



## GREENE COUNTY COMMISSION

HAROLD BENGSCHE  
COMMISSIONER 1<sup>ST</sup> DISTRICT

BOB CIRTIN  
PRESIDING COMMISSIONER

LINCOLN P. HOUGH  
COMMISSIONER 2<sup>ND</sup> DISTRICT

Monday, August 06, 2018

9:30 a.m.

Historic Courthouse Room 212  
940 N Boonville, Springfield, MO

Upon roll call the following Commissioners were present: Commissioners Bob Cirtin, Harold Bengsch, and Lincoln Hough. Absent: None.

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

Commissioner Bengsch made a motion to approve the June and July minutes. Commissioner Hough seconded the motion. The motion passed unanimously.

Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: None. Abstain: None.

### **Missouri Job Center Update-**

Mary Ann Rojas gave an update from the Job Center. She said there are a lot of jobs available and many hiring events going on. She said the number of job seekers is not as high as two or three years ago. Unemployment is at about 3.5%, and has been that way since the first of the year, she said. Rojas said the estimated budget cut this year is at about \$156,000 less; but that is not as hard to handle as the nearly half million dollar cut they experienced last year. She said the Board is currently focusing on addressing the Job Center's presence in rural counties. In doing so, the Job Center has begun a rural outreach initiative. The Job Center will begin holding rural town hall meetings August 25. She provided a flyer (Exhibit A) showing the schedule of events.

### **Chamber of Commerce Update –**

No Chamber update.

### **Missouri Extension Center Report Update-**



Dave Burton gave the update for the Extension Office. He provided a monthly newsletter and flyer (Ex. B) to the Commission and talked about some of the items featured therein. He also told the Commission of the following goal:

"Greene County MU Extension will help county businesses create or save 3,500 jobs, individually educate 500,000 county residents on topics improving their families, farms, and nutrition, and train 1,500 new community leaders and volunteers by 2030."

#### **Top Branch Awards:**

For June: Becky Anderson (Juvenile), Jonathan Barker (Prosecuting Attorney) not present; July: Deena Whipple (Highway), Jill Randolph (Juvenile) not present, Roetta Bos (General Services), and Sarah Moore (Sheriff).

#### **Department Head Updates:**

##### **County Administrator - Chris Coulter**

County Administrator Chris Coulter gave an update and told the Commission that the Medical Examiner has processed 70 cases, and Pretrial Services has 137 people under supervision.

##### **Highway Department Report- Rick Artman**

Director Rick Artman distributed his monthly report to the Commission and read from it (Exhibit C).

##### **Office of Emergency Management-Samantha Foster**

Assistant Director Samantha Foster updated the Commission. She provided a newsletter and read highlights from it, including planning efforts for the Ozark Empire Fair and the Route 66 Festival, and assistance with the Duck Boat incident in Branson. (Ex. D).

##### **Resource Management- Kevin Barnes**

Resource Management Director Kevin Barnes told the Commission that Code Enforcement has 272 new cases year to date, and 166 are currently still open.

##### **County Geologist /Cave Specialist- Matt Forir**

Matt Forir told the Commission that he recently discovered old mining maps from the 1800's and they are available to view.





### **Building Regulations – Dave O'Dell**

Dave O'Dell provided a monthly report to the Commission. Permit total for July was 136, and 979 year to date. Total revenue collected for July was \$48,205, and year to date was \$330, 277. (Ex. E).

### **Planning and Zoning Cases-Kent Morris**

Morris updated the Commission on planning board cases and provided a monthly planning and zoning report. (Ex. F)

Commissioner Cirtin read a legal parameters of the planning and zoning session to the crowd. He moved Case #2032 to the top of the agenda to accommodate those in attendance for their time.

1. Request Rezoning, Planning Board Case Number 2032, Roscoe and Barbara Killingsworth, applicants. Bill Killingsworth spoke in favor of the request. No one came forward in opposition. Commissioner Bengsch made a motion to approve the request. Commission Hough seconded the motion. The motion passed unanimously.  
Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.
2. Amendment to correct and clarify two definitions in Article I, Planning Board Case Number 2019, Greene County Planning Board, applicants. No one came forward in opposition. Commissioner Bengsch made a motion to approve the request. Commission Cirtin seconded the motion. The motion passed unanimously.  
Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.
3. Amendment to correct and clarify Section 10 and add Sec. 17 in Article III, Planning Board Case Number 2020, Greene County Planning Board, applicants. No one came forward in opposition. Commissioner Bengsch made a motion to approve the request. Commission Hough seconded the motion. The motion passed unanimously.  
Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.
4. Amendment to clarify surfacing Article IV: Special Provisions, Section 2, Off Street Parking Space by adding additional flexibility for dustless surfaces, Planning Board Case Number 2021, Greene County Planning Board, applicants. No one came forward in opposition. Commissioner Hough made a motion to approve the request. Commission Bengsch seconded the motion. The motion passed unanimously.



Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.

5. Amendment to clarify definition and parking requirements for a single RV in Article IV, Section 5, Planning Board Case Number 2022, Greene County Planning Board, applicants. . No one came forward in opposition. Commissioner Cirtin made a motion to approve the request. Commission Bengsch seconded the motion. The motion passed unanimously.  
Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.
6. Amendment to clarify fence height requirements in Article IV, Section 18, and eliminate Subsection C, Planning Board Case Number 2023, Greene County Planning Board applicants. No one came forward in opposition. Commissioner Bengsch made a motion to approve the request. Commission Hough seconded the motion. The motion passed unanimously.  
Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.
7. Amendment to Article IV Section 25, clarifying language on drainage easements, Planning Board Case Number 2024, Greene County Planning Board, applicants. No one came forward in opposition. Commissioner Hough made a motion to approve the request. Commission Bengsch seconded the motion. The motion passed unanimously.  
Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.
8. Amendment to Article IV Section 27, changing amount of bonding required for erosion control plans, Planning Board Case Number 2025, Greene County Planning Board, applicants. No one came forward in opposition. Commissioner Hough made a motion to approve the request. Commission Bengsch seconded the motion. The motion passed unanimously.  
Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.
9. Amendment to Article IV Section 35, clarifying restrictions on immobilized vehicles, Planning Board Case Number 2026, Greene County Planning Board, applicants. No one came forward in opposition. Commissioner Hough made a motion to approve the request. Commission Bengsch seconded the motion. The motion passed unanimously.  
Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.
10. Amendment to Article V, remove minimum square footage, Planning Board Case Number 2027, Greene County Planning Board, applicants. No one came forward in opposition. Commissioner Cirtin made a motion to approve the request. Commission Bengsch seconded the motion. The motion passed unanimously.  
Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.



11. Amendment to various Articles clarification on in home daycares, home occupations, setbacks from county roads, Planning Board Case Number 2028, Greene County Planning Board, applicants. No one came forward in opposition. Commissioner Bengsch made a motion to approve the request. Commission Hough seconded the motion. The motion passed unanimously. Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.

12. Amendment to Article IV, Special Provisions Section 19, and Subsection B , Planning Board Case Number 2031, Greene County Planning Board, applicants. No one came forward in opposition. Commissioner Hough made a motion to approve the request. Commission Bengsch seconded the motion. The motion passed unanimously. Aye: Bengsch, Cirtin, Hough. Nay: None. Absent: none. Abstain: None.

Commissioner Cirtin expressed gratitude for the hard work of the Planning and Zoning Board and staff.

**Public Comment**

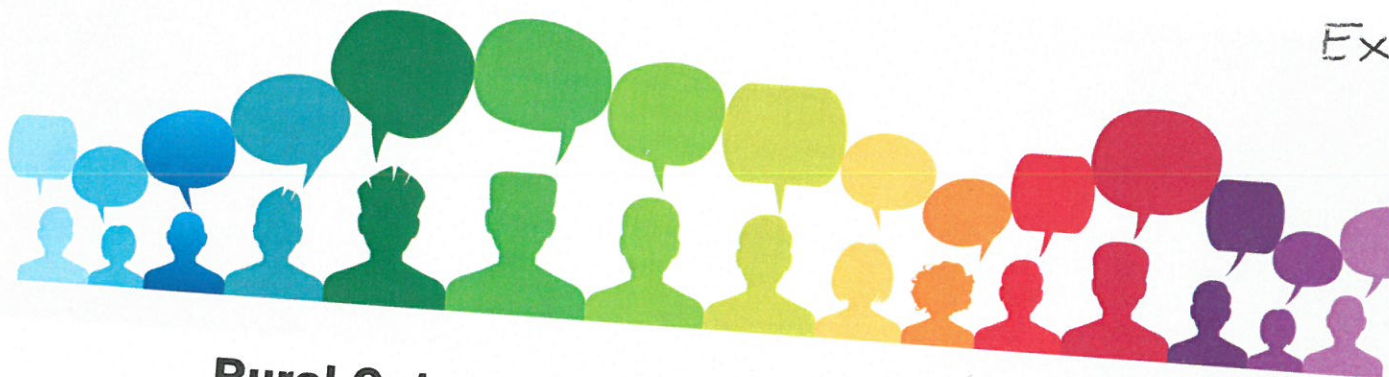
(None)

**Other Business**

(None)

Meeting adjourned at 10:40 a.m.





## **Rural Outreach Initiative Town Hall Series Hosted by the Missouri Job Center Ozark Region**

The Missouri Job Center is hosting a town hall series to discuss workforce challenges and address needs in developing and retaining workers in the Ozark Region.

Representatives from local employers, as well as Presiding Commissioners from each of the counties will be on hand to discuss current trends in employment and what resources are needed to develop and retain a skilled workforce in their respective counties.

### **SCHEDULE OF EVENTS**

**August 22 — Polk County | Bolivar**

**August 29 — Dallas County | Buffalo**

**August 30 — Webster County | Marshfield**

**September 17 — Stone County | Galena**

**TBD — Taney County | Branson**

**TBD — Christian County**

**All events are free and open to the public.**



A proud partner of the americanjobcenter network®

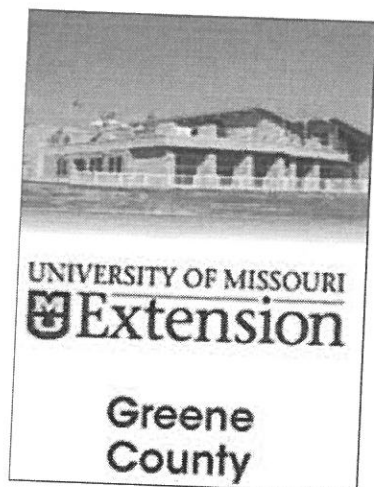
**Ozark Region**

For more information, contact Katherine Trombetta, communications coordinator, at 417-841-3389 or [ktrombetta@springfieldmo.gov](mailto:ktrombetta@springfieldmo.gov).

The Missouri Job Center is an equal opportunity employer/program. Auxiliary aides and services available on request to individuals with disabilities. MO TTY users call 800-735-2966 or dial 711.







### INSIDE THIS ISSUE

Each month read updates and reports on these University of Missouri Extension programs in Greene County:

- Nutrition
- Community and Human Development
- Horticulture
- Agriculture
- 4-H Youth
- Local Foods

Each "Reaching Out Report" is used by Greene County Extension specialists to concisely communicate activities, impacts and events to members of the Greene County Extension Council, Greene County Commission and Greene County residents.

### LOCAL EVENTS

See program lists and calendars inside this newsletter for a glimpse of what is coming up.

### 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.

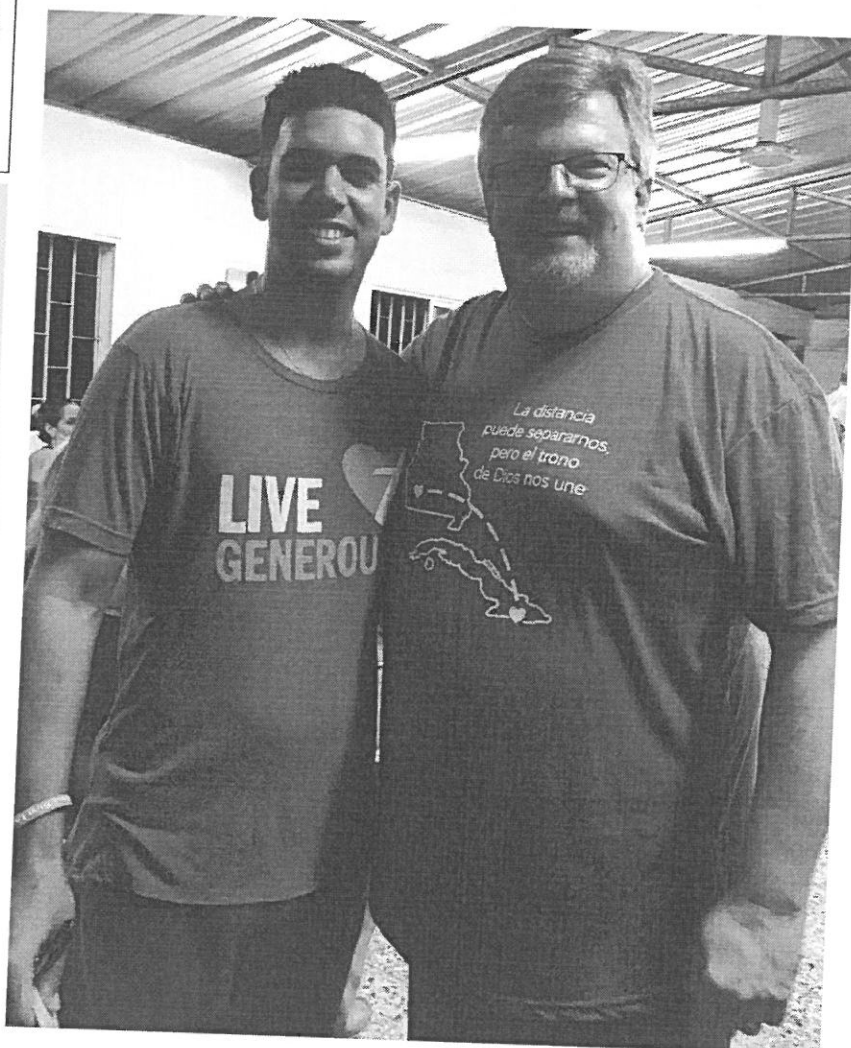
# "Reaching Out Report"

*the Greene County Extension Newsletter*

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

Email: [greeneco@missouri.edu](mailto:greeneco@missouri.edu) \* Tel: (417) 881-8909

**August 2018 \* Vol. 11, Issue 8**



New friend Alejandro Bermudez with David Burton

## Cuba Experience Expands CPD's Understanding of Volunteerism

*Written by David L. Burton*

My wife Stacey, daughter Lauren and I visited Santiago and El Caney, Cuba the last part of June on a 10-day mission trip. It was my first trip out of the United States, but my wife's fourth trip to Cuba and my daughter's third.

Continued on page 5

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

## Financials

**Financial Notes**

Financially, the summer months are lean months for revenue. We are lighter on paid programs at this time.

Our two major fundraisers take place in the fall, however we have had success with sponsorships this spring and that has added some new revenues to our budget and helped put us in a position to meet our donation goals this fall. Council members have been a huge help in this effort.

**County Extension Council Meetings**

**July**—No council meeting

**Monday, Aug. 27,**  
Noon, Botanical Center,  
\$5 lunch, guest speaker  
is Dr. Pam Duitsman on  
the topic of "Nutrition  
for a long life."

**Engagement Report for Greene County MU Extension**

Numbers for June 2018		MEASURED SOCIAL ENGAGEMENT		
Method for Engagement	Current Followers	This Month	Year to Date	2018 Goal
Reaching Out Report - online at Issuu	789	859	1887	2500
Southwest Regional News Service (email)	9,261	8377	30678	50,000
Greene County Extension Facebook	1459	15720	36110	45,000
MUExt417 Extension Facebook	514	174	1125	2,000
Twitter	177	6	31	300
Linkedin	982	98	278	300
Youtube MU Extension417 views	781	442	9549	10,000
Reported Extension Council engagement	22	52	218	400
Special mailings		105	601	1,000
Personal Leader engagement		21	89	150
SW Region Blog	949	10	38	100
<b>TOTAL</b>	<b>14,934</b>	<b>25,864</b>	<b>80,604</b>	<b>111,750</b>
<b>KLOUT Rating</b>	<b>173%</b>			

**Goals and for the year (as of June 13, 2018)**

DRIVERS FOR 2018	Actual	Goal	Pert	2017	2016	2015	2014
Soil tests	226	400	56%	359	378	332	306
Total Registrations	653	1,000	65%	1,162	744	660	541
Total Donors	23	120	19%	91	68	102	115

**Monthly Extension Meetings**

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

**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 Extension Council:** Last Monday of the month at noon at the Springfield Botanical Center. In May, meeting is on Tuesday.





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**Extension**  
Greene County

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that can improve  
your life!*

**Upcoming Programs / Enroll Now!**

**Thanks to Our  
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**INTEGRITY**  
HOME CARE + HOSPICE



GREENE COUNTY SOIL &  
WATER CONSERVATION  
DISTRICT



10 NATHANIAL GREENE LANE, SPRINGFIELD, MO 65807

**EXCEL Leadership Class 2**

Learn more online about our leadership development (EXCEL) program.

**Fifth Annual Salute to Farms**

Fifth annual "Salute to Century and Family Farms" is 6 p.m. to 9 p.m. on Tuesday, Sept. 18 at the historic Round Barn Event. Greene County Registration is required. \$25 per person.

**Garlic Workshop Sept. 21**

Learn to grow garlic for fun and profit and taste varieties at this year's annual Garlic Workshop. Pre-registration needed and is \$10 per person.

**Healthy Yards - Clear Streams**

MU Extension will host a "Healthy Yards for Clear Streams" workshop from 9 a.m. to 3 p.m., Friday, Aug. 10 at the Botanical Center located. \$55 per person and pre-registration is required.

**SkillUp Programs Continues**

SkillUp 101 is designed to help get people off food stamps and become self-sufficient. Classes at the Botanical Center. Call 855-278-0354 to register.

**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>**

## Business and Community Development

### "Healthy Yards for Clear Streams" Workshop in Springfield August 10

University of Missouri Extension will host a "Healthy Yards for Clear Streams" workshop from 9 a.m. to 3 p.m., Friday, Aug. 10 at the Springfield Botanical Center located at 2400 S. Scenic Ave. Springfield.

The purpose of this workshop is to provide homeowners tools they can use to protect area waterways with sustainable lawn and garden practices.

Speakers and topics covered include Kelly McGowan, horticulture educator with University of Missouri Extension and Dr. Hank Stelzer, MU Extension state forestry specialist.

Topics presented will include vegetable gardens, flower beds, and ground covers, integrated pest management, sustainable landscaping, basic lawn care and basic tree care.

Cost of the workshop is \$55 per person and includes a catered lunch and handouts. Seating is limited, and registration is needed by Aug. 8.

Registration can be done online at <http://extension.missouri.edu/greene> or by mailing a check to the Greene County MU Extension Center, 2400 S. Scenic Ave., Springfield, Mo.

65807.

For additional information, contact McGowan by telephone at 417-874-2965 or by email at [mcgowank@missouri.edu](mailto:mcgowank@missouri.edu).

University of Missouri Extension programs focus on the high-priority needs of Missourians to improve lives, communities, and economies by providing relevant, responsive and reliable educational solutions. MU Extension programs are open to all.

### Space for Rent

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

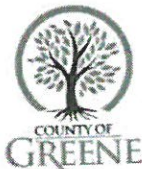
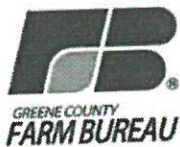
Springfield Botanical Gardens at  
Nathanael Greene Close Memorial Park.  
417-891-1515 | [www.botanicalcenter.org](http://www.botanicalcenter.org)

### Program Calendar Online

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

### "Presenting Sponsors" for Greene County Extension

These financial partners have contributed an annual sum to make it possible for MU Extension to continue offering local programs and services in four impact areas: agriculture and the environment, youth and families, business and community development, and nutrition and health.



GREENE COUNTY SOIL &  
WATER CONSERVATION  
DISTRICT

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## Business and Community Development

The experience was truly impactful for the Cubans we worked with and for us. We went to encourage them but left being encouraged ourselves.

Stacey and I went specifically to teach and lead a three-day marriage conference, which ended with a service for the renewal of vows. We participated as part of our 25th wedding anniversary. However, what was even greater to see was the positive impact this made on 32 marriages and families. While not everything there can be duplicated here in western Greene County, or vice versa, there are certain principles that we can learn and apply to us.

1. Grand programs with hundreds of participants are sometimes an unnecessary burden. Relationships are much more important and impactful.

2. Make do with what you have; use what you have. This applies to things in the home. I have never seen so many useful things made out of plastic shopping bags!

3. We Americans overemphasize material wealth. It is not our money that saves us! In some situations, it may be our money that condemns us. Cubans look north to the United States and their friends or relatives that live there and think they see the answers to their problems but the truth is the answers lie elsewhere. The answers cannot be found in American dollars.

4. There is a strong sense of family and volunteerism in Cuba but it means something different to them. They cannot

just pick up paintbrushes and go paint someone's house. When they do civic work, it is always sponsored by the government (every 18-year-old does two years of civic work or serves in the military). Extra time is spent supporting family or, in the case of what we saw, church family. That is where true volunteerism occurs in this culture.

5. Despite a rainbow of skin colors these people all get along and are, first and foremost, Cubans. There is a noticeable absence of identity politics here.

6. Lessons in health: drink coffee and visit after every meal, have fresh juice more often, walk places when you can, wait until tomorrow on things of less importance.

7. From what we saw, Cubans are poor but they are not dirty; they put effort in to looking their best for church and being clean. It proves that being poor is no reason to not respect yourself! It is possible to be poor and overworked and still be happy and kind.

While I am thankful to be home where I can flush a toilet, drink water from the faucet, go to a store and find what I need and enjoy air conditioning, I do miss the warmth and kindness extended to us by the people in Cuba.

It was one of the best experiences of my life! If you would like to know more, my wife and I are happy to speak to community groups or others interested in Cuba.



Prior to teaching my first session to men.



Opening session of the marriage conference.



# FEASIBILITY STUDY

for aspiring entrepreneurs

Ever thought about starting your own business?

## WE ARE SEEKING INDIVIDUALS WHO:

- Have a new business idea, but need direction on how/where to start
- Have a passion for their business concept and are prepared to invest
- Have availability to meet and communicate with student groups

This Feasibility Study is a partnership between Missouri State University's Small Business & Technology Development Center (SBTDC) and Entrepreneurship Program. In this semester-long project students conduct research and evaluate all aspects of a client's business concept.

### For additional information

Small Business & Technology Development Center  
[sbtcdc@missouristate.edu](mailto:sbtcdc@missouristate.edu) | (417) 837-2617  
Cost: \$260\*

\*Client must also participate in the 6-hour seminar titled "The Successful Business: Planning & Funding" offered through the SBTDC at a cost of \$139. \*\*The Feasibility Study is researched and presented by undergraduate students studying entrepreneurship, and is directly supervised by Missouri State University faculty.



Missouri State  
UNIVERSITY

## FEASIBILITY ANALYSIS INCLUDES:

### Business Overview

- Industry trends and benchmarks
- Business concept
- Products & services

### Market Assessment

- Target market
- Competition's competitive advantage
- Marketing mix strategy
- Pricing & promotional strategy

### Operations & Management Assessment

- Location & building layout
- Legal issues
- Labor & equipment needs
- Operating hours and procedures

### Financial Assessment

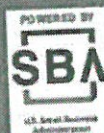
- Estimated start-up costs
- Sales projections & proforma statement
- Cash analysis
- Break-even analysis

### Feasibility Decision

- Business viability
- Alternative strategies

### Presentation of Findings

- Detailed report
- All supporting research



Funded in part through a cooperative agreement with the U.S. Small Business Administration. Programs are extended to the public on a non-discriminatory basis. Reasonable accommodations for persons with disabilities will be made if requested at least two weeks in advance. Contact: Tami Horton, Missouri State University SBTDC, 405 N. Jefferson Ave., Springfield, MO 65806, (417) 837-2617. The Missouri State University SBTDC is a University of Missouri Extension partner.

An Equal Opportunity/Affirmative Action/Minority/Female/Veterans/Disability/Sexual Orientation/Gender Identity Employer and Institution



## Business and Community Development

### Ash Grove Betterment Night Rallies Those Interested in Improving the Quality of Life in Their Community

Greene County MU Extension joined forces with the Ash Grove Sunshine Center to offer a unique event on July 12 aimed at addressing challenges and improving the sense of community in Ash Grove.

Around 30 individuals attended the event, and all proceeds from the meal stayed with the Sunshine Center to support their building and programs for senior residents of the area.

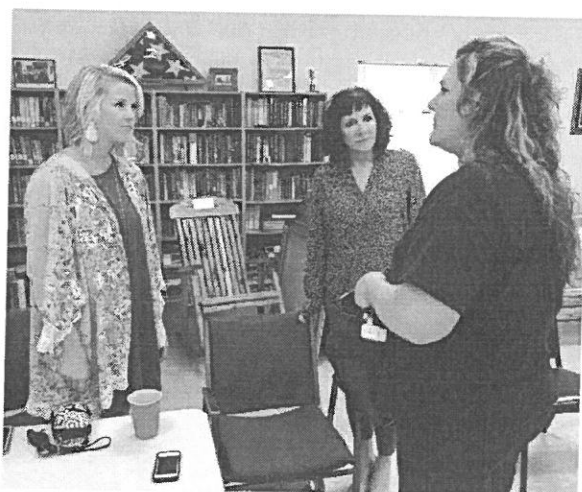
David Burton, a community development specialist with University of Missouri Extension in Greene County who grew up in Ash Grove, presented a program entitled, "Working Together to Create a Better Community."

Burton highlighted community organizations that are working to improve Ash Grove: the Nursing Home Auxiliary, Historic Town Committee, Circle of Paws, Care to Learn, the Ash Grove Fire District, and Freeway Ministries at Ash Grove First Baptist Church.

**Continued on page 8**



**Dr. Amy Patillo (Extension) and Shamim Jaleel (Cox)**



**Hillary Nicholson (left) shares with residents about the Care to Learn program in Ash Grove.**



**Dr. Pam Duitsman talks about nutrition.**

## Community and Business Development

Continued from page 7

"I can tell you there is no magic wand to be waived that will improve the quality of life or increase community involvement. When a community declines, it is often a slow fade. And the same is true when the community improves," said Burton.

But he also noted that there are ways residents can impact a community and one of the greatest ways is negativity versus a positive *focus* on what's going on in the community.

"Negativity is contagious. But so is a positive community attitude," said Burton. "Taking ownership of the community through local leadership, volunteerism and involvement is a key step forward to improvement, but it does require work."

He encouraged attendees to think about what originally attracted them to the community and then rally around that aspect. At the same time, individuals that are local and negative should resolve to turn over a new leaf, forgive and forget, and set some positive goals.

"Connect with positive people around something that you love and focus on those things that are true, noble, right, pure, lovely, admirable, excellent and praiseworthy. Think on these things," said Burton. "Positive people are healthier, they live longer, and they are happier."

Earlier in the evening, Dr. Amy Patillo, a workforce development specialist with MU Extension, presented "Health Insurance Literacy." Dr. Pam Duitsman, a nutrition and health education specialist with MU Extension, presented "Nutrition for Life-Long Health."

The speaker topics were selected based on local feedback received during the EXCEL leadership program. Enrollment for the leadership program is underway now with 15 seats available.

Continued on page 9

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

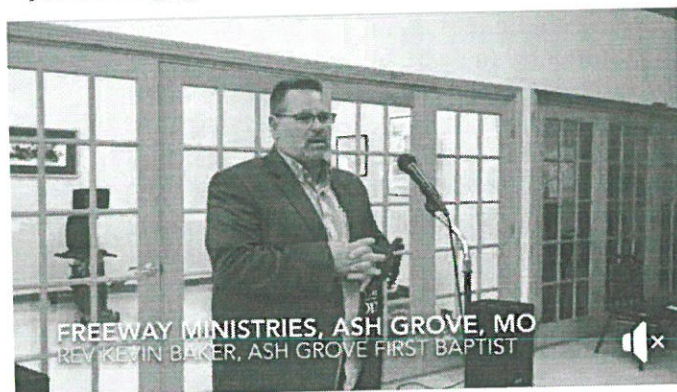


### Greene County Extension Council

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Posted by David Burton  
Monday at 8:00 AM · 🌐

Change a life, change a family. Change families bring change in your community. One of the nonprofit volunteer organizations represented at the MU Extension hosted Ash Grove Betterment Night on July 12 was Freeway Ministries. Here is their story and how you can engage with them in Ash Grove.



This video has had over 9,000 views!



### Greene County Extension Council

...

Posted by David Burton  
Saturday at 10:13 AM · 🌐

Meet one of the groups highlighted at the Ash Grove Betterment Night put on by Greene County Extension July 12. Volunteers needed for the Ash Grove Nursing Home Auxiliary.



This video has had over 4,000 views since our betterment night on July 12.



## Community and Business Development

Continued from page 8

Local sponsors funded the marketing and promotion of this event. Those sponsors included

Integrity Homecare and Hospice, First Baptist Church of Ash Grove and Freeway Ministries, Wilson-Griffin Funeral Homes, Greene County Farm Bureau, Greene County Commission, and the Greene County Commonwealth.

For more information on how to organize a betterment night in your community, contact Greene County MU Extension by telephone at (417) 881-8909 or online at <http://extension.missouri.edu/greene>.

"Our goal is to conduct a betterment night in each community of Greene County as a way to better connect with the county," said Burton. "Speakers and topics will vary from location to location."



**Greene County Extension Council**

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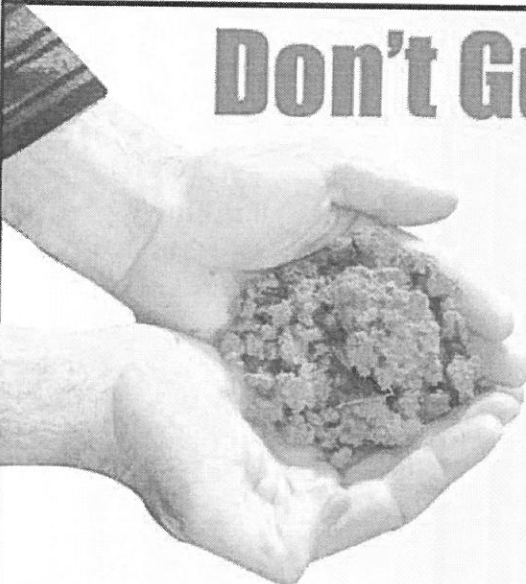
Posted by David Burton

8 hrs · 🌐

Care to Learn is active and helping students in Ash Grove. Find out how you can help from this presentation by Hillary Nicholson at the MU Extension conducted Ash Grove Betterment Night on July 12.



The Care to Learn program in Ash Grove begins its second year and needs both donations and volunteers.



# Don't Guess, Soil Test

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

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

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


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

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

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

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

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

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

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## AGRICULTURE AND COMMUNITY ENGAGEMENT

### "Salute to Century and Family Farms" Event is Sept. 18

The fifth annual "Salute to Century and Family Farms" event scheduled for 6 p.m. to 9 p.m. on Tuesday, Sept. 18 at the historic Round Barn Event Center along Clear Creek, 10731 W. US Hwy 160, Walnut Grove.

Greene County Extension will honor the newest Century Farms in the county, recognize a past Century Farm with MVP status, celebrate local family farms and hear from some area youth that plan to go in to farming. There will also be a live auction and some other fun activities with all proceeds going to the Greene County MU Extension Council to fund additional local programs.

The following four Greene County farms will be recognized at the 2018 event; Jeanette Forney of Strafford, Lindal and Carol Highfill of Fair Grove, Harriett McCall of Willard and Doug and Robin Shelton of Willard.

Attendees will be treated to a full meal provided by Maggie Mae's Catering from Miller. A sponsorship from Old Missouri Bank makes the dinner at the event possible.

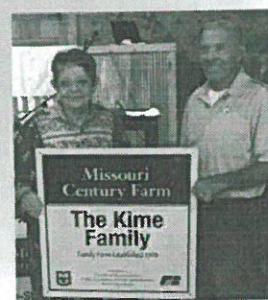
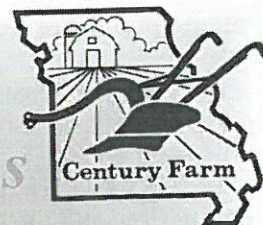
Advance tickets will be required and will go on sale later this summer. For more information call the Greene County MU Extension office at (417) 881-8909.

Greene County's

### *Salute to Century and Family Farms*

**Tuesday, Sept. 18, 6 p.m. to 9 p.m.**

At Round Barn Event Center near Ash Grove  
\$25 tickets include dinner and fun!



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

**Donate on the Greene County Extension website by mail or in person.**

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

**Enjoy making a difference in the lives of 45,000 county residents annually.**

**University of Missouri Extension in Greene County**

Located inside the Botanical Center

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

Tel: (417) 881-8909 | Email: [greeneco@missouri.edu](mailto:greeneco@missouri.edu) | Online at <http://extension.missouri.edu/greene>



## As Seen on Facebook

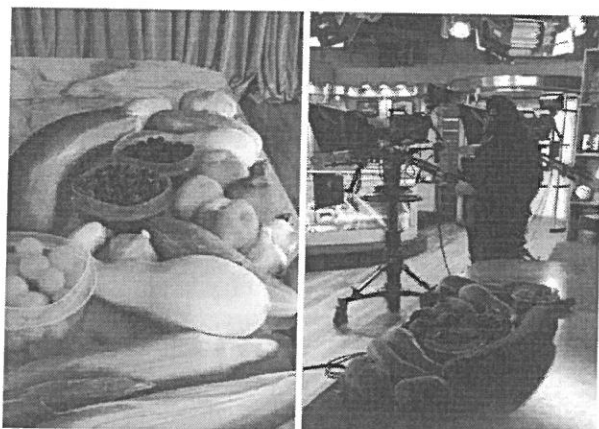
The Facebook page for the **Greene County Extension Council** is regularly updated with reports and photos from ongoing classes and special events. Want to know more about how the impact of MU Extension on Greene County? Follow us on Facebook. Want to learn about upcoming programs? Follow us on Facebook! The following are a few highlights posted this past month.



## Greene County Extension Council

Posted by David Burton  
July 12 at 11:17 AM · 🌐

Kelly McGowan, horticulture educator with Greene County MU Extension, is sharing about summer fruits and vegetables on her KOLR 10 segment today. Let's support our local farmers who work long hours in this awful heat by shopping for and purchasing local produce! 🍅🍆🍅🍆🍅🍆🍅🍆



## Greene County Extension Council

Posted by David Burton  
Just now · 🌐

Good to be back home from Columbia, Mo where Pam Duitsman, Amy Patillo, David Burton and Kelly McGowan spent three days learning about agriculture and setting work goals. David says he can honestly say that He now knows five times more about soybeans than I did before he went.

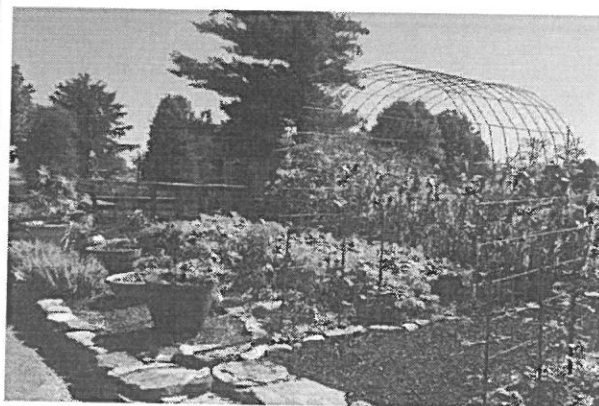


## Greene County Extension Council

Posted by David Burton  
June 19 · 🌐

Make Plans to Visit the Master Gardeners of Greene County Vegetable Garden at the Springfield Gardens

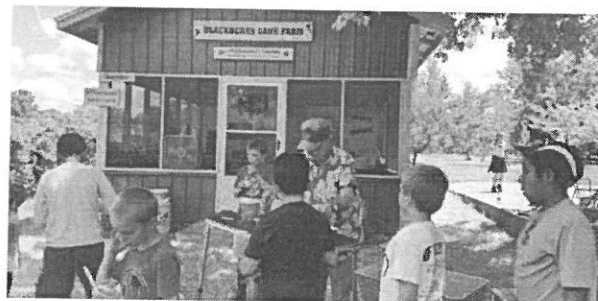
SPRINGFIELD, Mo. -- The Master Gardeners of Greene County -- with leadership from Carl Redmon, Nancy Chambers, and Denise Fleetwood -- have redesigned their vegetable garden for the... [See More](#)



## Greene County Extension Council

Posted by Amy Patillo  
Friday at 1:01 PM · 🌐

Hollister Tiger Academy celebrating summer with the Farm to school of the Ozarks at BlackBerry Lane Farm with Amy Patillo, MU Extension, Debbie Redford, Hollister Schools and Taney County Health Department



## MU Extension Staff Headquartered in Greene County



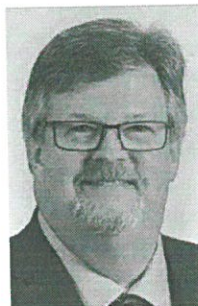
### Kelly McGowan

Horticulture Educator  
[mcgowank@missouri.edu](mailto:mcgowank@missouri.edu)

**Started:** 2012

**Education:** Bachelors in horticulture from Missouri State; Masters in Forestry from University of Missouri.

**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  
[burtond@missouri.edu](mailto:burtond@missouri.edu)

**Started:** 2001

**Education:** Journalism and political science (Bachelors); Master's in marketing and communications, Drury.

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



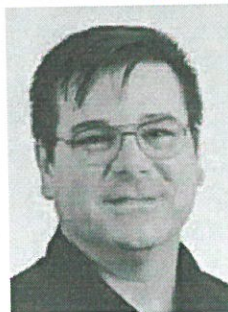
### Renette Wardlow

Human Development  
[wardlowr@missouri.edu](mailto:wardlowr@missouri.edu)

**Started:** Jan. 1987

**Education:** Bachelor's and Master's in human development and family studies, University of Arkansas.

**Responsibilities:** Programs related to parenting, youth development, character education, teen issues, anger and stress management, building positive self-esteem and child development.



### Jeff Barber

Housing and Design  
[barberj@missouri.edu](mailto:barberj@missouri.edu)

**Started:** Sept. 2005

**Education:** Master's of architecture, University of Oklahoma; Bachelor's in art and architecture from Drury.

**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.



### Pam Duitsman

Nutrition Specialist  
[duitsmanp@missouri.edu](mailto:duitsmanp@missouri.edu)

**Started:** Nov. 1, 2009

**Education:** PhD and master's degrees from Iowa State University.

**Responsibilities:** Nutrition and health education programs including classes on chronic disease management. Also works on projects to enhance food security in selected Missouri Communities, and working with Food Policy Councils.



### Amy Patillo

Community Development  
[patilloa@missouri.edu](mailto:patilloa@missouri.edu)

**Started:** November 2011

**Education:** Bachelor's in Communications Sciences and Disorders; Master's in Educational Administration

and Communications; Ed.D. in Educational Administration.

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



## MU Extension Staff Serving Greene County



**Sherri Hull**  
Nutrition  
Program  
Associate  
Joined 2008



**M. Dickensheet**  
Nutrition  
Program  
Associate  
Joined 2018



**Marty Wood**  
Nutrition  
Program  
Associate  
Joined 2000



**Jennifer Nevatt**  
Family Nutrition  
Program Manager  
SW Region  
Joined 2010



**Della Miller**  
Nutrition  
Program  
Associate  
Joined 2018



**Terri Fossett**  
Program  
director  
Joined 2000

### Family Nutrition Education Program

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



**Missouri**  
Small Business  
& Technology  
Development  
Centers

**Contact:**  
Chrystal Irons

Sandra Smart-Winegar



Irons

**Located inside the**  
Robert W. Plaster  
Free Enterprise Center  
405 N. Jefferson Ave.  
Springfield, Mo



Smart

417-837-2617-Phone  
<https://sbtcd.missouristate.edu/>

### Karla Deaver

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



### Andy McCorkill

Livestock specialist  
Headquartered in Dallas County  
Tel: (417) 345-7551  
Email: [mccorkilla@missouri.edu](mailto:mccorkilla@missouri.edu)



### Tim Schnakenberg

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



### Patrick Byers

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



### Bob Schultheis

Natural Resources Engineering Spec.  
Headquartered in Webster County  
Tel: (417) 859-2044  
Email: [SchultheisR@missouri.edu](mailto:SchultheisR@missouri.edu)



### Jim Spencer Jr.

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



## Southwest Region Directors Office

3003 E. Chestnut Expressway, Suite 200, Springfield, Mo.  
Tel: (417) 865-0707

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

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



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



### The Extension office offers:

- Soil testing
- Lawn and gardening hotline
- Trainings for those who love plants
- 4-H program for youth
- Leadership development programs
- Nutrition education for families
- Community visioning
- On farm education
- Private pesticide applicator trainings
- Support for locally grown foods
- Programs for new business owners.
- Facilitation and moderator services
- Training for childcare workers
- Education for senior adults and families
- Training for communities, non-profits
- Research-based and affordable
- And much more

Since 1914, Greene County and area residents have sought help from 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 locally elected and appointed citizens, is your local link to practical education on almost anything.

### Home to these programs and more!



### Facebook: Become a Fan

Find the Greene County Extension Council on Facebook along with Master Gardeners of Greene County and MUEExtension417.

### County's Extension Website

The website had over 34,000 visitors in 2017. ([extension.missouri.edu/greene](http://extension.missouri.edu/greene))

### "Reaching Out Report"

Monthly newsletter from Greene County Extension details events and is available at <http://issuu.com/greenecoext>.



**Maggie Black**  
Office Manager for Greene  
County MU Extension  
*Joined the local office in 2015*

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

## UNIVERSITY OF MISSOURI Extension

### Greene County MU Extension

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

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

Office hours:

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

<http://extension.missouri.edu>





DRAFT

FRIDAY, AUGUST 17, 2018

# Drought Survival Meetings

Tips for livestock producers as they prepare to feed cattle  
through the fall and winter and improve pastures

**Offered in Two Locations**

**9:00 a.m.—Noon**  
**SW Research Center**  
14548 Hwy H.  
Mt. Vernon, MO

**2:00 p.m.—5:00 p.m.**  
**Springfield Livestock  
Marketing Center**  
6821 W. Independence Dr,  
Springfield, MO

## PROGRAM HIGHLIGHTS

### **Supplementing Low Quality Hay**

Dr. Eric Bailey, State Beef Nutrition Specialist, Columbia

### **Alternative Feed Sources**

Eldon Cole, Regional Livestock Specialist, Mt. Vernon

### **Assessing the Price of Forages**

Jim Spencer, Ag Business Specialist, Ozark,

### **Precautions with Nitrates and Prussic Acid**

Jill Scheidt, Regional Agronomy Specialist, Lamar

### **Fall Forage Alternatives**

Tim Schnakenberg, Regional Agronomy Specialist, Galena

Producers are welcome to bring lower stems of fertilized sudangrass, millet,  
bermudagrass and Johnsongrass for a quick analysis of nitrates

## SPONSORED BY

Lawrence and Greene Co. University of Missouri Extension Councils  
For more information call 417-357-6812

UNIVERSITY OF MISSOURI  
 **Extension**

equal opportunity / ADA institution





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## INTEROFFICE MEMORANDUM

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**TO:** Greene County Commission  
**FROM:** Rick Artman, Highway Administrator *RJA*  
**SUBJECT:** July Monthly Report  
**DATE:** 8/06/2018

### OPERATIONS:

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

#### **DISTRICT 1 CREW**

- Crews completed road improvements on FR 117 between FR 44 and FR 54. Activities included shoulder improvements, drainage pipe replacements, and clearing of trees and brush. New pavement will be placed soon.
- Crews installed new drainage pipes on FR 117 and on "dead end" FR 176.
- Crews performed drainage improvements on Cardinal St. at Meadowlark.
- Crews completed road repairs on FR 44 and FR 2, and shoulder improvements on FR 115, FR 71 and FR 136. Crews also repaired a soft spot on FR 94 and repaired potholes in various other locations.
- Crews performed "mill and fill" road repairs at the following locations: FR 141, FR 178, FR 186, and FR 107.
- The Brush crew removed brush across the district to improve sight distances and to raise the canopy over several roadways. Crews removed fallen trees and limbs from the ROW due to high winds.
- Other tasks for the month included: mowing, trash and animal removal, street sweeping, inspections and maintenance of equipment, etc.



## DISTRICT 2 CREW

- Crews removed and replaced broken concrete pavement sections on Nottingham St.
- Crews patched potholes and performed edging work on FR 52, FR 197, and Nottingham St.
- Crews repaired soft spots at the following locations: FR 170, Rogers Avenue, and FR 20. Crews also performed cold mix patching on FR 20.
- Crews replaced a deteriorated drainage pipe under FR 137 at FR 2. The pipe was rotten and the roadway was failing.
- The backhoe crew repaired soft spots in the roadway at the following locations: Rogers Avenue at Stoneridge St., and on FR 193. Permanent pavement repairs will be made at a later date.
- Crews cleaned ditches to improve drainage at the following locations: FR 193 north of FR 66, FR 137, and Eagle Lane.
- Crews replaced driveway drainage pipes at the following locations: FR 193, FR 56, FR 48, FR 164, FR 170, and Logan Street.
- Crews milled headers at the following locations in preparation of paving operations: FR 194 at NN, FR 195, FR 193, and FR 189.
- Crews performed hot mix patching at the following locations: FR 137, FR 56, FR 170, and Rogers Street.
- Crews cleaned ditches and peeled vegetation from the roadway edges on FR 253. Crews also repaired a pothole on FR 253.
- The Brush crew responded to requests of service to improve sight distance and sign visibility at the following locations: FR 253, FR 182, FR 141, FR 143, FR 193, FR 165, FR 68, Blackman Ave, River Birch Drive, and Arlington Drive.
- High winds caused damage to trees, property and power lines on Thursday, July 19<sup>th</sup>. Two, three-man crews were called in to clear debris from the roadways.
- 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 34 east of FR 115 = 2.22 mi
    - FR 119 north of Rte BB = 0.75 mi

- Total = 2.97 miles**

- **Cold Mix Paving**

- FR 11 north of Rte TT = 0.25 mi
  - FR 15 south of FR 188 = 0.75 mi
  - FR 25 south of FR 188 = 0.75 mi
  - FR 194 east of FR 15 = 1.25 mi
  - FR 188 east of FR 15 = 1.25 mi
  - FR 29 north of Rte TT = 2.20 mi

- Total = 6.45 miles**

- Miscellaneous

- Crews performed 'Toolbox Talks'.

## SPECIAL PROJECTS CREW - BOX CULVERTS/BRIDGE MAINTENANCE

- Replaced box culvert #002217608 with 42' of 5's x 4'r boxes and wing walls on each end.
- Hauled 800 square bales of straw to our complex to use throughout the year for mulching operations.
- Replaced box culvert #VAL264401 with 42' of 7's x 4'r boxes and two end sections.
- Removed "sunken" asphalt from around electric pull box at the fuel island. Compacted sub-grade and placed new concrete on area.
- Worked nights to haul straw and manure from the fairgrounds to Morning Glory Farms during the fair.

### Bridge Maintenance

- Sealed 25 bridge decks: # 22500111, #2350013, #23900301, #22100011, #22102781, #23100011, #2450000, #0440039, #0440041, #0620297, #06203061, #2230071, #0660212, #17100701, #1750072, #1410151, #14101551, #15100981, #15900711, #15900991, #06802011, #16501001, #1020164, #17101061, #197235402.
- Sealed 8 box culverts under driveways on FR 97 north of Rte EE.



## 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 = 325
    - Number of repair orders = 5
    - Total parts cost = \$10,425.77
    - Average cost per repair order = \$2,085.15
  - Highway Department:
    - Total parts used = 2,294
    - Number of repair orders = 166
    - Total parts cost = \$55,671.36
    - Average cost per repair order = \$335.37
  - Service Center:
    - Total parts used = 639
    - Number of repair orders = 114
    - Total parts cost = \$30,514.98
    - Average cost per repair order = \$267.68
  - Warehouse:
    - Total Purchase Orders = 321
    - Number of parts returned = 22
    - Total parts received = \$56,067.00

## TRAFFIC CONTROL

- Set out traffic counters and collected speed and volume data at various locations.
- Crews performed routine sign maintenance.
- Set up detours for events & work zones. Placed portable speed display boards at various lo
- Crews striped the parking lots at the Highway Department, Historic Courthouse, Judicial Courthouse, and the PSC.
- Striping crew completed **98 miles** this month.





## **SAFETY**

- Vehicle Accidents
  - Sheriff = 7
  - Highway = 1
  - General Services = 0
  - Reportable Injuries = 0
  - Near Hits = 0
- Random drug testing was performed per DOT requirements.
- Work zone audits were conducted at various locations.
- Informed crews of the importance of a well laid out work zone.

## **ENGINEERING AND INSPECTION**

**Farm Road 170 (Republic Road) Roadway & Drainage Improvements (State Hwy FF to Golden Ave.)** (*Hartman & Company, Inc.*). Project is substantially complete. The contractor continues maintaining Erosion Control Systems. Contract Change Order No. 8 has been processed and the contractor is submitting Final Lien Waivers per contract requirements.

**Farm Road 167/Crenshaw Road Bridge 16702281 Replacement Project.** (*Hartman & Company, Inc.*). Construction is completed. Final punch list items are all that remains. FR 167 paving, both north and south of the bridge, is complete.

Right-of-way inspections for utilities drive entrances, and all other construction improvements within the right-of-way continues to be active. Subdivision construction operations are picking up as well.

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

### **District I**

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

### **District II**

- Hot Mix = 3.8 miles
  - Milling = 0.9 miles
  - Micro = 0.0 miles
- Total = 4.7 miles

Total for June = 4.7 miles

**Total Asphalt for Year = 92.6 miles**





# JULY END-OF-MONTH REPORT

## YEAR-TO-DATE STATISTICS

### RISK ASSESSMENT

Hazard Reports: 47 (+1)  
 Watch Officer Summaries: 17 (+1)  
 Vulnerability Assessments: 13 (+1)

### VOLUNTEERS

CERT/CART Hrs.: 423  
 Reservist Program Hrs.: 45  
 Intern Program Hrs.: 759  
 Vol. Program Hrs.: 822

### EDUCATION

CERT Graduates: 16  
 CERT New Members: Processing

### PUBLIC AFFAIRS

Press Releases:  
 News Stories: 3  
 OEM Facebook followers: 11,098  
 OEM Twitter followers: 3,640 (+0)  
 CERT Facebook followers: 816 (+0)  
 Community Outreach: 11 (+5)  
 PSC Monthly Usage: 858

### PROCEDURES-GUIDELINES

SOP Development/Update: 0

### RECYCLING TOTALS (227WKS)

Metal: 2,368 lbs.  
 Paper: 21,445 lbs.  
 Plastic: 3,969 lbs.  
 E-Waste: 9,604 lbs.  
 Glass: 790 lbs.  
 Cardboard: 5,431 lbs.  
 Overall Total: 43,609 lbs.

## Administration:

- Director federally deployed to Washington, D.C. 25 June-11 July
- Coordinated LEPC Executive Committee meeting
- **Coordinated Event: Governor Parson Signed Legislation into Law at Greene County Public Safety Center**

## Public Affairs:

- Collaborated with County PIO to coordinate communications with the governor's office the local media and public.
- **Coordinated public information for July 19 Weather Event**

## Operations:

- Provided support for the 4th of July Battlefield Independence Day
- Activated EOC to Level 3 to monitor and respond to damaging storm incident o July 19
- **Two personnel responded with the Greene County Medical Examiners trailer to Table Rock Lake boat sinking at the request of the Medical Examiner's office on July 19**
- Coordinated response to three nursing homes without power on July 20
- Coordinated CERT First Aid staffing plan for Ozark Empire Fair (OEF)
- Coordinated public safety communications for the 10 days of the OEF

## Planning:

- **Coordinated planning efforts for the Ozark Empire Fair and Route 66 Festival**
- Completed IAP for Ozark Empire Fair
- Attended 9-1-1 Advisory Board meeting
- Coordinated and participated in multiple Route 66 Festival planning meetings
- Continued updates to 2018 EOP
- Continued finalizing Preparedness Plan

## Training/Exercises:

- Completed after-action analysis and draft report for Operation Night Flight, airport full-scale exercise
- Continued coordination of Greene County Exercise Planning Program (EPP) Operation Night Flight video
- Participated in Region D Training & Exercise Planning Workshop (TEPW)
- Coordinated Skylab staff training
- Coordinated OEM/NWS Exercise
- Provided Training report at LEPC Executive Committee meeting
- Completed Homeland Security Exercise and Evaluation Program (HSEEP) training





# JULY END-OF-MONTH REPORT

- **Began creating the Multi-Year Training & Exercise Plan**
- Attended MSU tabletop exercise
- Hosted US Department of Homeland Security Communications Technician Course

## **Municipal Planner:**

- Continued updates to 2018 Municipality LEOPs
- Attended Homeland Security Exercise and Evaluation Program (HSEEP) training
- Assumed management oversight of the OEM Intern/Volunteer Program

## **Logistics:**

- Coordinated building setup for Governor Parsons visit
- Coordinated with Battlefield Fire Protection District for July 4<sup>th</sup> Fireworks in the Park
- Reviewed and updated ICS 205 Communication forms for Ozark Empire Fair
- Reviewed and updated ICS 205 Communication forms for Route 66 Festival
- Attended Campus Security Meeting
- Coordinated maintenance of the Impala
- Coordinating recycling program efforts
- Setup Skylab and OEM footprint at the Ozark Empire Fair

## **Regional/State Programs:**

- **Received FY19 funding for sustainment and updating of regional homeland security equipment**
- Attended RHSOC funding meeting
- Attended SMESO in Monett

## **TAFF FLEX TIME ACCRUAL**

Monthly Total: hrs.: 70.00

Yearly Total: hrs.: 791.75

(EX. E)

**BUILDING REGULATIONS DIVISION**  
**REPORT TO THE GREENE COUNTY COMMISSION**  
**Reporting Dates - 07/01/2018 to 07/31/2018**

<b>BUILDING CONSTRUCTION</b>	<b>JULY, 2018</b>	<b>Y.T.D.</b>
SINGLE FAMILY	31	236
MULTI-FAMILY	0	0
ACCESSORY BLDG	16	147
RESIDENTIAL REMODEL	5	33
COMMERCIAL PERMITS	4	49
RESIDENTIAL ADDITION	6	38
MISCELLANEOUS	70	457
MANUFACTURED HOMES	4	19

<b>TOTAL CONSTRUCTION PERMITS</b>	<b>136</b>	<b>979</b>
-----------------------------------	------------	------------

<b>REVENUE COLLECTED</b>	<b>JULY, 2018</b>	<b>Y.T.D.</b>
BUILDING	\$17,245.00	\$112,465.00
ELECTRIC	\$7,339.00	\$49,398.00
PLUMBING	\$5,299.00	\$35,034.00
MECHANICAL	\$5,449.00	\$38,622.00
ON-SITE WASTEWATER SYSTEMS	\$3,420.00	\$14,760.00
<b>SUBTOTAL</b>	<b>\$38,752.00</b>	<b>\$250,279.00</b>

<b>OTHER REVENUE COLLECTED</b>	<b>JULY, 2018</b>	<b>Y.T.D.</b>
ZONING CERTIFICATES	\$2,070.00	\$11,850.00
ZONING REVIEWS	\$250.00	\$5,125.00
MISCELLANEOUS	\$6,680.00	\$49,457.00
BUILDING APPEALS REQUEST	\$0.00	\$225.00
BUILDING PLAN REVIEW	\$253.00	\$7,861.00
DRIVEWAY	\$200.00	\$5,480.00
<b>SUBTOTAL</b>	<b>\$9,453.00</b>	<b>\$79,998.00</b>

<b>TOTAL REVENUE COLLECTED</b>	<b>\$48,205.00</b>	<b>\$330,277.00</b>
--------------------------------	--------------------	---------------------

<b>REVENUE COLLECTED YEAR TO DATE</b>	
REVENUE COLLECTED FOR BUILDING REGULATIONS	\$307,822.00
REVENUE COLLECTED FOR PLANNING & ZONING	\$16,975.00
REVENUE COLLECTED FOR COUNTY HIGHWAY	\$5,480.00

	<b>JULY, 2018</b>	<b>Y.T.D.</b>
<b>ESTIMATED COST OF CONSTRUCTION</b>	<b>\$12,540,678.00</b>	<b>\$74,468,509.00</b>



Ex. F

**GREENE COUNTY PLANNING & ZONING**  
**COMMISSION REPORT BETWEEN 2018-07-01 AND 2018-07-31**

<b>FEE CATEGORY</b>	<b>MONTH</b>	<b>YEAR TO DATE</b>
ADMIN. SUBDIVISION	\$ 2,400.00	\$ 13,100.00
ADMIN. VARIANCE	\$ -	\$ -
ADVERTISING	\$ 350.00	\$ 2,500.00
ANNUAL INSPECTION	\$ -	\$ -
BOARD OF ADJUSTMENT	\$ 2,300.00	\$ 18,150.00
BOOKS	\$ 10.00	\$ 50.00
COPIES	\$ -	\$ 22.60
COUNTY ROAD MAP	\$ -	\$ -
COVENANTS	\$ 57.00	\$ 57.00
FINAL PLAT	\$ -	\$ 4,090.00
FINAL PLAT INSPECTION FEE	\$ -	\$ 10,222.50
FLOODPLAIN PERMIT	\$ 500.00	\$ 750.00
GIS	\$ -	\$ -
GRADE PERMIT	\$ 800.00	\$ 3,302.50
HIGHWAY FEES	\$ -	\$ 3,170.00
HOME OCCUPATION	\$ 300.00	\$ 1,500.00
PLAT EXTENTION	\$ -	\$ 1,000.00
POSTAGE	\$ 273.00	\$ 2,149.50
PRELIMINARY PLAT	\$ -	\$ 2,560.00
RECORDING FEES	\$ 552.00	\$ 3,886.00
REPLAT	\$ 540.00	\$ 6,460.00
REZONING	\$ 2,850.00	\$ 21,850.00
SEMINARS	\$ -	\$ 361.00
SIDEWALK DIST. 1	\$ -	\$ -
SIDEWALK DIST. 2	\$ -	\$ -
SIDEWALK DIST. 2	\$ -	\$ -
SIDEWALK DIST. 4	\$ -	\$ -
SKETCH PLAT	\$ -	\$ 10,277.54
STREET SIGNS	\$ -	\$ 2,560.00
SUBDIV. VARIANCE	\$ -	\$ 843.75
VACATION	\$ 1,000.00	\$ -
ZONING ROAD MAP	\$ -	\$ 1,500.00
<b>TOTALS</b>	<b>\$ 11,932.00</b>	<b>\$ 107,192.39</b>
<b>BUILDING CHECKLISTS &amp; ZONING REVIEWS</b>	<b>\$ 2,320.00</b>	<b>\$ 16,975.00</b>
<i>*Collected by Building Regulations Dept*</i>		

<b>Subdivision Approvals:</b>		<b>MONTH</b>	<b>Y-T-D</b>
Final Plats		2	13
Number of Lots		3	48
Preliminary Plats		1	3
Number of Lots		24	53
Administrative Subdivisions		6	28
Number of Lots		16	67
<b>Zoning Cases:</b>	<b>Approved</b>	<b>Denied</b>	<b>Tabled</b>
Board of Zoning Adjustment	6	2	0
County Commission	3	0	0
			<b>Y-T-D</b>
			26
			22

Fees Collected for Highway Dept. as of July 31, 2018	\$ 3,170.00
Fees Collected for Street Signs & Sidewalks as of July 31, 2018	\$ 11,121.29
Fees Collected for General Revenue as of July 31, 2018	\$ 113,046.10





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

**INFORMATION :**

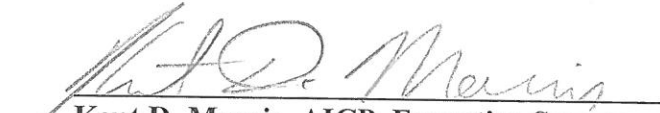
**CASE NO:** 2019      **HEARING DATE:** July 17, 2018

**PETITION:** The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendments to The Greene County Zoning Regulations:

Amend Article I; TITLE, INTENT, DEFINITIONS, Definition 99 Plot Assignment District by reducing the minimum acreage to three (3) acres, to match the PAD requirements listed in Article XXII PLOT ASSIGNMENT DISTRICT.

Amend Article I; TITLE, INTENT, DEFINITIONS, Definition 106 Residential District by adding the RURAL RESIDENCE DISTRICT (Article VII) to the districts considered to be residential.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.

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



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

**INFORMATION:**


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During public hearing on June 19, 2018, the Greene County Planning Board did table this request until the July 17<sup>th</sup> Planning Board hearing, to allow for additional public comment.

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



**PLANNING DIVISION**  
**REPORT TO**  
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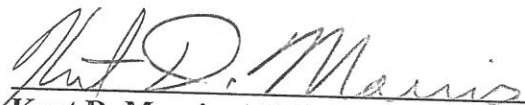
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Kent D. Morris, AICP, Executive Secretary  
Greene County Planning Board

99. **Plot Assignment District**

An area with a minimum of ~~three (3)~~ **five (5)** contiguous acres, to be planned, developed, operated, and maintained as a single entity and containing one or more structures and parcels to accommodate industrial, retail, service, commercial, office, or residential uses, or a combination of such uses, and appurtenant common areas and accessory uses incidental to the predominate use(s).

100. **Plot Plan**

A graphic representation delineating the outlines of the land included in the Plan and all proposed use locations, drawn to scale in a horizontal plane with accurate dimensions indicating the relation of each use to the adjoining and to the boundary of the property.

101. **Premise**

A premise is any tract of land, consisting of one (1) or more lots, under single or multiple ownership, which operates as a functional unit. When developed, a premise shall also possess one or more of the following criteria:

- a. Shared parking;
- b. Common management;
- c. Common identification;
- d. Common access; or
- e. Shared circulation

102. **Principal use**

The primary or predominant use of any lot.

103. **Private Person**

Any natural person, partnership or corporation.

104. **Profession**

Architecture, engineering, law, medicine, dentistry or other activity in which specialized service to clients are performed by persons possessing a degree from a recognized institution of higher learning, demonstrating successful completion of prolonged course of specialized intellectual instruction and study, and also possessing evidence of professional capability, such as membership in a professional society requiring standard of qualifications for admission.

105. **Public Sewer or Wastewater System**

Any sewer or wastewater system or any part of such a system, which is owned, maintained and operated by an incorporated area of Greene County or Greene County itself.

106. **Residential District**

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

107. **Regulations**

The Zoning Regulations of Greene County, Missouri.

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

**INFORMATION :**


**CASE NO:** 2020                      **HEARING DATE:** July 17, 2018

**PETITION:** The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendments to The Greene County Zoning Regulations:

Amend Article III; GENERAL PROVISIONS, Section 10; Accessory Buildings and Uses, by clarifying the types of structures that can be used as an accessory building and clarifying where the accessory structure may be located, and simplifying the requirements to vary from the regulations.

Amend Article III; GENERAL PROVISIONS, by adding Section 17; Administrative Variances and eliminating the setback variance requirements from Article IV; SPECIAL PROVISIONS, Section 18; Height Limits.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.

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





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

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During public hearing on June 19, 2018, the Greene County Planning Board did table this request until the July 17<sup>th</sup> Planning Board hearing, to allow for additional public comment.

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



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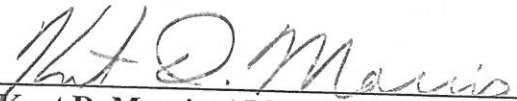
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Kent D. Morris, AICP, Executive Secretary  
Greene County Planning Board



## ARTICLE III. GENERAL PROVISIONS

(Section 16) (Section 17)

### Section 1. Conformance Required

Except as hereinafter specified, no land, building, structure, or premises shall hereafter be used, and no building or structure or part thereof, or other structure, shall be located, erected, moved, reconstructed, extended, enlarged or altered except in conformity with the regulations herein specified for the district in which it is located and when all applicable building codes are met.

### Section 2. Continuing Existing Uses

Except as hereinafter specified, any use, building or structure existing at the time of the enactment of the Regulations may be continued, even though such use, building or structure may not conform with the provisions of the Regulations for the district in which it is located.

### 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.

### Section 4. Public Utilities

Nothing contained in the Regulations shall prevent the location, erection, construction, reconstruction, change, alteration, maintenance, removal, use or enlargement of any building or structure of any public utility, whether publicly or privately owned, or the use of land by any public utility for the operations of its business as may have been or may hereafter be specifically authorized or permitted by a certificate of public convenience and necessity, or order used by the Public Service Commission, or by permit of the County Commission.

### Section 5. Outdoor Advertising

Outdoor advertising shall be classified as a commercial use and shall be permitted in the following districts: C-1, C-2, C-3, M-1, M-2, subject to the regulations of the State Highway Department.

### 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 his land, so as to eliminate or reduce the danger of flood or erosion providing that such improvements do not cause surrounding properties to be flooded or harmed by the action.

### Section 7. Retail Establishments and Places of Entertainment

Nothing contained in the Regulations shall prohibit the use of any land for the construction of a building or the reconstruction, change, alteration, maintenance, enlargement or use of any building for the maintenance and operation of any mercantile or retail establishment, drug store, hotel, lunch room or restaurant, or place of entertainment in any area zoned for trade or industry except those lawful provisions set forth in the establishment of those areas or districts, but a Zoning Certificate for such uses shall be required in accordance with the provisions of the Regulations.

## Section 8. Non-Conforming Uses or Buildings

No existing building or premises devoted to a use not permitted by the Regulations in the district in which such building or premises is located, except when required to do so by law or order, shall be enlarged, extended, reconstructed, substituted or structurally altered, unless the use thereof is changed to a use permitted in the district in which such building or premises is located, and except as follows:

A. Substitution or Extension

When authorized by the Board (of Zoning Adjustment), the substitution for a non-conforming use of another non-conforming use or the extension of a non-conforming use may be made.

B. Whenever a non-conforming use has been changed to a conforming use, such use shall not thereafter be changed to a non-conforming use.

C. Where, at the effective date of the adoption of this ordinance or amendment hereto (Feb. 14, 1978), a lot of record exists and is held in separate ownership but fails to meet the minimum requirements for area or width of the district in which it is located, such a lot may have one (1) single-family dwelling and customary accessory buildings erected upon it provided that:

1. Said lot is in separate ownership and not of continuous frontage with other lots in the same ownership.
2. Said lot is able to meet the yard requirement of the district in which it is located, variance only obtainable through Board (of Zoning Adjustment) authorization.

D. If two (2) or more lots of record exist, with continuous frontage in single ownership, any of which fail to meet the minimum requirements of the district in which said lots are located, shall be considered to be an undivided tract and no part shall be used which does not meet the minimum requirements of the respective district.

E. When authorized by the Board (of Zoning Adjustment), the extension or completion of a building devoted to a nonconforming use upon a lot occupied by such building, or on a lot adjoining, providing that such lot was under the same ownership as the lot in question on the date the use of such building became nonconforming, and where such extension is necessary and incidental to the existing use of such building.

F. When authorized by the Board (of Zoning Adjustment), a nonconforming use may be extended throughout those parts of a building designed or arranged for such use prior to the date it became nonconforming, if no structural alterations, except those required by law, are made therein.

G. Discontinuance

No building, structure or premises where a nonconforming use has ceased for one (1) year or more shall again be put to a nonconforming use.

H. Replacing Damaged Buildings

Any nonconforming building or structure damaged more than sixty (60) percent of its then fair market value, exclusive of the foundations, at the time of damage by fire, flood, explosion, wind, earthquake, war, riot or other calamity or Act of God; shall not be restored or reconstructed and used as before such happening; but if less than sixty (60) percent damaged above the foundation, it may be restored, reconstructed, or used as before, provided that it be done within twelve (12) months of such happening.

I. Repairs and Alterations

Such repairs and maintenance work as required to keep it in sound condition may be made to a non-conforming building or structure, provided no structural alterations shall be made except such as are required by law or authorized by the Board (of Zoning Adjustment).

<65,340 square feet	= 2,500 square feet
< 87,120 square feet	= 3,000 square feet
< 108,900 square feet	= 3,500 square feet
< 217,800 square feet	= 4,500 square feet
> 5 acres	= > 5,000 square feet

E. Additional Regulations for Accessory Structures

1. All driveways accessing accessory structures from a public right-of-way shall obtain approved from the Greene County Highway Department prior to installation of the driveway.
2. All driveways accessing an accessory structure shall be constructed of a concrete or asphalt surface to the limits of the front of the main structure in residential districts.
3. No tracts less than three acres may have additional on site waste water disposal systems and existing systems may not be enlarged.
4. Living area in an accessory structure will be limited to 1,000 square feet.

F. Conditional Use Permit: **Variances**

Property owners may, **in accordance with the provisions of Article XXVI Section 13**, request approval of a Conditional Use Permit **Variance** from the Board of Zoning Adjustment for the following:

1. Reduction in the required setbacks for the construction of the Accessory Building.
2. Increase in the size of the building beyond the permitted size.
3. **Location in a front or side yard where not permitted**
3. ~~The following conditions must apply and must be included as conditions for the approval of the Conditional Use Permit:—~~
  - a. ~~Water and sewer facilities shall be connected directly to the Accessory Structure rather than attached to the principle structure on the lot.~~
  - b. ~~The property owner lives in one of the two structures on the property.~~
  - c. ~~The structure has working restroom facilities including a toilet, shower and sink.~~

Section 11. Traffic Visibility Across Corner Lot

In any R District on any corner lot, no fence, structure or planting shall be erected or maintained within twenty (20) feet of the "corner" so as to interfere with the traffic visibility across the corner.



k. Manufactured residential structures smaller than 1000 square feet provided they are used for residential purposes only. A mobile home or manufactured home designed for residential use cannot be used as a storage building.

l. Temporary portable moving containers may be permitted without a building permit provided that they not remain on any property for longer than 30 days.

C. Use Limitations.

All Accessory Structures and uses shall comply with the use limitations applicable in the zoning district in which they are located.

D. Bulk, Setback, and Spacing Regulations:

All accessory structures shall comply with the bulk, setback and spacing regulations applicable in the zoning district in which they are located and with the following additional regulations:

1. Accessory buildings, regardless of size shall be set back a minimum of ten feet from the rear lot lines.
2. Accessory buildings shall maintain the same side yard as is required for the principal structure located on the lot.
3. Accessory buildings and structures shall otherwise comply with the bulk regulations applicable in the district in which they are located. In addition, all buildings shall set back a distance equal to its side wall height.
4. In districts zoned A-1, A-R, RR-1, or in R-1 districts on lots larger than three (3) acres, accessory buildings shall be permitted in any front, rear, or side yard. In all other districts, including R-1 districts on lots smaller than three (3) acres, no accessory building shall be permitted in any required residential front yard or side yard. ~~or required easement. No accessory building will be permitted in a recorded easement. To locate in other than the rear yard in other districts will require administrative permission similar to an administrative variance.~~
5. Ground mounted solar panels may be located in all yards in all districts except for front yards in residential districts where the lot size is smaller than one (1) acre.
6. No accessory building shall be constructed closer than ten feet of the principle structure on the lot.
7. On a corner lot, no accessory building shall project beyond the front lot lines on the adjacent lots.
8. Buildings, accessory to a residential structure, on a single property shall not singularly or in total exceed the following building sized listed below.

Graduated increase in accessory building size:

<u>Lot Size</u>	<u>Building Size</u>
< 7,000 square feet	= 500 square feet
< 9,000 square feet	= 600 square feet
< 12,000 square feet	= 700 square feet
< 21,780 square feet	= 900 square feet
< 43,560 square feet	= 1,000 square feet



## Section 9. Conversion of Dwellings

The conversion of any building into a dwelling or the conversion of any dwelling so as to accommodate an increased number of dwelling units or families, shall be permitted only within a district in which a new building for similar occupancy would be permitted under the Regulations and only when the resulting occupancy will comply with the requirements governing new construction in such district.

## 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 on the same lot as the principal building or principal use served; and
5. ~~Cannot be a manufactured residential structure or storage structure~~ 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 Springfield Greene County Health Department operating as an accessory use in a C, M, or PAD district.
6. Cannot be a tent or similar non-permanent structure except where allowed as a temporary use in accordance with Article XXVI Section 11 of these regulations.

### B. Permitted Accessory Structures and uses.

1. Accessory Structures shall include, but are not limited to the following permitted structures:
  - a. Buildings or structures incidental to a principal building or structures, such as storage buildings, workshops, studios, carports or garages incidental to a permitted use.
  - b. Barn
  - c. Playhouse
  - d. Greenhouse
  - e. Pool and bathhouses
  - f. Entertainment Room
  - g. Living quarters
  - h. Garage/living area combination
  - i. Guest house or servant's quarters or rooms for guests in an accessory building, minimum area must comply with building codes.
  - j. Ground-mounted solar panels

**Section 12. Required Area or Space Cannot Be Reduced**

- A. No lot, yard, court, parking area or other space shall be reduced in area or dimensions so as to make said area or dimensions less than the minimum required by the Regulations; and, if already less than the minimum required by the Regulations, said area or dimensions shall not be further reduced.
- B. No part of a required yard, court, parking area or other space provided about, or for, any building or structure shall be included in the requirements for another building or structure.

**Section 13. Off-Street Parking and Loading**

In any district, spaces for off-street parking and loading or unloading shall be provided.

**Section 14. Unsafe Buildings**

Nothing in the Regulations shall prevent the strengthening or restoring to a safe condition of any part of any building or structure declared unsafe by proper authority.

**Section 15. Pending Applications for Building Permits**

Nothing herein contained shall require any change in the overall layout, plans, construction, size or designated use of any development, building, structure or part thereof, for which official approvals and required building permits have been granted before the enactment of the Regulations, the construction of which, conforming with such plans, shall have been started prior to the effective date of the Regulations and completion thereof carried on in a normal manner within the subsequent six (6) months period, and not discontinued until after the completion, except for reasons beyond the control of the builder.

**Section 16. Multiple Uses and Structures**

- A. Only one primary use is allowed on a single tract of property.
- B. All other uses, whether within the same structure or located in other structures on the same tract, must be of an accessory nature as determined by the Greene County Administrative Review Committee.
- C. All applicable building codes shall be met.

**Section 17. Administrative Variances**

Staff shall have the power to authorize variances administratively from the provisions of requirements of the regulations, as will not be contrary to the public interest; but only in such cases where, owing to special conditions pertaining to a specific piece of property, the literal enforcement of the provisions or requirements of the regulations, as well as the time and expense of applying to the Board of Zoning Adjustment, would cause undue and unnecessary hardship.

The request must be approved by the Greene County Highway Administrator, the Greene County Resource Management Administrator, the Greene County Planning Director, the Greene County Stormwater Engineer, and the Chief Building Inspector for Greene County within thirty (30) days of receipt of the request. If the request is denied then the applicant may appeal to the Board of Zoning Adjustment by applying for a variance.

- A. The written request must include a site plan showing
  - 1. The tract with existing lot lines and setbacks
  - 2. Existing buildings on all tracts
  - 3. The location of any existing onsite waste water systems and wells
  - 4. The location of the planned improvements or alterations to the property



B. Administrative variances may be approved only in the following circumstances:

1. For an unbuilt, partially built, or completed structure encroaching upon the required setback by less than one (1) foot.
2. For the parallel extension of a legally-built structure currently located within a required setback, provided that:
  - a. The use of the building conforms to the zoning regulations for the district in which it is located, and
  - b. The extension does not encroach further into the setback than what is currently built.
3. For a fence exceeding four (4) feet in height above the elevation of the surface of the ground in the required front yard of a C or M district, except where required by the regulations of that district.
4. For the establishment of the legality of a tract of ground illegally subdivided following the adoption of these regulations (Feb. 14, 1978) and prior to August 6, 2001, provided that:
  - a. The current owner of record is not the same owner who subdivided the property illegally, and;
  - b. The size of the lot is at least 80% of the minimum lot size required for its zoning district, and;
  - c. A soil analysis shows suitability for an on-site waste water system where public sewer is not available
- > 5. For the use of a non-dustless surface by a church or other center of worship as overflow parking exceeding the minimum parking spaces required by Article IV Section 2 of these regulations, provided that:
  - a. The property is located outside of the adopted urban services area or urban growth areas, and;
  - b. All other Greene County Zoning and Environmental Regulations are followed;
  - c. The gravel area is kept free of debris, potholes, puddles, or ruts and does not create a dusting on the surrounding area. If these items cannot be complied with then the parking area must be protected with a surface similar to the driveway and access drive that is non gravel.

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


**INFORMATION :**

**CASE NO:** 2021      **HEARING DATE:** July 17, 2018

**PETITION:** The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 2; Off-Street Parking Space, Paragraph F; Development and Maintenance of Parking Areas, Subparagraph 3; Surfacing, by clarifying the type of parking lot surfacing that would be allowed under specific circumstances.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.

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





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


**INFORMATION :**

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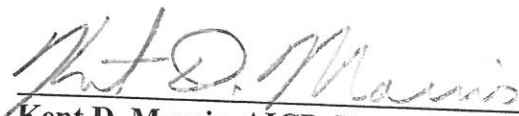
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\_\_\_\_\_  
Kent D. Morris, AICP, Executive Secretary  
Greene County Planning Board



F. Development and Maintenance of Parking Areas

Every parcel of land hereafter used as a public or private parking area, including a commercial parking lot and also automobile or trailer sales lot, shall be developed and maintained in accordance with the following requirements:

1. Screening and Landscaping

Off-street parking areas shall be effectively screened on each side which adjoins or faces premises situated in any R District, or institutional premises, by masonry wall or solid fence of acceptable design. Such wall or fence shall be not less than four (4) feet or more than eight (8) feet in height and shall be maintained in good condition without any advertising thereon. The space between such wall or fence and the side lot adjoining the premises, or the front lot line facing premises, in any R District shall be landscaped with grass, hardy shrubs or evergreen ground cover and maintained in good condition. In case the capacity of the parking area exceeds thirty (30) vehicles, it shall be screened by a masonry wall of a height herein above prescribed.

2. Minimum Distances and Set-Backs

No part of any parking area shall be closer than ten (10) feet to any dwelling, school, hospital, or other institution for human care located on an adjoining lot, unless screened by an unpierced masonry wall of acceptable design. If not in an R District but adjoining such district, the parking area shall be set back at least twenty-five (25) feet from the established street right-of-way line for a distance of fifty (50) feet from any R District.

3. Surfacing

Any off-street parking area shall be surfaced with an asphaltic or Portland cement binder pavement to provide durable and dustless surface; shall be so graded and drained as to dispose of all surface water accumulated within the area, and shall be so arranged and marked as to provide for orderly and safe loading or unloading and parking and storage of self-propelled vehicles. The foregoing requirements with respect to surfacing shall not apply to a parking area in an M District, if located more than **five hundred (500) feet from any R District. Other exemptions include areas used for storage or display of mobile homes, RVs, motorhomes, boats and boat trailers, and agricultural equipment.** Additional exemptions from the foregoing requirements may be allowed in the form of a conditional use permit granted by the Board of Zoning Adjustment. **In all cases those areas of exemption must be covered with a limestone gravel surfacing only. Gravel or other material derived from a creek, river or any other waterway shall be prohibited. All other off-street parking areas shall be paved with a dustless surface according to the minimum requirements outlined in this section.**

4. Any lighting used to illuminate any off-street parking area shall be so arranged as to reflect the light away from adjoining premises in any R District.

5. Handicapped parking will be sited, designed, and marked for the benefit of handicapped persons. All applicable building codes shall be met.

G. No motor vehicle or trailer shall be parked in the required front yard of a lot or tract of land in any residential district or a lot or tract of land used for residential purposes in any other district except 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.

H. The Board (of Adjustment) may authorize on appeal a modification, reduction, or waiver of the foregoing requirements, if it should find that, in the particular case appealed the peculiar nature of the residential business, trade, industrial, or other use, or the exceptional shape or size of the property or other exceptional situation or condition would justify such action.

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


**INFORMATION :**

**CASE NO:** 2022      **HEARING DATE:** July 17, 2018

**PETITION:** The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 5; Travel Trailer Parks, by clarifying the definition of a recreational vehicle (RV) and the parking requirements for an RV not parked in a Travel Trailer Park.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.

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



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

**INFORMATION :**

**CASE NO:** 2022      **HEARING DATE:** June 19, 2018

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During public hearing on June 19, 2018, the Greene County Planning Board did table this request until the July 17<sup>th</sup> Planning Board hearing, to allow for additional public comment.

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





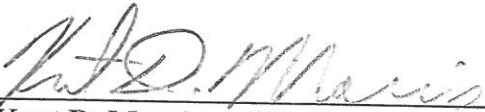
**PLANNING DIVISION**  
**REPORT TO**  
**GREENE COUNTY PLANNING BOARD**

**INFORMATION :**

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

**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)**, ~~a rear yard~~, provided that no living quarters shall be maintained or any business conducted in connection therewith while such travel trailer vehicle is parked or stored, ~~and to insure compliance therewith, a zoning certificate shall be required.~~
- B. Travel trailer parks are permitted in C-2 General Commercial Districts and must conform to sanitary regulations prescribed by the County Board of Health, 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 County Board of Health.
- C. No vehicular entrance to or exit from any travel trailer park wherever such may be located, shall be within two hundred (200) feet of any school, public playground, church, hospital, library, or institution for dependents or for children, except where such school, public playground, church, hospital, library, or institution for dependents or for children is in another block or another street which the premises in question do not abut.
- D. All the areas for automobile access and parking shall comply with the applicable provisions of this Article of these Regulations.
- E. All areas not used for access, parking, circulation, buildings and services shall be completely and permanently landscaped and the entire site maintained in good condition.
- F. Travel trailer parks shall comply with all areas and yard requirements prescribed for in the respective district in which located.
- G. The buildings, cabins and trailers in any tourist camp or travel trailer park together with any non-accessory buildings established on the lot, shall occupy in the aggregate not more than twenty-five (25) percent of the area of the lot.
- H. Any enlargement or extension to any existing travel trailer park shall be treated as if such enlargement or extension was a new establishment, and thus be subject to all current, applicable regulations.
- I. No enlargement or extensions to any travel trailer park shall be permitted unless the existing one is made to conform substantially with all requirements for new construction for such an establishment.
- J. Travel Trailer Park - Submission of Plans/Platting

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

**INFORMATION :**

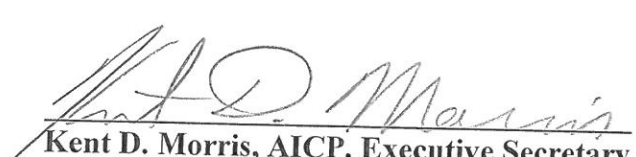
**CASE NO:** 2023      **HEARING DATE:** July 17, 2018

**PETITION:** The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendments to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 18; Height Limits, Paragraph B; Projections into Required Yards, Subparagraph 4; Fences, walls, and hedges may be located in required yards as follows, by clarifying the height limits for fences, and in which zoning districts fence height is regulated.

Amend Article IV; SPECIAL PROVISIONS, Section 18; Heights Limits, Paragraph C; Setbacks for Required Yards, by eliminating the Paragraph.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.

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





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

**INFORMATION :**

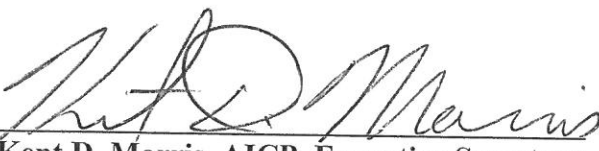
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Amend Article IV; SPECIAL PROVISIONS, Section 18; Heights Limits, Paragraph C; Setbacks for Required Yards, by eliminating the Paragraph.

During public hearing on June 19, 2018, the Greene County Planning Board did table this request until the July 17<sup>th</sup> Planning Board hearing, to allow for additional public comment.

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



**PLANNING DIVISION**  
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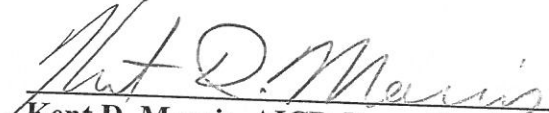
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Amend Article IV; SPECIAL PROVISIONS, Section 18; Heights Limits, Paragraph C; Setbacks for Required Yards, by eliminating the Paragraph.

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

**Section 18.**

**Height Limits**

A. Height limitations stipulated elsewhere in the Regulations shall not apply:

1. To barns, silos, or other farm buildings or structures on farms; to church spires, belfries, cupolas, and domes, monuments, water towers, fire and hose towers, observation towers, transmission towers, windmills, chimneys, smokestacks, flag poles, radio towers, sand and gravel processing plants, masts and aerials; to parapet walls extending not more than four (4) feet above the limiting height of the building.
2. To places of public assembly in churches, schools and other permitted public and semipublic buildings, provided that these are located on the first floor of such building and provided that for each three (3) feet by which the height of such building exceeds the maximum height otherwise permitted in the district, its side and rear yards shall be increased in width and depth by an additional foot over the side and rear yard required for the highest building otherwise permitted in the district.
3. To bulkheads, elevator penthouses, water tanks and scenery lofts, provided no linear dimension of any such structure exceeds fifty (50) percent of the corresponding street lot line frontage; or to towers and monuments, fire towers, hose towers, cooling towers, grain elevators or other structures, where the manufacturing process requires a greater height, provided, however, that all such structures above the heights permitted in the district shall not occupy more than twenty-five (25) percent of the area of the lot and shall be distant not less than fifty (50) feet in all parts from every lot line.

B. Projection into Required Yards

Certain architectural features may project into required yards or courts as follows:

1. Into any required front yard, or required side yard adjoining a side street lot line:
  - a. Cornices, canopies, eaves or other architectural features may project a distance not exceeding two (2) feet, six (6) inches.
  - b. Fire escapes may project a distance not exceeding four (4) feet, six (6) inches.
  - c. An uncovered stair and necessary landings may project a distance not to exceed six (6) feet, provided such stair and landings shall not extend above the entrance floor of the building except for a railing not exceeding three (3) feet.
  - d. Bay windows, balconies and chimneys may project a distance not exceeding three (3) feet, provided that such features do not occupy, in the aggregate, more than one-third ( $1/3$ ) of the length of the building on which they are located.
2. The above named features may project into any required side yard adjoining an interior side lot line a distance not to exceed one-fifth ( $1/5$ ) of the required least width of such yard, but not exceeding three (3) feet in any case.
3. The features named herein may project into any required rear yard or into any required outer court the same distances they are permitted to project into a front yard.



4. Fences, walls, and hedges may be located in required yards as follows:
  - a. If not exceeding at any point four (4) feet in height above the elevation of the surface of the ground at such point, they may be located in any yard or court.
  - b. If not exceeding at any point eight (8) feet in height above the elevation of the surface of the ground at such point, they may be located in any required rear yard or side yard **in any zoning district**, provided that On a corner lot, abutting in the rear the side lot line of another lot in an R District, no such fence wall or hedge within twenty-five (25) feet of the common lot line shall be closer to the side street lot line than the least depth of the front yard required on such other lot fronting the side street.
  - c. **The restrictions above shall not apply to unplatted agriculture districts. In such districts a fence not exceeding at any point eight (8) feet in height above the elevation of the surface of the ground at such point may be located in any yard or court.**
  - d. Fences exceeding eight (8) feet but not greater than ten (10) feet in height in rear or side **any** yards **in any district** shall only be permitted upon approval of a conditional use permit in accordance with Article XXIII, Section 8.

~~C. Setbacks for Required Yards.~~

~~The required yard setbacks whether side, front, or rear for each district are stipulated in the yard requirements of each district but may be modified as follows providing the setback violation does not exceed one foot and has passed a previous inspection by the Greene County Building Regulations Section.~~

- ~~1. The set back requirements for any district may be modified upon approval of a written request if the following conditions are met:~~
  - ~~a. The written request must include a survey or plot plan showing:~~
    - ~~1) The tract with existing set backs~~
    - ~~2) Adjacent tracts and set backs~~
    - ~~3) Existing buildings on all tracts~~
    - ~~4) The location of any existing onsite waste water systems~~
    - ~~5) The location of any wells~~
  - ~~b. The tract must be a legally recorded tract and have one of the following characteristics:~~
    - ~~1) Irregular shape~~
    - ~~2) Small size~~
  - ~~c. The request must be approved by the Greene County Highway Administrator, the Greene County Resource Management Administrator, the Greene County Planning Director, the Greene County Stormwater Engineer, and the Chief Building Inspector for Greene County within thirty (30) days of receipt of the request. If the request is denied then the applicant may appeal to the Board of Zoning Adjustment by applying for a variance.~~
- ~~2. Any setbacks modified by procedure described above will then be the required setbacks for any future buildings on the lots affected.~~
- ~~3. A setback variance may be approved for a single structure if the setback violation does not exceed one foot and has passed a previous inspection by the Greene County Building Regulations Section.~~
- ~~4. Additions or improvements may be made to a structure that encroaches into an existing setback, provided that the encroachment is not increased.~~



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


**INFORMATION :**

**CASE NO:** 2024      **HEARING DATE:** July 17, 2018

**PETITION:** The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 25; Storm Water Runoff, Paragraph A; Storm Water Detention, by adding Paragraph 3 which adds the requirement for common space location and access easements for maintenance.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.

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





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

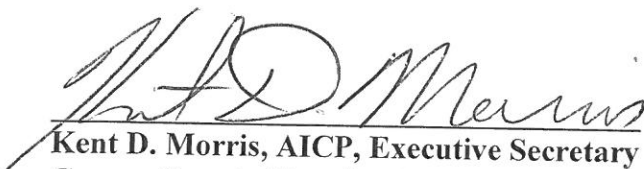
**INFORMATION :**

**CASE NO:** 2024      **HEARING DATE:** June 19, 2018

**PETITION:** The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 25; Storm Water Runoff, Paragraph A; Storm Water Detention, by adding Paragraph 3 which adds the requirement for common space location and access easements for maintenance.

During public hearing on June 19, 2018, the Greene County Planning Board did table this request until the July 17<sup>th</sup> Planning Board hearing, to allow for additional public comment.

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



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


**INFORMATION:**

**CASE NO:** 2024

**HEARING DATE:** June 19, 2018

**PETITION:** The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 25; Storm Water Runoff, Paragraph A; Storm Water Detention, by adding Paragraph 3 which adds the requirement for common space location and access easements for maintenance.

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

allowed as a pet in any district; provided, however, no retail or wholesale business will be conducted in conjunction with the keeping of such animals in any district lower than "C-2" General Commercial District. The keeping of such animals must conform to the Department of Conservation regulations.

## Section 25. Storm Water Runoff

### A. Storm Water Detention

1. Prior to the development of the land, surface conditions provide a higher percentage of permeability and longer time of concentration. With the construction of buildings, parking lots, etc., permeability and the time of concentration are significantly decreased, resulting in an increase in both the rate and volume of runoff.
2. These modifications may create harmful effects on properties downstream. Therefore, to minimize these effects storm water detention requirements have been established as set forth in the Greene County Design Standards for Public Improvements. All new non-agricultural construction is required to provide storm water detention facilities except where:
  - a. It can be demonstrated by engineering computations that such a facility would, due to timing of outflows, have an adverse effect on downstream properties by increasing peak rates of runoff, as demonstrated by engineering computations approved by the County;
  - b. The developer agrees with the County and affected property owners to provide storm drainage improvements downstream of the development in lieu of constructing on-site detention facilities; or
  - c. Due to the small size of the development, it can be demonstrated that the detention facility would result in no beneficial effect on downstream properties, and where there are no existing flooding problems downstream.
3. Stormwater structures designed for detention and/or water quality within a platted residential subdivision must be located within an area designated as common area on the final plat. Stormwater detention and/or water quality structures must also be contained with a drainage easement. For any stormwater structure not located adjacent to the street right-of-way, an access easement shall be provided from the nearest road to the common area encompassing the stormwater structure.

### B. Obstruction of Water Courses Prohibited

1. It shall be unlawful for any persons to block, obstruct, destroy, cover, fill or alter in any way a watercourse or any part thereof so as to cause damage to the property of other persons from surface water.
2. Whenever a person has blocked, obstructed, destroyed, covered, filled or altered in any way a watercourse so as to cause surface water damage to the property of others, the Director is authorized to proceed in accordance with Article XXII Section 6 of these regulations to abate the violation.

PLANNING DIVISION  
REPORT TO  
GREENE COUNTY COMMISSION

INFORMATION :

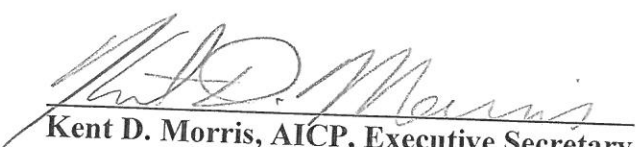
CASE NO: 2025

HEARING DATE: JULY 17, 2018

**PETITION:** The Greene County Planning Division is submitting to the Greene County Planning Board for review and recommendation to the Greene County Commission the following Amendment to The Greene County Zoning Regulations:

Amend Article IV; SPECIAL PROVISIONS, Section 27; Sediment and Erosion Control Regulation, Paragraph B; Bond Requirement, by increasing the bond for approved grading plans and to require temporary facilities, as well as permanent facilities, to be covered by the bond.

During public hearing on July 17, 2018, the Greene County Planning Board did vote 8 to 0 to recommend approval of this amendment.

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



