

Findings of Fact

Date of Hearing:

09/14/2026

Time:

6:00 PM

Type of Application:

Rezone

Name of Applicant:

Tim Schowe

Location:

5470 W. Republic Rd.

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:

Concerns about water runoff and turn lanes were addressed.

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

☒ Approval

☐ Denial

Commissioner Name:

CYNTHIA HYDER

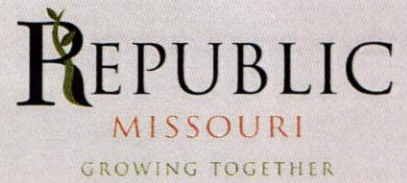
Commissioner Signature:

C. Hyder

Date:

9/14/26

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

Statement of Relevant Facts Found:

Water Flow Issues?? Not enough?
Traffic Issues? prior to 2030??
Republic Road = on + off of.
Left hand Turn lanes?

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

☒ Approval

☐ Denial

Commissioner Name:

Richard Copekand

Commissioner Signature:

Richard Copekand

Date:

9-14-26

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Statement of Relevant Facts Found:

Property Annexed into the City by owner
High Density Single Family R1-H
Not Served by Municipal water or Sewer
TIS Requires New road Connections - Mo Dot has reviewed
No Sink holes
Requires an additional lift station

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

☒ Approval ☐ Denial

Commissioner Name:

Chris Crosby

Commissioner Signature:



Date:

9/14/26

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Type of Application:

Rezone 26-004

Name of Applicant:

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Location:

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

Statement of Relevant Facts Found:

Proposal meets City Code. - Recommended Approval.
and applicable MO statutes

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

☒ Approval ☐ Denial

Commissioner Name:

Ransom Ellish

Commissioner Signature:

Ransom Ellish

Date:

9-14-2026