

Findings of Fact

Date of Hearing:

01/12/2026

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Chapter 415 Amendments (ORD 26-002)

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 | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to the City's adopted Transportation Plan | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Conforming to other adopted plans of the City (i.e. water, wastewater, parks, etc.) | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Compatible with surrounding land uses | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Able to be adequately served by municipal infrastructure | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040 | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

Statement of Relevant Facts Found:

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

Approval Denial

Commissioner Name:

Ransom Ellis #1

Commissioner Signature:

Ransom Ellis

Date:

01/12/2026

Findings of Fact

Date of Hearing:

01/12/2026

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Code Amendment

Name of Applicant:

Chapter 415 Amendments (ORD 26-002)

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City Council Chambers

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| Able to be adequately served by municipal infrastructure | <input checked="" type="radio"/> Yes | <input type="radio"/> No |
| Aligned with the purposes of RSMo. 89.040 | <input checked="" type="radio"/> Yes | <input type="radio"/> No |

Statement of Relevant Facts Found:

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

Approval Denial

Commissioner Name:

Cass Crosby

Commissioner Signature:



Date:

1/12/26

Findings of Fact

Date of Hearing:

01/12/2026

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Chapter 415 Amendments (ORD 26-002)

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:

Detached Signage - Movement to new MM location

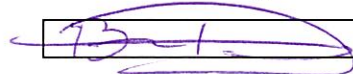
Based on these findings, I have concluded to recommend the application to the City Council for:

Approval Denial

Commissioner Name:

Brian Debrava

Commissioner Signature:



Date:

2025-01-12

Findings of Fact

Date of Hearing:

01/12/2026

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Chapter 415 Amendments (ORD 26-002)

Location:

City Council Chambers

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- 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:

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

Approval Denial

Commissioner Name:

Richard Copeland

Commissioner Signature:

Richard Copeland

Date:

1-12-26

Findings of Fact

Date of Hearing:

01/12/2026

Time:

6:00

Type of Application:

Code Amendment

Name of Applicant:

Chapter 415 Amendments (ORD 26-002)

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:

o Changes to allow higher & larger signs

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:

1/12/2026