

**GREENE COUNTY COMMISSION SESSION**  
**Greene County Commission Office**  
**933 N. Robberson**  
**Springfield, Missouri**

9:30 a.m.  
July 5, 2016  
MINUTES

1. Prayer—Commissioner Harold Bengsch
2. Pledge of Allegiance
3. Approve Minutes from Previous Session  
*Commissioner Bentley moved to accept minutes from the previous court session. Commissioner Bengsch seconded. The motion was unanimously approved.*
4. Presentation by Convoy of Hope  
*Chris Hough, Convoy of Hope made a presentation of the County participation in the Convoy of Hope project on May 7, 2016.*
5. Top Branch Awards Presentation  
*Commissioner Cirtin read the nominations for the top branch award recipients. The Commission presented the Top Branch Awards and gifts to Julie Rost, Collectors Office; Mark Julien, Building Regulations; Corrections Officer Dan Rivet, Greene County Sheriff's Office; Stephanie Hamilton, Pretrial; and Josh Garner, Highway Department, who was not available last month to receive his award.*
6. Chamber Economic Development Update—Ryan Mooney/Matt Morrow  
*Matt reported that there are 601 new jobs in Greene County with 13 actively working projects. Matt indicated the unemployment rate is 3.7%. He stated that there are 4400 employees seeking work with 6100 jobs available. They attempt to match the potential employee's talent to the best job/career. Wages are increasing.*  
  
*Matt gave an update on events and speakers that the Chamber is hosting. Congressman Billy Long will give a legislative update in July and the Chamber Annual Membership Luncheon will take place July 27. The next Good Morning Springfield will take place at the Bluebird Underground. The Greenville trip is scheduled for September 15-17, 2016.*
7. Missouri Job Center Update—Mary Ann Rojas  
*Mary Ann Rojas from the Career Center states they service a seven county area. There is low unemployment in all the counties and gave an update of each county. There are some "pockets" for higher unemployment than others. The Center will soon have a satellite career center. The Center's new mobile center will enable people a location to get online rather than coming into their main office.*  
  
*Employers have been accessing the Career Center to fill positions which have included Kraft and 3-M.*

8. Missouri Extension Center Report—David Burton  
*Pat Byers with the Extension Center is present, for David Burton, to present the Commission with the Missouri Extension Center Newsletter.*

*Highlights of the Newsletter were:*

- *Kids to Kentucky with the 4-H program.*
- *Project—Identify Theft*
- *Japanese Beetles numbers are up for Southwest Missouri*

*Pat gave an update on programs and resource conservation.*

9. County Administrator Report—Chris Coulter  
*Chris reported on finalization of Jamestown real estate. Twenty-two homes are going up and seventeen have been sold.*

*Budget season is starting with budget meetings to follow.*

*Chris states there was a jail issue but that is being addressed.*

10. Budget Office Report—Jeff Scott  
*Jeff presented a written report to the Commission and gave an update of Greene County general revenue. Jeff highlighted funds projected for jail needs. LEST II—dedicated tax for capital replacement and needs.*

11. Highway Department Report—Rick Artman  
*Rick presented the Commission with a written report with an update on each district in the county.*

- *Seasonal employees have attended safety training.*
- *Update on highway repairs, accidents and traffic control.*
- *Update of special projects—Box culverts/bridge maintenance.*
- *Parts and materials acquired and distributed.*
- *Update on engineering and inspection.*
- *Update on asphalt/hot mix/micro seal.*

12. Emergency Management Report—Chet Hunter  
*Chet presented the Commission with a written report. Highlights of the report included:*

- *Recorded radio interview in reference to Orlando shootings.*
- *Created/coordinated “My Family’s Preparedness Story” video.*
- *Facilitated Rt. 66 Festival Public Safety Planning meeting.*
- *Met with BNSF Railroad for Emergency Planning.*
- *Sent availability poll to CERT for missing women.*
- *Submitted Radio Communications Grant Application to the State of Missouri.*
- *Participated in the staff trip to Battlefield Fire Station.*
- *Springfield R-12 School District booked for flights and cleared for entrance into the Emergency Management Institute (EMI) in Maryland.*

Action Item—Approval of Preparedness Plan

*Commissioner Bengsch moved to approve the Preparedness Plan as presented. Commissioner Bentley seconded. The motion passed unanimously.*

Action Item—Approval of Greene County Campus Emergency Plan

*Commissioner Cirtin asked Chet Hunter if training/drilling has been done on campus. Chet responded that it had giving the bomb threat drill as an example.*

*Commissioner Cirtin moved to accept the Greene County Campus Emergency Plan as presented. Commissioner Bentley seconded. The motion passed unanimously.*

13. Resource Management Report—Kevin Barnes

*Kevin gave an update on the EDEN system going live that will enhance permits. The department will be able to access the Highway Department, the Auditor, and the Assessor's offices as a partnership.*

*Kevin gave an update on the Cox Tower project.*

*Kevin states that a new storm water engineer has started employment.*

14. Building Regulations Division Report—Dave O'Dell, absent.

15. Planning and Zoning Division Report—Kent Morris

*Kent did not present the Commission with a written report. The system is being updated and he was unable to access monthly report information. June picked up in activity. Permits increased in June. Two final plats finalized in June with sixty more lots.*

*Kent reports that the new software functions well and staff is able to handle permits more efficiently with communication and documentation. The department is able to access the history of a property as well as being able to access information from the Highway Department and the Assessor's office. Citizens are able to access the outcome of inspections online.*

*Commissioner Cirtin read the legal statement regarding Planning and Zoning procedures.*

- Old Business
- New Business
  - a. Request Rezoning, Planning Board Case Number 1909, Frances Nguyen, applicant.

*Request to rezone from R-1 Suburban Residence District to Plot Assignment District at 319 and 329 E. Farm Road 182, Springfield. Refer to the case description for details of request.*

*The Planning Board recommended approval of the request with conditions.*

*Commissioner Cirtin called for anyone to speak in favor of the request. Keri Lee explained the purpose of property usage. They have met with neighbors about their concerns. There had been a question about the fence and the height of the structures. The owners plan to do background checks on these rental units for the safety of children. They state the Highway Department has indicated there would be approximately 48 cars with this usage which should not be a concern regarding traffic issues.*

*Commissioner Cirtin asked if they are aware there are eleven conditions to this approval. Ms. Lee read the conditions and indicated they are in agreement.*

*Frances Nguyen spoke stating his family is from Viet Nam and they are trying to give back to the community after receiving their education here. They have owned this property for approximately ten years.*

*There were concerns regarding the upkeep of mowing on the property. Ms. Lee states this service was contracted out to a company that sometimes did not mow. She states they have made a large investment in this property and that the family will be doing the landscaping and upkeep with no further issues.*

*Commissioner Cirtin called for anyone to speak in opposition to the request.*

*Ms. Marlene Deer states she has lived on Roanoke for 19 years. She has observed how the property was kept and states the grass was not cut. She asked that the Commission look at Federal guidelines when offering rentals to seniors and questioned if regulations are going to be observed. She has concerns regarding the children walking. Ms. Deer states the grass looks like it has never been cut and some vehicles have been abandoned on the property. She states this is not a good proposal for this property.*

*Mr. Morris states that regulations are in place in order not to discriminate against age.*

*Mr. George Dietz has been an owner of property in this area for 32 years. Mr. Dietz states the property is zoned R1 on all sides of the property in question and he would like for it to stay that way. Mr. Dietz gave a brief description of the land that is residential and includes a school. If developed to a Plot Assignment District, there may be restrictions due to limitations of citizens. He wants improvement of the neighborhood with the property being cleaned up. Mr. Dietz states the neighbors have not seen the plans for the structure, but has reviewed a drawing the developer had. Concerns have been maintenance and improvement to the neighborhood.*

*Commissioner Cirtin states it is the character of meetings to address concerns and referenced the June 14, 2016, Board of Adjustment Hearing. He states there were traffic concerns and whether this was best for the neighborhood. There was also a question as to whether there was enough room for a 24 unit structure with access requirements.*

*Commissioner Bengsch asked Kent Morris if this request is not approved, is the only other option would be to keep this property residential. If the city annexed this area, zoning could be changed.*

*Mr. Morris indicated if the city should annex, there is a possibility the property could be rezoned commercial for sales tax purposes. He indicated there is already some commercial property in the area. The board's concerns were the traffic and density regulations as well as safety of children.*

*Commissioner Cirtin states they are always concerned with economic growth but also neighbor concerns. He states he has received several e-mails and none were in favor of the rezoning.*

*Commissioner Bengsch moved to approve the request to rezone with conditions. Commissioner Cirtin seconded. Commissioners Cirtin and Bengsch voted nay. Commissioner Bentley voted yea. Application to rezone denied.*

*b. Request Rezoning, Planning Board Case Number 1912, Gabriel Onisoru, applicant.*

*Request to rezone from A-1, Agriculture to RR-1, Rural Residence District at West side of Farm Road 137, 1000 feet south of Farm Road 150. Refer to the case description for details of request.*

*The Planning Board recommended approval of the request with conditions.*

*Owners of the property are out of town. Mr. Morris states the owners are aware of the conditions and are in agreement.*

*No one spoke in opposition of the request to rezone.*

*Commissioner Bentley moved to approve the rezoning request with conditions. Commissioner Bengsch seconded. The motion passed unanimously.*

*c. Request Rezoning, Planning Board Case Number 1914, White Oak Holdings LLC c/o Mark Wollen, applicants.*

*Request to rezone from R-4 Multi-Family Residence District to A-1 Agriculture District at 9851 W. Farm Road 156, Republic. Refer to the case description for details of request.*

*The Planning Board recommended approval of the request with conditions.*

*Mr. Morris states the owners are out of town and are aware of the conditions if approved.*

*No one present to speak in opposition.*

*Commissioner Bengsch moved to approve the rezoning request as presented with conditions. Commissioner Bentley seconded. The motion was unanimously approved.*

*d. Request Rezoning, Planning Board Case Number 1915, Alex Kozlov and Maksim Popov c/o Yelena Popov, applicants.*

*Request to rezone from A-1, Agriculture to RR-1, Rural Residential District at the East Side of State Highway 125, 425 feet north of Ease Farm Road 164, Rogersville. Refer to the case description for details of request.*

*The Planning Board recommended approval of the request with conditions.*

*Yelena Popov states she is aware of the conditions including soil testing and survey and is in agreement. She states there is a building on the side of the property that does not have a sink hole.*

*Commissioner Bentley moved to approve the request to rezone as presented with conditions. Commissioner Bengsch seconded. The motion was unanimously approved.*

- **Other Business:**  
Amendment to Telecommunications Towers, Planning Board Case Number 1868, Greene County Planning Board applicants.  
*Mr. Morris gave a brief history of telecommunications and explained the update is to be in compliance with new statutes.*

*Commissioner Cirtin moved to accept the telecommunications update as presented. Commissioner Bentley seconded. The motion was unanimously approved.*

16. Public Comment—no one present for comment.

17. Other Business for Commission—no other business was presented.

*Commission Session was adjourned.*