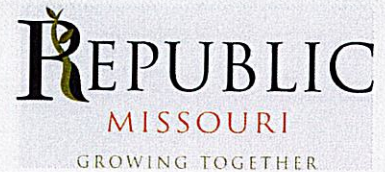


Findings of Fact



Date of Hearing:

10/5/2026

Time:

6:00 PM

Type of Application:

Other

Name of Applicant:

Preliminary Plat - Harper Ridge Phase 5

Location:

1200 Block of N. Harper Drive

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- | | | |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan | ☒ Yes | ☐ No |
| Conforming to the City's adopted Transportation Plan | ☒ Yes | ☐ No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | ☒ Yes | ☐ No |
| Compatible with surrounding land uses | ☒ Yes | ☐ No |
| Able to be adequately served by municipal infrastructure | ☒ Yes | ☐ No |
| Aligned with the purposes of RSMo. 89.040 | ☒ Yes | ☐ No |

Statement of Relevant Facts Found:

Consistent with Republic Code.

Based on these findings, I have concluded to recommend the application to the City Council for:

☐ Approval

☐ Denial

Commissioner Name:

RANSON ELLIS III

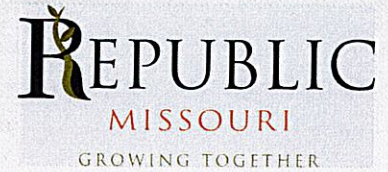
Commissioner Signature:

RANSON ELLIS III

Date:

10/5/2026

Findings of Fact



Date of Hearing:

10-05-26

Time:

Type of Application:

Other

Name of Applicant:

HAILPOTU

Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- | | | |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan | ☒ Yes | ☐ No |
| Conforming to the City's adopted Transportation Plan | ☒ Yes | ☐ No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | ☒ Yes | ☐ No |
| Compatible with surrounding land uses | ☒ Yes | ☐ No |
| Able to be adequately served by municipal infrastructure | ☒ Yes | ☐ No |
| Aligned with the purposes of RSMo. 89.040 | ☒ Yes | ☐ No |

Statement of Relevant Facts Found:

SUBD-PBE 26-003

Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval ☐ Denial

Commissioner Name:

Richard G. Geland

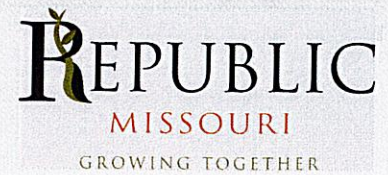
Commissioner Signature:

Richard G. Geland

Date:

10-5-26

Findings of Fact



Date of Hearing:

10/5/2026

Time:

6:27 pm

Type of Application:

Other SUBD-PRE 26-003

Name of Applicant:

Bester Properties LLC

Location:

City Hall

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- | | | |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan | ☒ Yes | ☐ No |
| Conforming to the City's adopted Transportation Plan | ☒ Yes | ☐ No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | ☒ Yes | ☐ No |
| Compatible with surrounding land uses | ☒ Yes | ☐ No |
| Able to be adequately served by municipal infrastructure | ☒ Yes | ☐ No |
| Aligned with the purposes of RSMo. 89.040 | ☒ Yes | ☐ No |

Statement of Relevant Facts Found:

- Conforms with surrounding area
- Space is there and available for additional plots

Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval

☐ Denial

Commissioner Name:

Michael Mann

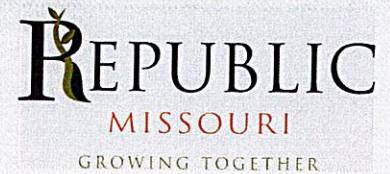
Commissioner Signature:

Michael Mann

Date:

10/5/2026

Findings of Fact



Date of Hearing:

10/5/20

Time:

6pm

Type of Application:

Other

Name of Applicant:

Harcen Ridge Phase 5/Bester Properties

Location:

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

- | | | |
|---|--------------------------------------|--------------------------|
| Conforming to the City's adopted Land Use Plan | ☒ Yes | ☐ No |
| Conforming to the City's adopted Transportation Plan | ☒ Yes | ☐ No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | ☒ Yes | ☐ No |
| Compatible with surrounding land uses | ☒ Yes | ☐ No |
| Able to be adequately served by municipal infrastructure | ☒ Yes | ☐ No |
| Aligned with the purposes of RSMo. 89.040 | ☒ Yes | ☐ No |

Statement of Relevant Facts Found:

This is the 5th phase of this area.
- 2021 in Oct the original approval was for 145 lots. Any further lot creation requires another preliminary plat
- Updated flood maps, so they could be built.

Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval ☐ Denial

Commissioner Name:

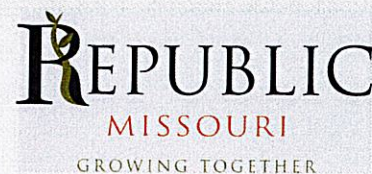
Chloe Crosby

Commissioner Signature:

Date:

10/5/20

Findings of Fact



Date of Hearing:

Time:

Type of Application:

10/5/26

6:00 pm

Other - JUBD-PRE 26-003

Name of Applicant:

Location:

Bester Properties, LLC

Based upon the facts presented during the course of this hearing, I have found that the application is generally:

Conforming to the City's adopted Land Use Plan ☒ Yes ☐ No

Conforming to the City's adopted Transportation Plan ☒ Yes ☐ No

Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) ☒ Yes ☐ No

Compatible with surrounding land uses ☒ Yes ☐ No

Able to be adequately served by municipal infrastructure ☒ Yes ☐ No

Aligned with the purposes of RSMo. 89.040 ☒ Yes ☐ No

Statement of Relevant Facts Found:

No speakers.

Based on these findings, I have concluded to recommend the application to the City Council for:

☒ Approval ☐ Denial

Commissioner Name:

Commissioner Signature:

Date:

John Alexander

10/5/26