produced shall be carried away by pipelines unless stored in underground tanks. Applications for drilling permits shall be accompanied by a performance bond in an amount to be determined by the County Commission.

Section 27. Sediment and Erosion Control Regulations

F. ~~Inspection and Violation~~

6. ~~Regulation to become effective on _____, (date of adoption)~~
 - a. ~~Any work, grading, or shaping in progress on or before the above date shall not be affected by this Regulation unless designated as a nuisance or hazard by the Resource Management Department.~~
 - b. ~~Certification for developers must be obtained through the Resource Management Department of Greene County.~~
 - 1) ~~This certification may be obtained at the same time as renewal of underground storage tank operators.~~

Mobile Food Establishments

Affected Regulations:

Article I – Definitions

Article III – Section 10 (Accessory Buildings and Uses)

Article XVII – Section 1 (Principal Permitted Uses)

Overview of Changes:

- Add a definition for Mobile Food Establishments, as established by the City of Springfield and regulated by the Springfield-Greene County Health Department
- Clarify existing reference to mobile food trucks as accessory uses to be consistent with the new definition
- Add mobile food establishments as a principal permitted use in the C-2, General Commercial District

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

INFORMATION:

CASE NO: 2053 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to simplify and clarify regulations concerning mobile food establishments or food trucks:

Amend Article I, Title, Intent, Definitions, by adding a definition for Mobile Food Establishments and renumbering accordingly.

Amend Article III, General Provisions, Section 10 Accessory Buildings and Uses, by simplifying the verbiage for mobile food establishments to ensure the Greene County Zoning Regulations are consistent throughout.

Amend Article XVII, C-2 General Commercial District, Section 1 Principal Permitted Uses, by adding Paragraph G, One (1) or more food establishments.

The full amendment verbiage is included for review.


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

Article I. Title, Intent Definitions, Section 3(B) Definitions

Mobile Food Establishment

An operation permitted by the Springfield-Greene County Health Department preparing, packaging, serving, or otherwise providing food and/or beverage for human consumption that operates from a movable vehicle, portable structure, or pushcart, whether on a site as a temporary or permanent use, subject to all applicable parking regulations.

Article III. General Provisions

Section 10. Accessory Buildings and Uses

A. Definition

An accessory structure or use:

1. Is subordinate to and serves a principal building or a principal use;
2. Is subordinate in area, extent, or purpose to the principal building or principal use served;
3. Contributes to the comfort, convenience, or necessity of the occupants, business, or industry in the principal building or principal use served;
4. Is located in the same lot as the principal building or principal use served; and
5. Cannot be a vehicle or trailer, whether mobile or immobilized, except:
 - a. In the case of temporary buildings for uses incidental to construction work; or
 - b. In the case of a mobile food truck or trailer permitted by the Springfield-Greene County Health Department and establishment operating as an accessory use in a C, M, or Plot Assignment District; and
6. Cannot be a tent or similar non-permanent structure, except where allowed as a temporary use in accordance with Article XXVI, Section 11 Temporary Structures and Uses.

Article XVII. C-2 General Commercial District

Section 1. Principal Permitted Uses

- 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. Provided the principal building is distant at least two hundred (200) feet from any R District.
- G. One (1) or more mobile food establishments;
 1. Provided any mobile food truck or trailer is distant at least one hundred (100) feet from any R District.

Nuisance Regulations/Enforcement

Affected Regulations:

Article IV – Section 35 (C) Nuisance on Property Zoned and Used for Residential Purposes

Article IV – Section 35 (D) Nuisance on Property Zoned and Used for Other than Residential Purposes

Article IV – Section 35 (E) Nuisance Abatement

Article XXV – Section 6 (Violations – Remedies)

Overview of Changes:

- Clarify the limitations on outside storage on residential and non-residential properties to prevent privacy fences as a form of trash and dumping recourse
- Makes the Resource Management Director the official in charge of nuisance abatement rather than the Building Administrator
- Requires nuisance regulation violators to pay the cost of the County's attorney fees

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

INFORMATION:

CASE NO: 2054 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to simplify and clarify regulations concerning certain types of nuisances, make the Resource Management Director the Building Administrator and add the ability to collect legal fees while abating a nuisance:

In the Greene County Zoning Regulations, Amendment Article IV, Section 35(C) Nuisance on Property Zoned and Used for Residential Purposes; Section 35(D); Nuisance on Property Zoned and Used for Other than Residential Purposes; Section 35(E) Nuisance Abatement; and Article XXV, Section 6 Violations – Remedies, of the Greene County Zoning Regulations.

These amendments are to clarify the limitations on outside storage on residential and non-residential properties, to prevent privacy fences as a form of trash and dumping recourse. The amendments also make the Resource Management Director the official in charge of nuisance abatement and require nuisance regulation violators to pay the cost of the County's attorney fees as part of the cost of abatement.

The full amendment verbiage is included for review.


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

Article IV. Special Provisions

Section 35. Nuisance

C. Nuisances on Property Zoned and Used for Residential Purposes

In addition to the Nuisances prohibited above, it shall be considered unlawful and a nuisance for any person who is the owner, agent, tenant, or occupant of any premises zoned residential or located within a platted subdivision in the unincorporated areas of the County to:

6. Allow or cause any of the following items to remain **in any outside area** on such premises for longer than forty-eight (48) hours, ~~in any outside area which can be viewed from a ground location off the premises:~~

Any appliance manufactured for indoor use only, bedding, bottles, boxes, broken glass, cans, cardboard, cartons, furniture manufactured for indoor use only, jars, machine parts, motor vehicle parts, pallets, paper, plumbing fixtures, rags, scrap metal, tires, tire rims, or water heaters.

D. Nuisance on Property Zoned and Used for Other than Residential Purposes

In addition to the Nuisances prohibited in Subsection C, it shall be considered unlawful and a nuisance for any person who is the owner, agent, tenant, or occupant of any premises that is not zoned residential or located within a platted subdivision in the unincorporated areas of the County to:

2. Allow or cause any of the following items to remain **in any outside area** on such premises for longer than forty-eight (48) hours, ~~in any outside area which can be viewed from a ground location off the premises:~~

Any appliance manufactured for indoor use only, bedding, bottles, boxes, broken glass, cans, cardboard, cartons, furniture manufactured for indoor use only, jars, machine parts, motor vehicle parts, pallets, paper, plumbing fixtures, rags, scrap metal, scrap lumber, or water heaters.

3. Allow or cause new, used, and/or waste tires to remain **in any outside area** on such premises for longer than forty-eight (48) hours, ~~in any outside area which can be viewed from a ground location off the premises, except:~~

- a. If the premises is legally zoned, permitted, and licensed by the County for the sale of tires or the sale of tires is incidental to an automobile sale or repair facility, then:

- 1) Fifty (50) or fewer new tires are permitted to be stored in an outside area ~~which can be viewed from a ground location off the premises at any time;~~ and
- 2) More than fifty (50) may be stored in an outside area ~~which can be viewed from a ground location off the premises~~ for sales purposes during regular business hours.

- b. If the premises is legally zoned, permitted, and licensed by the County for the sale or repair of tires, including the sale or repair of tires incidental to an automobile sale or repair facility, twenty-five (25) used tires may be stored in an outside area ~~which can be viewed from a ground location off the premises at any time.~~

- c. All tires must be stored in a manner that complies with all applicable safety codes, including the building and fire codes, and in a manner that does not permit the accumulation of water in the tires.

Re-word Article IV (Special Provisions) – Section 35 (Nuisance) – Sub-section E (Nuisance Abatement)
Item 2

2. The Greene County ~~Building Administrator~~ **Resource Management Director** or ~~his or her~~ **their** authorized representative, appointed by the County Commission, shall ~~be~~ **act as** the Enforcement Officer or Zoning Inspector. ~~From time to time, the authorized representative may be any official or public employee of Greene County and shall include but not be limited to employees from the:~~
as referenced herein.
 - ~~a. Health Department;~~
 - ~~b. Resource Management Department; and~~
 - ~~c. Greene County Highway Department~~

New item regarding Attorney Fees:

Insert as sub-section B in Article XXV (Enforcement) – Section 6 (Violations - Remedies)

- B. The Greene County Resource Management Department shall be entitled, through all remedies lawfully available, to enforce any regulation contained within the latest adopted version of the Greene County Zoning Regulations. Any person that has been determined to have violated such regulation(s) shall be liable to pay the cost of enforcement and mitigation, to include any attorney fees incurred by the Department in enforcing such regulations.**

Subdivision Regulations for Administrative Subdivisions

Affected Subdivision Regulations:

Article IV – Section 12 (Administrative Subdivision Review)

Article IV – Section 13 (Administrative Subdivision Approval Procedure)

Article IV – Section 14 (Administrative Subdivision Appeal of Denial)

Overview of Changes:

- Adding some items to the list of what needs to be submitted on the survey drawing (all floodplain, sinkholes, structures and owners names and contact information)
- Requiring the addition of a location map to the survey
- Clarifying and completing the list of items that need to be submitted when making application
- Adding information about additional right-of-way requirements for newly created tracts that front on a county or state right-of-way
- Added explanation of instances when the Director can waive the requirement for a survey
- Eliminating the 30-day deadline for approval / denial
- Bringing language and terminology up to date throughout the entire Section
- Combining Sections 12, 13 and 14 into one Section

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

INFORMATION:

CASE NO: 2055 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to simplify and clarify the Greene County Subdivision Regulations concerning Administrative Subdivisions:

Amend Article IV, Procedures, Section 12 Administrative Subdivision Review, Section 13 Administrative Subdivision Approval Procedure, and Section 14 Administrative Subdivision Appeal of Denial by eliminating Sections 13 and 14, rewriting Section 12 to provide the subdivision requirements in one Section, thus simplifying the process, and renumbering accordingly.

The full amendment verbiage is included for review.



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

Section 12. Administrative Subdivisions Review

A. When required

An administrative subdivision is required when any un-platted tract which contains less than ten (10) acres is created, reconfigured or joined with another tract.

B. Requirements for approval

The Planning Director has the authority to approve Administrative Subdivisions under the following circumstances: **when all of the following requirements are met:**

1. ~~If an existing tract/parcel is subdivided into a~~ **Not more than three (3) tracts or parcels which are in compliance with requirements of the zoning district within which it is located; and which contain less than ten (10) acres each shall be created, inclusive of any tract retained by the owner. Creation of more than three (3) tracts of less than ten (10) acres each will require a subdivision plat.**
2. **Each tract must follow the requirements of the zoning district within which it is located at the time of application.**
3. ~~The~~ **Each** tract was **must be** lawful under these ~~R~~regulations at the time the existing property description was recorded;.
4. The configuration of the property was created by a court decree or order resulting from testamentary or interstate provisions; ~~s~~ **Such** property configuration must be ~~in compliance~~ **comply** with the zoning district **regulations within which it is located** or have had a variance granted by the Board of Adjustment; ~~or~~.
5. Additional right-of-way required for future road improvements or any other required public improvement can be provided without substantially reducing the usable space of any tract being considered.
- 5-6. **Any proposed tract(s) without direct access to a public road must be served by a private ingress/egress easement at least thirty (30) feet in width.**
- 6-7. **Future development of all adjacent tracts shall not be hampered. Access through the proposed tracts in some cases would need to be provided to adjacent tracts that are impeded by environmental or topographic issues.**
- 7-8. **No tracts shall be created that are impaired by environmental factors such as sinkholes or floodplain to the extent that successful development of such tract becomes questionable.**
- 8-9. **Where proposed tract(s) have access to public services such as sanitary sewer service the Planning Director shall consider whether lots created will be consistent with those in the surrounding vicinity, including existing subdivisions.**

With the creation of lots adjacent to existing recorded subdivision lots on a common street/road, tract frontage shall meet step-down provisions of these regulations.

~~9.10.~~ 10.10. The proposed subdivision shall not result in public service requirements nor interfere with the maintenance of existing services.

~~10.11.~~ 11.11. The granting of the Administrative Subdivision shall not conflict with the intent of the Greene County Subdivision Regulations.

~~11.12.~~ 12.12. The configuration of the property is created by the assembly or combination of existing tracts of record, not platted subdivision lots.

~~12.13.~~ 13.13. Within platted subdivisions, a replat is required for any change of easements, setback lines, increase or decrease in number of lots, lot lines, etc.

NOTE:

12. The Planning Director may approve an Administrative Subdivision when minimum lot area for the zoning district, excluding area dedicated for additional right-of-way, complying with the adopted Greene County Major Thoroughfare Plan, is met.

~~C. It is the intent of this provision to limit the approval of Administrative Subdivisions to those cases where public improvements required by these Regulations have not been provided and all such improvements, except for the extension of service to the individual lots, have been completed.~~

~~Administrative subdivisions must be denied if one (1) or more of the following are necessary to serve tracts created:~~

- ~~1. The dedication or construction of a new street or other public way; (This does not mean dedication of additional right-of-way adjacent to existing streets.)~~
- ~~2. A change in alignment of existing streets/roads;~~
- ~~3. A change in location or width of easements for water, sewer, or other public improvement; or~~
- ~~4. Extension of storm drainage facilities, except as necessary to directly serve the tract(s) created and provided direct connection to an existing and approved system.~~

~~D. Administrative Subdivisions will follow the same review procedures as final plats (See Article IV, Section 11)~~

~~E. The Planning Director may approve an Administrative Subdivision which will not result in substantial increases in public service requirement nor interfere with the maintenance of existing services.~~

C. Application submission requirements

1. A completed application form containing notarized signatures of all owners
2. Copies of land descriptions for each proposed tract and that of any additional right-of-way being surrendered
3. Warranty deed form for additional right-of-way containing notarized signatures of all owners. (This only applies to newly created tracts that are less than ten (10) acres in size and are adjacent to one or more public rights-of-way)
4. A copy of the most recently recorded deed for all property being reviewed
5. Fees, to include those for the recording of the land survey and Certificate of Approval
6. Land survey of the property proposed for Administrative Subdivision
 - a. ~~requests must be accompanied by Property Boundary Surveys and the land survey plat~~ Must be prepared by a land surveyor who is registered to practice in the State of Missouri
 - b. Shall comply with the current Missouri Minimum Standards for Property Boundary Surveys
 - c. All surveys shall include the following:

~~The Planning Director shall require the recording of a boundary survey, in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, showing each tract with~~

- i. Monuments at each corner, the
- ii. A "Certification of Approval" signature block by for the Planning Director, and accompanying documents including, but not limited to, a "Certificate of Administrative Subdivision."
- iii. Land survey plats shall show a All easements of record
- iv. Full right-of-way for all adjacent streets

- v. Additional right-of-way shall be required to comply with the road classification(s) as dedicated in the adopted Greene County Major Thoroughfare Plan
- Right-of-way, existing and additional, shall be shown combined as one (1) tract. ~~be deeded to Greene County by general warranty deed or quit claim deed.~~
 - The land survey plat shall delineate the existing right-of-way and the additional right-of-way. ~~Property descriptions provided for the right-of-way to be deeded to Greene County shall include the portion of the property in the existing right-of-way.~~
 - Right-of-way shall be shown on the land survey plat as an adjoining tract, and monuments shall be set at all corners of said right-of-way, including corners on the existing centerline, points of curvature, and points of tangent.
- vi. The centerline alignment for County roads shall be determined by the land surveyor and be subject to review and approval by the Greene County Highway Department using the following criteria:
- The centerline alignment is intended to generally coincide with the existing pavement centerline.
 - The centerline alignment should minimize points of intersection and curves by disregarding minor pavement meanderings.
 - The centerline alignment beyond the boundaries of the ~~minor~~ administrative subdivision should be considered for future right-of-way surveys.
- vii. Centerline and right-of-way descriptions shall be referenced to United States Public Land Survey corners and land lines established between United States Public Land Survey corners.
- viii. The description shall be complete enough to the described tract of land can be located and identified. All right-of-way descriptions shall be subject to review and approval by the Greene County Highway Department.
- vix. The direction of boundary lines shown on plats or for preparation of property descriptions shall be referenced by direct angles or by azimuth to established land lines between United States Public Land Survey corners.

- x. Complete curve data for all curves, including radius, central angle, tangent, arc length, long chord length, and long chord bearing shall be shown on the plat. For preparation of property descriptions, the long chord bearing and two (2) elements of the curve shall be required.
- xi. Standard thirty-foot (30') sight triangles will be required at the intersections of all public roads,
- xii. Rims of all mapped sinkholes
- xiii. Boundaries of all mapped 100-year floodplain
- xiv. All existing structures
- xv. A location map at a scale of 1" = 1000', including quarter-section lines and major roads
- xvi. Owner(s) names and contact information

~~F. The Planning Director shall review the official zoning maps for determination of zoning district, which governs the minimum area and frontage requirements for land subdivided, and to insure that all other requirements for the district are complied with.~~

~~G. Where proposed tract(s) have access to public services (utilities, sanitary sewer, roads) the Director shall consider whether lots created will be consistent with those in the surrounding vicinity, including existing subdivisions. With the creation of lots adjacent to existing recorded subdivision lots on a common street/road, tract frontage shall meet step-down provisions of these Regulations.~~

~~H. Double frontage lots shall be permitted one (1) access drive.~~

~~I. The Planning Director may approve an Administrative Subdivision when minimum lot area for the zoning district is met, excluding area dedicated for additional right-of-way, in compliance with the adopted Major Thoroughfare Plan, if~~

- ~~1. Not more than three (3) tracts of less than ten (10) acres shall be created, inclusive of any tract retained by owner;~~
- ~~2. Additional right-of-way required for future street/road improvements can be satisfactorily provided without reducing any/all tracts to less than minimum area prescribed for said zoning district~~
- ~~3. For tracts without direct access to a County road, satisfactory provision shall be made for access to the public road. An ingress/egress easement with a minimum width of thirty (30) feet shall be recorded with approved Administrative Subdivision.~~
- ~~4. No substantial public improvements are needed;~~

- 5. ~~Future development of adjacent tracts will not be hampered. Should the Planning Director's review identify problems with topography, sinkholes, or other environmental factors on adjacent properties, access across land of proposed subdivision shall be provided, except that no more than three (3) tracts of less than ten (10) acres may be served by a thirty-foot (30') wide ingress/egress easement; and~~
- 6. ~~The granting of an Administrative Subdivision will not be in conflict with the intent of the Greene County Subdivision Regulations.~~
- J. ~~The granting of an Administrative Subdivision will not be in conflict with the intent of the Greene County Subdivision Regulations.~~
- K. ~~Subdivider must insure the materials, labor, and life cycle costs of providing signage in accordance with the Greene County Highway Department's requirements for private drives. The Greene County Highway Department shall provide the materials and labor for a private entry sign. The cost of the sign is to be reviewed and established by the Greene County Planning Board during public hearing.~~
- L. ~~Upon the recording of an Administrative Subdivision, the owner may convey in accordance with the approved legal descriptions and building permits may be issued.~~
- M. ~~Fee for Administrative Subdivision — Refer to fee schedule adopted by the Greene County Planning Board for current fee.~~

D. Other review considerations

1. The Planning Director has the authority to waive the requirement for a survey in instances where he/she feels that a survey review would be unnecessary. Examples include: 1.) A property line adjustment that occurs between two tracts that are both ten (10) acres in size or larger; 2.) The establishment of a tract as legal, in which no property lines change from the current configuration.
2. For each administrative subdivision that results in the need for one or more private drive signs, Subdivider the applicants must insure the materials, labor and life cycle costs of providing said signage in accordance with the Greene County Highway Department's requirements for private drives. The Greene County Highway Department shall provide the materials and labor for a private entry sign. The cost of the sign is to be reviewed and established by the Greene County Planning Board during public hearing.
3. The Planning Director may submit the survey and/or all relevant information to other agencies and departments as necessary and may require submission of additional or supplemental information, material and/or documents that he/she feels are necessary to determine compliance with all zoning and subdivision regulations.

4. The Planning Director may require the attachment of restrictions and/or conditions to the property description(s) to be recorded.

~~Section 13. Administrative Subdivision Approval Procedure~~

- ~~A. The application for an Administrative Subdivision review shall be filed on forms provided by the Planning Department. The Director may require submission of additional information, material and documents necessary to determine compliance with all regulations of Greene County.~~
- ~~B. The Director shall review the application, land survey plats, and related documentation and may submit said information for review and comment to other agencies and departments as deemed necessary.~~

E. Approval Procedure

1. If the Administrative Subdivision application is approved, the Planning Director shall, notify the applicant of approval in writing, within thirty (30) working days of the date of submittal.
2. If approved, the appropriate forms "Certificate of Approval of Administrative Subdivision" and land survey plat shall be filed with recorded in the Recorder of Deeds office.
3. If there are conditions placed on the approval, these will be stipulated on the recorded Certificate of Approval. and the land survey plat recorded in the Office of the Recorder of Deeds of Greene County.
4. Upon receipt of the A copy of the recorded Certificate of Approval, a photocopy showing the book, page and date of recording will be provided to the owner(s).

F. Denial and Appeal Procedures

1. If an application is denied, a letter shall be sent to the owner and/or representative shall be notified by mail specifying the reason(s) for disapproval denial. This letter shall be sent within thirty (30) working days from the date of the submittal of the request.

~~E. Submittal Date~~

- ~~1. The submittal date is determined by receipt showing date fee was paid.~~

- ~~2. In the event a portion of the application is filed late, the date of submittal shall be the date stamped on that portion which is submitted late.~~

Section 14. ~~Administrative Subdivision Appeal or Denial~~

- ~~2. In the event the Director does not approve the request for an Administrative Subdivision~~ **of denial**, the subdivider **the owner/applicant** may appeal to the Planning Board for approval.
- ~~3. Within thirty (30) days after the denial of an Administrative Subdivision, the owner/applicant and/or representative shall submit a written request appealing the denial of the Administrative Subdivision by the Planning Director, requesting to be placed on the next available~~ **Appeals must be made in written form and include an explanation of reasons for appeal, a copy of the survey and all related material, and a written request to be placed on the next available Planning Board agenda.**
- ~~4. The applicant and/or representative must~~ **appear at the Planning Board public hearing** to provide testimony and answer questions regarding the appeal.
- ~~5. The applicant's appeal should contain clear and concise language and be submitted with a drawing showing the property boundary, dimensions and lot lines, dimensions of proposed lots, and any easements or other encumbrances of record. The Planning Board may require a property survey.~~

~~The Planning Board shall hold a public hearing on the final plat. The Planning Board shall review any recommendations~~ **review the written request and all related materials** from agencies and **or** officials, and testimony and exhibits submitted at the public hearing.

- ~~6. If approved, the Planning Board shall express its approval; and state the any conditions of approval, if any, and instruct the Planning Director to sign and file the appropriate materials with the Recorder of Deeds of Greene County.~~
- ~~7. If the request for appeal is denied, the Planning Board shall express its disapproval and reasons therefore and instruct the Planning Director to notify applicants of the Board's determination.~~
- ~~8. In any case, a notation of~~ **The action taken and the reason(s) therefore shall be entered into the records of the official Planning Board minutes for future reference.**

~~If approved by the Planning Board, the Planning Director shall affix his/her signature to the plat.~~

- ~~9. If the appeal request is disapproved~~ **denied by the Planning Board**, the applicant(s) may appeal to the County Commission within ninety (90) days of the Planning Board action.

10. A Fee for Appeal of Denial of Administrative Subdivision — Refer to fee schedule adopted by the Greene County Planning Board for current fee. is required for the appeal to be considered by the Planning Board.

Amendments to Article III

Affected Regulations:

Article III – Section 3 (Agriculture)

Article III – Section 18 (Reasonable Accommodation)

Overview of Changes:

- Remove confusing language of Article III Section 3 altogether. This language has, in multiple instances, mislead property owners into constructing buildings without permits, and is in conflict with other sections of the zoning regulations that do legally and appropriately limit agricultural activity.
- Move the entirety of the ADA/Title II Reasonable Accommodation Policy and Procedure from a subsection of Article IV. Special Provisions, Section 29 Residential Group Homes to a new Section in Article III. General Provisions

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


INFORMATION:

CASE NO: 2056 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to the Greene County Zoning Regulations:

Amend Article III, General Provisions, by eliminating Section 3 Agriculture to remove confusing and conflicting verbiage.

Amend Article III, General Provisions, by adding Section 18 Reasonable Accommodation. This regulation is being moved from Article IV, Special Provisions, Section 29 Residential Group Homes to make it easier to find when someone is planning to establish a Group Home in Greene County.


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

Article III. General Provisions

~~Section 3. Agriculture~~

~~Nothing contained in the Regulations shall prohibit the use of any land for agricultural purposes or the construction or use of buildings or structures incidental to the use for agricultural purposes of the land on which such buildings or structures are located, except dwellings, and no zoning certificate shall be required for any such use, building, or structure.~~

Add **Section 18 Reasonable Accommodation Policy and Procedure** to replace Article IV. Special Provisions, Section 29 Residential Group Homes, Paragraph B Reasonable Accommodation Policy and Procedure. Renumber accordingly.

Amendments to A-R and RR-1 Districts

Affected Regulations:

Article VI – Section 6 (Area and Height Requirements)

Article VII – Section 6 (Area and Height Requirements)

Overview of Changes:

- Consolidate Area and Height Requirement tables in the A-R and RR-1 Districts to eliminate redundant information

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

INFORMATION:

CASE NO: 2057 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to the Greene County Zoning Regulations:

Amend Article VI, A-R Agriculture Residential District and Article VII, RR-1 Rural Residential District, by eliminating duplicate verbiage concerning area and height requirements.

The amended verbiage is included for review.



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

Article VI. A-R, Agriculture-Residence District

Section 6. Area and Height Requirements

	Area*	Frontage	Height	Front Yard	Side Yard	Rear Yard
Individual single family dwelling with individual well and approved on-site sewage system	5 acres	150 ft.	2 ½ stories	40 ft.	25 ft.	50 ft.
All other permitted uses (Article V, Section 4)	5 acres	150 ft.	2 ½ stories (35 ft.)	40 ft.	25 ft.	50 ft.

* Includes all road rights-of-way.

Article VII. RR-1, Rural Residence District

Section 6. Area and Height Requirements

	Area*	Frontage	Height	Front Yard	Side Yard	Rear Yard
Individual single family dwelling with individual well and approved on-site sewage system	3 acres	150 ft.	2 ½ stories	40 ft.	25 ft.	50 ft.
All other permitted uses (Article V, Section 4)	3 acres	150 ft.	2 ½ stories (35 ft.)	40 ft.	25 ft.	50 ft.

*Includes all road rights-of-way.

Clarifications to Various Definitions

Affected Regulations:

Article I – Section 23 (Commercial Uses)

Article I – Section 55 (Home Occupations)

Article 1 – Section 106 (Residential Districts)

Article IV – Section 22 (Home Occupations)

Overview of Changes:

- Expand the definition of Commercial uses on a property to allow Code Compliance officer to more effectively deal with problem properties
- Clarify Home Occupation definition, and remove redundant language in the Home Occupation chapter of the zoning regulations (Article IV, Section 22)
- Removing definition for “Residential Districts” as such districts are defined elsewhere in the same Article

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

INFORMATION:

CASE NO: 2058 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to the Greene County Zoning Regulations:

Amend Article I, Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards, Paragraph B Definitions, Subparagraph 23 Commercial, by expanding the definition for clarity.

Amend Article I, Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards, Paragraph B Definitions, Subparagraph 55 Home Occupation, by adding "commercial activity" and rewriting the Home Occupation definition for clarity.

Amend Article I, Title, Intent, Definitions, Section 3 Definitions, Interpretations, Standards, Paragraph B Definitions, by deleting Subparagraph 106 Residential District as residential districts are defined elsewhere in the Article.

Amend Article IV, Special Provisions, Section 22 Home Occupations, by removing redundant language.

The full amendment verbiage is included for review.


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

22. **Cluster Development**

- a. A development approach in which building lots may be reduced in size and buildings sited closer together, usually in groups or clusters, provided that the total development density does not exceed that which could be constructed on the site under conventional zoning and subdivision regulations.
- b. The additional land that remains undeveloped is then preserved as open space and recreational land.

23. **Commercial**

Relating to the sale of goods or services. **Commercial uses on a property shall be defined as any of the following activities:**

- a. **Products or services are produced, rendered, or sold on the property for monetary gain**
- b. **An office is kept on the property for the use of operating a business on the same property, on a separate property, or online**
- c. **Materials, equipment, products or other items are stored on the property, or transit through the property, for the use of a business on the same property, on a separate property, or online**

Commercial uses and activities shall be permitted only in zoning districts that allow them. For commercial uses in other districts see **Home Occupation. The agricultural uses permitted in Article V of these regulations shall not be considered commercial.**

24. **Commercial Feed Lot**

Any livestock or poultry feeding operation that is carried out over short periods of time in buildings or unvegetated lots, for the purposes of fattening livestock or poultry immediately prior to shipment to market.

25. **Commercial Vehicle**

Any vehicle designed, maintained, or used primarily for the transportation of property or persons for hire.

26. **Commercial Motor Vehicle, Large**

- a. A commercial motor vehicle designed and regularly used for carrying more than sixteen (16) passengers, including the driver but not including a vehicle used for public school transportation;
- b. A commercial motor vehicle licensed for more than eighteen thousand (18,000) pounds; or
- c. A panel truck regularly used for the carrying of freight or merchandise in the regular course of business, regularly advertising the name of a commercial business, and/or regularly used for responding to calls for service in the regular course of business.
- d. Examples include but are not limited to:

Semi-truck and trailer, box truck, dump truck, or panel truck.

27. **Commercial Trailer, Large**

A trailer licensed for more than ten thousand (10,000) pounds.

28. **Compensation**

The receiving of goods, services, or money in exchange for, or as a result of, a service performed.

29. **Comprehensive Development Plan**

The official goals, objectives, and policies related to the future development of Greene County, Missouri.

operations performed.

48. **Family**

Two (2) or more persons living together and related by blood, marriage, or adoption, who share a single housekeeping unit, in a dwelling unit, as distinguished from a group occupying a boarding house, lodging house, motel or hotel, or fraternity or sorority house.

49. **Flood Plain**

Lands in Greene County which would be susceptible to inundation, taking into account any flood control and defense works provided, based on information available from the Soil Conservation Service, U. S. Army Corps of Engineers, or other appropriate official agency.

50. **Garage, Private**

A detached accessory building or a portion of the principal building used only for the storage of self-propelled passenger vehicles or trailers by the families or household resident upon the premises; provided that, except on farms, such garage shall not be used for the storage of more than one (1) commercial vehicle rated for greater than a one-and-a-half (1½) ton capacity per family or household resident upon the premises.

51. **Garage, Public**

A structure or portion thereof, other than a private garage, used for the storage, sale, hire, care, repair, or refinishing of self-propelled vehicles or trailers; except a structure or part thereof used only for storage or display of self-propelled passenger vehicles, but not for transients, and at which automobile fuels and oils are not sold and motor driven vehicles are not equipped, repaired, or hired.

52. **Garden Apartment**

A building containing three (3) or more dwelling units and rising to no more than three (3) stories, in which each dwelling unit has outside access at ground level.

53. **Grade, Curb**

The elevation of the top of the face of the curb as fixed by the County building codes.

54. **Group Home, Residential**

A single-family detached dwelling in which eight (8) or fewer unrelated mentally or physically handicapped persons reside, and may include two (2) additional persons acting as house parents or guardians who need not be related to each other or to any of the mentally or physically handicapped persons residing in the home.

55. **Home Occupation**

Any occupation **or commercial activity** carried on by the inhabitants of a dwelling which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, which does not change the character thereof and which is conducted ~~entirely within the main or accessory building, as~~ **in accordance with the regulations as** described by Article IV, Section 22 Home Occupations ~~of the Regulations.~~

56. **Hospital**

A building or portion thereof used for the accommodation of sick, injured, or infirm persons.

57. **Hotel**

Article I. Title, Intent, Definitions

~~106. Residential District~~

~~Any approved district zoned as R-1, R-2, R-3, R-4, UR-1, MH-1, or RR-1.~~

Article IV. Special Provisions

Section 22. Home Occupations

B. Agriculture Districts

Home Occupations are permitted as accessory uses in agricultural districts. ~~The Home Occupations permitted in Article V will be considered principal uses. The Home Occupations permitted in the provisions for Home Occupations in residential districts will be considered accessory uses.~~ Uses prohibited as Home Occupations in residential districts, as well as any other use deemed appropriate for a Home Occupation by Greene County Resource Management Department Staff, may be permitted as Home Occupations in agriculture districts, as long as the following conditions are met:

Maintenance of Stormwater Structures

Affected Regulations:

Zoning Regulations Article IV – Section 25 (Stormwater Runoff)

Zoning Regulations Article XXIV – Section 5 (Covenants, Rules, and By-Laws)

Subdivision Regulations Article IV – Section 11 (Final Plat Review Procedure)

Overview of Changes:

- Section 4.2.5 of Greene County's Municipal Separate Storm Sewer System (MS4) permit, issued by DNR, requires Greene County to implement a plan to ensure long-term operation and maintenance of stormwater control structures. This plan needs to include inspection of stormwater management structures by Greene County, or maintenance agreements as needed that obligate the owner to inspect and maintain the stormwater management structures.
- Amending the Zoning and Subdivision Regulations to require developers to form, and transfer maintenance responsibilities for common open space maintenance to, a homeowners association (HOA) prior to the recording of a final plat.

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

INFORMATION:

CASE NO: 2059 **HEARING DATE:** March 19, 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 for review and recommendation the following amendments to the Greene County Regulations:

Amend Zoning Regulations, Article IV, Special Provisions, Section 25 Stormwater Runoff, Paragraph A Stormwater Detention by adding Subparagraph 3 describing the operation and maintenance of stormwater control measures.

Amend Zoning Regulations, Article XXIV, Common Open Space and Common Improvement Regulations, Section 5 Covenants, Rules and By-Laws, Paragraph A, by requiring the formation of a Property Owner's Association prior to recording a subdivision plat with common area.

Amend Subdivision Regulations, Article IV, Procedure, Section 11 Final Plat Review Procedure, Subparagraph F, by requiring the formation of a Property Owner's Association prior to recording of a final plat.

These amendments will allow for the inspection by Greene County of stormwater management structures and for maintenance agreements for stormwater structures, to ensure that maintenance of stormwater structures is the responsibility of a legally formed property owner's association.

The full amendment verbiage is included for review.



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

Zoning Regulations

Article IV. Special Provisions

Section 25. Stormwater Runoff

A. Stormwater Detention

3. Operation and maintenance of all stormwater control measures constructed subsequent to the adoption of this Regulation shall be ensured through the creation of an operation and maintenance plan and agreement, which shall provide for periodic inspections by Greene County Environmental Division staff and their authorized agents, and shall be approved prior to construction. All stormwater control measures and drainage systems shall be operated and maintained by the responsible party so as to prevent any nuisance conditions and to ensure full functionality, as designed, with all approved stormwater plans and operation and maintenance agreements.

Article XXIV. Common Open Space and Common Improvement Regulations

Section 5 Covenants, Rules, and By-laws

- A. The Director of Planning and the County Counselor shall review and approve the restrictive covenants, rules, and by-laws of the unit ownership, as prepared in accordance with this ~~Section~~ **Article** and Chapter 448 of the 1978 Missouri Revised Statutes. This approval shall be obtained before any final plat is recorded or final site plan approved. Such documents, once approved, shall become part of the recorded subdivision plat or approved site plan. **No final plat shall be recorded prior to the formation of a Property Owner's Association and transfer of common open space ownership and maintenance responsibilities to said Association.**

Subdivision Regulations

Article IV. Procedure

Section 11 Final Plat Review Procedure

- F. Covenants shall be required for subdivisions which have common area and shall be approved by the Greene County Counselor prior to the recording of the subdivision plat. **No final plat shall be recorded prior to the formation of a Property Owner's Association and transfer of common open space ownership and maintenance responsibilities to said Association.**

Zoning Regulations

Article IV. Special Provisions

Section 25. Stormwater Runoff

A. Stormwater Detention

3. Operation and maintenance of all stormwater control measures constructed subsequent to the adoption of this Regulation shall be ensured through the creation of an operation and maintenance plan and agreement, which shall provide for periodic inspections by Greene County Environmental Division staff and their authorized agents, and shall be approved prior to construction. All stormwater control measures and drainage systems shall be operated and maintained by the responsible party so as to prevent any nuisance conditions and to ensure full functionality, as designed, with all approved stormwater plans and operation and maintenance agreements.

Article XXIV. Common Open Space and Common Improvement Regulations

Section 5 Covenants, Rules, and By-laws

- A. The Director of Planning and the County Counselor shall review and approve the restrictive covenants, rules, and by-laws of the unit ownership, as prepared in accordance with this ~~Section~~ **Article** and Chapter 448 of the 1978 Missouri Revised Statutes. This approval shall be obtained before any final plat is recorded or final site plan approved. Such documents, once approved, shall become part of the recorded subdivision plat or approved site plan. **No final plat shall be recorded prior to the formation of a Property Owner's Association and transfer of common open space ownership and maintenance responsibilities to said Association.**

Subdivision Regulations

Article IV. Procedure

Section 11 Final Plat Review Procedure

- F. Covenants shall be required for subdivisions which have common area and shall be approved by the Greene County Counselor prior to the recording of the subdivision plat. **No final plat shall be recorded prior to the formation of a Property Owner's Association and transfer of common open space ownership and maintenance responsibilities to said Association.**

