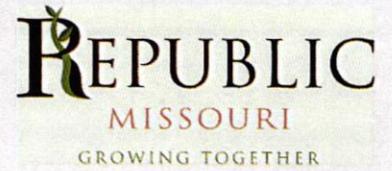


# Findings of Fact



Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

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:

I Recommend the Possibility of some type of obscure zoning

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

Approval  Denial

Commissioner Name:

RANDY Phelps

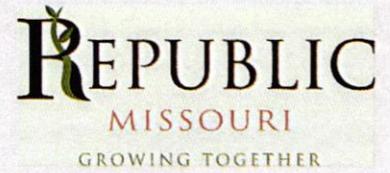
Commissioner Signature:

Randy Phelps

Date:

7/12/21

# Findings of Fact



Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

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- 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:**

Requires connection to city water and sewer  
Annexed in 2007  
Main entry will be east of property  
Potential new stop light will move west of intersection and applicant is working with staff

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

Approval  Denial

Commissioner Name:

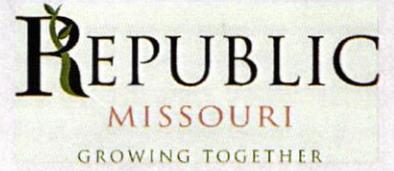
Kevin Havn

Commissioner Signature:

Date:

7/12/21

# Findings of Fact



Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

**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:**

Traffic Addressed,  
Environmental

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

Approval  Denial

Commissioner Name:

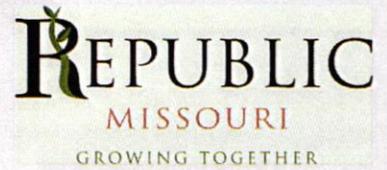
Erik Petersen

Commissioner Signature:

Date:

7/12/21

# Findings of Fact



Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezoning

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

**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 ~~other~~ worries with wairst due to welding

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

Approval  Denial

Commissioner Name:

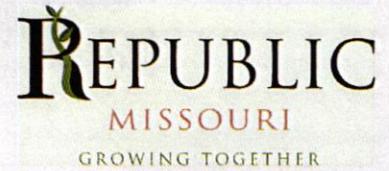
Chris Crusty

Commissioner Signature:

Date:

7/12/21

# Findings of Fact



Date of Hearing:

07/12/2021

Time:

6:00PM

Type of Application:

Rezone

Name of Applicant:

ShoMe Fabrication

Location:

City Council Chambers

**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:**

Changing Business from C-2 to M-2  
Welding Tanks  
Old Tractor Store

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

Approval  Denial

Commissioner Name:

Brandon Andrew

Commissioner Signature:

Date:

7-12-2021