



MINUTES

**Planning and Zoning Commission
City Hall, 4221 S. Wilson's Creek Blvd.
January 12, 2026 at 6:00 PM**

Call Meeting to Order

PRESENT

Chairman Ransom Ellis
Commissioner Chris Crosby
Commissioner Brian Doubrava
Commissioner Michael Mann
Commissioner (Alt) Richard Copeland

ABSENT

Commissioner John Alexander
Commissioner Cynthia Hyder
Commissioner Kami Means
City Council Liaison Brian Fields

Approve Agenda

Motion made by Commissioner Crosby, Seconded by Commissioner (Alt) Copeland.
Voting Yea: Chairman Ellis, Commissioner Crosby, Commissioner Doubrava, Commissioner Mann,
Commissioner (Alt) Copeland

Approve Minutes

1. Approve the Minutes of the November 3, 2025 Meeting.

Motion made by Commissioner Crosby, Seconded by Commissioner Mann.
Voting Yea: Chairman Ellis, Commissioner Crosby, Commissioner Doubrava, Commissioner
Mann, Commissioner (Alt) Copeland

Meeting Procedures

Public Hearings

2. REZN 25-004. Public Hearing and Possible Vote to Recommend the Approval of An Application to Change the Zoning Classification of Approximately Zero Point Three Three (0.33) acres of Real Property, Located at 641 North College Avenue, From Medium Density Single-Family Residential (R1-M) to Two-Family Residential (R-2).

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.
Voting Yea: Chairman Ellis, Commissioner Crosby, Commissioner Doubrava, Commissioner
Mann, Commissioner (Alt) Copeland

No participation by the public.

3. ORD 26-001. Public Hearing and Possible Vote to Recommend the Approval of An Amendment to Title IV ("Land Use"), Chapter 410 ("Subdivision Regulations"), Section 410.700 ("Sinkholes and Karst Features"), of the Municipal Code of the City or Republic, Missouri.

Motion made by Commissioner Doubrava, Seconded by Commissioner Crosby.
Voting Yea: Chairman Ellis, Commissioner Crosby, Commissioner Doubrava, Commissioner
Mann, Commissioner (Alt) Copeland



4. ORD 26-002. Public Hearing and Possible Vote to Recommend the Approval of An Amendment to Title IV ("Land Use"), Chapter 415 ("Sign Regulations"), Section 410.120 ("Commercial Sign Overlay Districts"), of the Municipal Code of the City or Republic, Missouri.

Motion made by Commissioner Doubrava, Seconded by Commissioner Crosby.

Voting Yea: Chairman Ellis, Commissioner Crosby, Commissioner Doubrava, Commissioner Mann, Commissioner (Alt) Copeland

Other Business

5. SUBD-PRE 25-002. Possible Vote to Approve a Preliminary Plat for Town East Crossing, A Commercial Subdivision Consisting of Approximately Ten Point Eight One (10.81) Acres Located at 1193 North Oakwood Avenue.

Motion made by Commissioner Doubrava, Seconded by Commissioner Mann.

Voting Yea: Chairman Ellis, Commissioner Crosby, Commissioner Doubrava, Commissioner Mann, Commissioner (Alt) Copeland

Community Development Update

Announced that the next meeting would take place in the new Council Chambers.

Notified Commission of new hire for Senior Planner position.

Adjournment

Chris Tabor, Principal Planner

Ransom Ellis, Chairman

