

Findings of Fact

Date of Hearing:

07/13/2026

Time:

6:00 PM

Type of Application:

Vacation

Name of Applicant:

Town East Center, LLC

Location:

1692 US Highway 60 East

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:

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

☒ Approval

☐ Denial

Commissioner Name:

Hami Means

Commissioner Signature:

Hami Means

Date:

7/13/26

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| 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:

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

☒ Approval

☐ Denial

Commissioner Name:

Richard Copeford

Commissioner Signature:

Richard Copeford

Date:

7-13-26

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| 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:

City ~~is~~ not investigating this but Town East Center is
These are not being used for utilities and want to be used for lots

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:

7/13/26

Findings of Fact

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| 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 no city utilities running through area
o no planned use

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:

7/13/2026

Findings of Fact

Date of Hearing:

07/13/2026

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Vacation

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Location:

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| 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:

CYNTHIA HYDER

Commissioner Signature:

C. Hyder

Date:

7/13/26

Findings of Fact

Date of Hearing:

07/13/2026

Time:

6:00 PM

Type of Application:

Vacation *VACA 26-002*

Name of Applicant:

Town East Center, LLC

Location:

1692 US Highway 60 East

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

Statement of Relevant Facts Found:

*Town East LLC vacation of Lots 1, 3, & 4
30ft water easement Cross access - shrinking
Rear cross access easement not needed due to one in front
5ft water main easement not needed due to access from other sides

Easements no longer needed as platted*

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

☒ Approval ☐ Denial

Commissioner Name:

Brian Debraue

Commissioner Signature:

[Signature]

Date:

2026-07-13

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

Statement of Relevant Facts Found:

Easements are old and not consistent with current or future uses.

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

☒ Approval ☐ Denial

Commissioner Name:

RANDY ELLIS JR

Commissioner Signature:

Randy Ellis Jr

Date:

7/13/2026