



# GREENE COUNTY COMMISSION

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

BOB CIRTIN  
PRESIDING COMMISSIONER

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

**MINUTES**  
**Commission Court Session**  
**Greene County Commission Office**  
**February 06, 2017**  
**9:30 a.m.**

Presiding Commissioner Bob Cirtin called the meeting to order.

Commissioner Lincoln Hough led in prayer and the Pledge of Allegiance.

Roll Call – Upon Roll Call, the following Commissioners were present:

Present: Bob Cirtin, Harold Bengsch, Lincoln Hough

Absent: None

### Chamber Economic Development Update

Chamber President Matt Morrow was not present on this day.

### Missouri Job Center Update

Missouri Job Center Director Mary Ann Rojas reported that unemployment in the area is at 3.3 percent. Rojas stated that a multi-industry job fair is in the works, and distributed the Ozark Region Workforce Development Board 2016 Annual Report (Can be found at <https://jobs.mo.gov/community/mo-workforce-development-board/mowib-annual-reports> ). Rojas also announced that the Northside Job Center has opened. The new satellite center is at Cox North Medical Tower at 1443 N. Robberson, Suite 100. Services available there will include free services for dislocated workers, youth, adults, veterans, those with disabilities, and job seekers and employers in the seven county region.

### Missouri State University Extension Center Update

Civic Communication Specialist David Burton provided the Commission with the Extension's newsletter (Exhibit B), and pointed out highlights within the newsletter. The newsletter may be found at <http://extension.missouri.edu/greene>. Burton said that the Extension Office is accepting applications for prospective Missouri Century Farms. These eligible are farms owned by the same family for 100 consecutive years. Burton noted that

the Community Conversations event will be held on March 10 at the Community Center in Ozark, starting at 7:30 a.m., and welcomed the Commission to attend. Burton said that the purpose of the Community Conversation sessions is to collect input from citizens about needed educational programs, which will be used to help determine future programming.

#### Top Branch Awards Presented

Greene County's employee recognition program, the Top Branch Awards, were given to Rodney Tvedt (Prosecuting Attorney's Office), Corporal Richard Cox (Sheriff's Civil Department), John Elmore (Office of Emergency Management), and Sergeant David Carnagey (GCSO), for the month of February.

#### Highway Department – Road Vacation Action Item

Highway Department Director Rick Artman presented to the Commission the Notice of Filing and Scheduling of Public Hearing for April 06, to vacate the road segment and spur north of the cul-de-sac at the end of Farm Road 119 to the Polk Count line.

Commissioner Bengsch moved to approve the notice of filing and scheduling of the public hearing. Commissioner Hough seconded the motion and it was unanimously approved.

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

#### Office of Emergency Management – Erin Hedlun

Interim Director Larry Woods presented the monthly newsletter, highlighting activities for the month of January (Exhibit C). Activities included monitoring storm activity on New Year's Eve, and the launch of the new OEM website, [greenecountymo.gov/oem](http://greenecountymo.gov/oem). He said that OEM worked with Greene County's Information Systems Department to build it.

#### County Administrator Report – Chris Coulter

Chris Coulter reminded the Commission of the upcoming Legislative Breakfast in Jefferson City on March 1, and shared a few other calendar items.

#### Budget Office-Jeff Scott

Jeff Scott distributed a chart entitled “General Fund Sales Tax Trend: 12 Month Rolling Average of 1yr Avg. Growth.” (Exhibit D).

#### Highway Department—Rick Artman

Rick Artman reviewed the department monthly memo to the Commission, highlighting items the Highway Department has been working on in the last month. (See Exhibit E).

#### Resource Management – Kevin Barnes

Kevin Barnes told the Commission that the geophysical study has been completed for Springfield Laundry and a report was prepared by Environmental Works and submitted to National Department of Natural Resources. Now, his department is waiting for a response. The report proposes drilling two wells into bedrock about 213 feet deep for an approximate cost of \$40,000. Of that amount, he expects \$37,000 of that to be eligible for reimbursement through the dirt fund, as long as the dirt fund holds out. Barnes said that fund will be coming to an end soon, and so there’s a desire to do that work as quickly as NDNR will approve the report.

Staff is continuing to work with City of Springfield and City Utilities on integrated planning and that doesn’t make a lot of traction, but there was a surprise visit from a group called National Academy of Public Administration. NAPA met with County, City, and CU staff in regards to preparing a report to Congress about community affordability.

The department is starting the second phase of flood plain mapping, Barnes said.

#### County Geologist/Cave Specialist – Matt Forir

Matt Forir told the Commission that his department has done some serious mapping of the county recently and this week he will be sending all of the subsurface map data to GIS to be scanned. They will then decide how to display it. This project represents about five years of mapping, he said, recording down to approximately 1,500 to 2,000 feet below the surface. Nine new fault shave been mapped, he said. The mapping should help to predict sinkhole development, as well. The subsurface map of Greene County should be done by the end of this summer. Later in the year, a new geologic map of Greene County will be presented. The department is also developing a joint fractures map. Commissioner Bengsch noted that no other county in the area has such maps.

#### Building Regulations – Dave O’Dell

Dave O’Dell presented the Commission with a monthly report document, highlight building

regulation trends for the month of February. (See Exhibit C.)

#### Planning and Zoning Division- Kent Morris

Kent Morris told the Commission that activity is picking up in the County, referring to Exhibit C.

Commissioner Cirtin introduced the parameters of presenting Planning and Zoning requests to the Planning and Zoning Board and the Greene County Commission.

#### Request to Rezone, Planning Board Case No. 19565, Stanley Brunson and Joan Brunson, applicants.

Commissioner Cirtin invited Planning and Zoning Supervisor Kent Morris to take up the request to rezone Planning Board Case No. 1956. Morris presented the Commission with Exhibit D, a packet that includes outlining the description and usage of the property at 1252 E. Farm Road 80, Springfield, Missouri. This is a request to rezone from an Agriculture 1 to an Agriculture Residential District. Owners would like to subdivide this 11 acre tract into five and six acre tracts, approximately. Morris said the Planning and Zoning Board unanimously recommend approval of the request.

Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1956. Joan Brunson presented in favor of the rezoning, explaining the need to downsize the house and make it handicap accessible for her and her husband. The couple's plan is to sell their current home with approximately five acres and construct a handicap accessible home on the remaining approximate six acres. Commissioner Cirtin asked Brunson if she was aware of the conditions, to which she replied that she was aware and understood them.

Commissioner Cirtin offered the floor to anyone to speak in opposition to the rezoning of Case No. 1956. No one came forward. Commissioner Cirtin passed the floor to the Commission for discussion.

Commissioner Hough moved to approve Planning Board Case No. 1956. Commissioner Bengsch seconded the motion and it was unanimously approved.

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

#### Request to Rezone, Planning Board Case Number 1958, Jim Coker and Laney Coker,

c/o Ron Cardwell, applicants.

Commissioner Cirtin invited Planning and Zoning Supervisor Kent Morris to take up the request to rezone Planning Board Case No. 1958. This is a request to rezone from an Agriculture 1 to a Rural Residential District. Morris again referenced Exhibit D, outlining the description and usage of the property at 8290 E. Farm Road 152, Rogersville. Applicants would like to subdivide the 10 acre property into a three acre tract with an existing house and a 7 acre tract. Morris informed the Commission that this application was approved unanimously by the Planning Board. Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1958.

Builder Ron Cardwell presented in favor of the rezoning on behalf of the Cokers. He explained that the Cokers would be able to meet County requirements in splitting the acres to three with the existing house, and seven with a new house to be constructed on it, noting that the plans are compliant with the Land Use Plan. Commissioner Cirtin asked if the Cokers were aware of conditions and agree to them. Cardwell said yes.

Commissioner Cirtin offered the floor to anyone to speak in opposition to the rezoning of Case No. 1939. No one came forward. Commissioner Cirtin passed the floor to the Commission for discussion.

Commissioner Hough moved to approved Case No. 1958. Commissioner Bengsch seconded the motion and it was unanimously approved.

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

Request to Rezone, Planning Board Case No. 1959, Anatoliy Gossen, applicant.

Commissioner Cirtin invited Planning and Zoning Supervisor Kent Morris to take up the request to rezone Planning Board Case No. 1959. Morris again referred to Exhibit D, which includes an outline of the description and usage of the property at 4097 S. Farm Road 223, Rogersville. This is a request to rezone from Agriculture 1 to a Rural Residence District, subdividing a 10 acre tract into three parcels. The rezoning would be in compliance with the Land Use Plan, Morris said. Morris informed the Commission that this application was approved unanimously by the Planning Board. Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1959.

Applicant Anatoliy Gossen presented in favor of the rezoning, reiterating the request as stated by Morris, and acknowledging that he is aware of and will comply with the conditions.

Commissioner Cirtin offered the floor to anyone to speak in opposition to the rezoning of Case No. 1959. No one came forward. Commissioner Cirtin passed the floor to the

Commission for discussion.

Commissioner Bengsch moved to approve Case No. 1959. Commissioner Hough seconded the motion and it was unanimously approved.

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

Request to Rezone, Planning Board Case No. 1960, Stephen Kulan and Karen Kulan, c/o Amsinger Surveying, Inc., Dennis Amsinger, applicants.

Commissioner Cirtin invited Planning and Zoning Supervisor Kent Morris to take up the request to rezone Planning Board Case No. 1960. Morris again referred to Exhibit D, which includes an outline of the description and usage of the property at 6555 S. Farm Road 223. Rogersville. This is a request to rezone from Agriculture 1 to an Agriculture Residence District, subdividing 15 acres into three tracts of five acres each. This would be in compliance with the Land Use Plan. Morris informed the Commission that this application was approved unanimously by the Planning Board. Commissioner Cirtin offered the floor for anyone to speak in favor of the application for Case No. 1960.

Dennis Amsinger of Amsinger Survey presented on behalf of Stephen and Karen Kulan in favor of the rezoning and stated that there would be compliance in providing additional right of way on Farm Roads 194 and 223, as well as with all other conditions.

Commissioner Cirtin offered the floor to anyone to speak in opposition to the rezoning of Case No. 1960. No one came forward. Commissioner Cirtin passed the floor to the Commission for discussion.

Commissioner Hough moved to approve Case No. 1960. Commissioner Cirtin seconded the motion and it was unanimously approved.

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

Other Planning Board Business

Mr. Morris stated there was no other business to present to the Commission.

Public Comment

There were no comments from the public and no further business was presented to the Commission.

Commissioner Cirtin adjourned.