



AGENDA

City Council Meeting
City Council Chambers, 540 Civic Blvd
June 01, 2021 at 6:00 PM

Matt Russell, Mayor
Brandon Self, Ward I
Garry Wilson, Ward II
Christopher Updike, Ward III
Jennifer Mitchell, Ward IV

Eric Franklin, Ward I
Gerry Pool, Ward II
Shane Grooms, Ward III
Jim Deichman, Ward IV

Call Meeting to Order

Opening Prayer

Pledge of Allegiance to the United States Flag

Citizen Participation

Consent Agenda

1. Approve May 18, 2021 City Council Minutes.
2. As per RSMo. 109.230(4), City records that are on file in the City Clerk's office and have met the retention schedule will be destroyed in compliance with the guidelines established by the Secretary of State's office.

Board, Commission, and Committee Schedule

Board of Adjustment Meeting	June 03, 2021 (Cancelled)
Planning & Zoning Meeting	June 07, 2021
City Council Meeting	June 15, 2021
City Council Meeting (Zoom)	June 22, 2021

Old Business and Tabled Items

3. 21-39 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Water Line and Drainage Easement on the 60 West Subdivision.
4. 21-40 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Sediment and Detention Basin Easement on Lot 6 of the Akhtar Park Subdivision.
5. 21-41 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title IV, Land Use, Chapter 405, Zoning Regulations, Article VII, Additional District Provisions, Regarding Accessory Structures.

New Business (First Reading of Ordinances)

6. 21-42 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Olde Savannah Phase 1B Subdivision.

Other Business (Resolutions)-None

Reports from Staff

Executive Session: *No further action, other than announcing adjournment by the Mayor, shall take place after an Executive Session that is scheduled as the last matter on the Agenda unless otherwise stated on the Agenda or as allowed per RSMo. 610.02.*

1. RSMo 610.021.1 Pending and/or potential litigation. Closed session. Closed vote. Closed record.
2. RSMo 610.021.2 Real estate acquisition. Closed session. Closed vote. Closed record.
3. RSMo 610.021.3 Hiring, firing, promotion, or disciplining personnel. Closed session. Closed vote. Closed record.

Adjournment

Individuals addressing the Council are asked to step to the microphone and clearly state their name and address before speaking. In accordance with ADA guidelines, if you need special accommodations to attend any city meeting, please notify the City Clerk's Office at 732-3101 at least three days prior to the scheduled meeting. **All meetings are tape recorded for public viewing.**



MINUTES
City Council Meeting
Community Center, 711 E. Miller Road
May 18, 2021 at 6:00 PM

Matt Russell, Mayor
Brandon Self, Ward I
Garry Wilson, Ward II
Christopher Updike, Ward III
Jennifer Mitchell, Ward IV

Eric Franklin, Ward I
Gerry Pool, Ward II
Shane Grooms, Ward III
Jim Deichman, Ward IV

Call Meeting to Order

The regular session meeting of the City Council of the City of Republic, Greene County, Missouri, was called to order by Mayor Matt Russell at 6:01 p.m. Council Members present included Christopher Updike, Jim Deichman, Eric Franklin, Garry Wilson, Gerry Pool, Shane Grooms, and Jennifer Mitchell. Others in attendance were: City Administrator David Cameron, Assistant Parks and Recreation Director Jennafer Mayfield, Chief of Staff Lisa Addington, City Attorney Scott Ison, Principal Planner Chris Tabor, Finance Manager Meghin Cook, Assistant City Administrator/Parks and Recreation Director Jared Keeling, Planning Manager Karen Haynes, Fire Chief Duane Compton, Engineering Manager Garrett Brickner, Police Lieutenant Jamie Burks, Information Systems Director Josh Jones, and City Clerk Laura Burbridge.

Opening Prayer

Opening prayer was led by City Administrator David Cameron.

Pledge of Allegiance to the United States Flag

The Pledge of Allegiance was led by Mayor Matt Russell.

Citizen Participation

Mayor Russell acknowledged Brandon Self for his service on City Council. Mr. Self resigned from City Council on May 13, 2021 due to moving to a different ward.

Mayor Russell opened citizen participation at 6:05 p.m. Mayor Russell closed citizen participation at 6:05 p.m.

Consent Agenda

Motion was made by Council Member Wilson and seconded by Council Member Franklin to approve the consent agenda. The vote was 7 Aye-Deichman, Franklin, Pool, Wilson, Grooms, and Mitchell. 0 Nay. Motion Carried.

1. Approve May 4, 2021 City Council Minutes.
2. Approve Vendor List.
3. Approve Utility Billing Adjustments.

Board, Commission, and Committee Schedule

City Council Meeting	May 18, 2021
City Council Meeting	June 1, 2021
Board of Adjustment Meeting	June 3, 2021
Planning & Zoning Meeting	June 7, 2021

Old Business and Tabled Items

4. **21-36 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 12 Acres, Located in the 7200 Block of West Farm Road 170, PIN 881715200003, and Adjacent Right-of-Way.**

Motion was made by Council Member Pool and seconded by Council Member Grooms to have the second reading of Bill 21-36 by title only. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Updike motioned for the passage of Bill 21-36. Council Member Franklin seconded. A roll call vote was taken. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

5. **21-37 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Annexation of Approximately 12 Acres, Located in the 7200 Block of West Farm Road 170, PIN 881715200002, and Adjacent Right-of-Way.**

Motion was made by Council Member Updike and seconded by Council Member Grooms to have the second reading of Bill 21-37 by title only. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Deichman motioned for the passage of Bill 21-37. Council Member Updike seconded. A roll call vote was taken. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

6. **21-38 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of the Olde Savannah Phase 1A Subdivision.**

Motion was made by Council Member Wilson and seconded by Council Member Updike to have the second reading of Bill 21-38 by title only. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes was available to answer any questions from Council. Council Member Grooms motioned for the passage of Bill 21-38. Council Member Deichman seconded. A roll call vote was taken. The vote was 7 Aye-Deichman, Franklin, Grooms, Mitchell, Pool, Updike, and Wilson. 0 Nay. Motion Carried.

New Business (First Reading of Ordinances)

7. **21-39 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Water Line and Drainage Easement on the 60 West Subdivision.**

Council Member Pool motioned for the first reading of Bill 21-39 by title only. Council Member Franklin seconded. The vote was 7 Aye-Pool, Deichman, Franklin, Mitchell, Russell, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

8. **21-40 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Sediment and Detention Basin Easement on Lot 6 of the Akhtar Park Subdivision.**

Council Member Deichman motioned for the first reading of Bill 21-40 by title only. Council Member Franklin seconded. The vote was 7 Aye-Pool, Deichman, Franklin, Mitchell, Russell, Updike, and Wilson. 0 Nay. Motion Carried. Karen Haynes provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

9. **21-41 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title IV, Land Use, Chapter 405, Zoning Regulations, Article VII, Additional District Provisions, Regarding Accessory Structures.**

Council Member Pool motioned for the first reading of Bill 21-41 by title only. Council Member Mitchell seconded. The vote was 7 Aye-Pool, Deichman, Franklin, Mitchell, Russell, Updike, and

Wilson. 0 Nay. Motion Carried. Chris Tabor provided an overview of the bill. Mayor Russell reminded Council that this was a first read and to get with staff with any questions prior to the next meeting.

Other Business (Resolutions)

10.21-R-21 A Resolution of the City Council of the City of Republic, Missouri, Authorizing the Purchase of Three Police Vehicles.

Motion was made by Council Member Wilson and seconded by Council Member Updike to approve Resolution 21-R-21. Lieutenant Jamie Burks provided an overview of the Resolution. The vote was 7 Aye-Deichman, Franklin, Grooms, Pool, Mitchell, Updike, and Wilson. 0 Nay. Motion Carried.

11.21-R-22 A Resolution of the City Council of the City of Republic, Missouri, Awarding the Bid for the Remodeling of City Hall to Add a Conference Room and Authorizing the Execution of an Agreement for the Same.

Motion was made by Council Member Wilson and seconded by Council Member Deichman to approve Resolution 21-R-22. Jared Keeling provided an overview of the Resolution. The vote was 7 Aye-Deichman, Franklin, Grooms, Pool, Mitchell, Updike, and Wilson. 0 Nay. Motion Carried.

12.21-R-23 A Resolution of the City Council of the City of Republic, Missouri, Adopting the Comprehensive Plan for the City.

Motion was made by Council Member Deichman and seconded by Council Member Mitchell to approve Resolution 21-R-23. Karen Haynes provided an overview of the Resolution. The vote was 7 Aye-Deichman, Franklin, Grooms, Pool, Mitchell, Updike, and Wilson. 0 Nay. Motion Carried.

Reports from Staff

City Administrator David Cameron thanked Karen and the BUILDS team for their fantastic job on the Comprehensive Plan. This was a tough project and the comprehensive plan is referenced at every meeting. Mr. Cameron shared his appreciation for the work done and thanked SMOG for their work, as well as staff's input and investment into it. Mr. Cameron reported this may be like the budget and would be shocked if it is not amended every 3-4 years due to changes in the community. Mr. Cameron reported if you locate one or two schools in the right spot, it creates transportation changes, which creates more development in that area. Mr. Cameron shared that even if we have the staff, we would likely still outsource some of the work to keep it moving. This was long overdue, 33 years after the last Comprehensive plan in 1988. Mr. Cameron shared it may be something we should establish by ordinance and add it to the charter, especially when it comes to our Council makeup and finding people to run for positions, and possibly add at large positions.

City Administrator David Cameron learned today Mike Landis' sister passed away in a car accident. Mr. Landis is still part of us even though he is not with us anymore. Mr. Cameron asked everyone to keep Mike in their prayers. Mr. Cameron shared we will be sending something on behalf of the City. Mr. Cameron shared his thoughts and prayers go out to him and his family.

City Administrator David Cameron shared his appreciation for Council's cooperation and assistance. We start the 2022 budget this week and will start having the discussions to prepare for next year. The ballot coming up impacts what we would do in the actual budget when we adopt the budget in October. We will be bringing up Task Order 13 with Burns and McDonnell for the sewer plant to move a lift station, freeing up property worth \$500,000.00. We can move it for \$200,000.00, but we can't go out and spend it without Council approval. We aren't going to wait for the budget process to bring these items to

you. Mr. Cameron shared we will go in and amend the budget or make changes to it in order to facilitate that growth and development. We may bring another budget amendment to Council in August to bring to Council's attention what we need to work on. Mr. Cameron shared he wished we could do one budget and change it twice a year, but is glad people are coming in to invest in our community.

City Administrator David Cameron reported we had a broadband discussion today. Mr. Cameron emphasized he wanted it to be clear to the community that we hear their concerns. It was not included in the Citizen Survey where 3,000 surveys were sent out and 500+ have been received. Mr. Cameron reported we want as many responses as we can get. Mr. Cameron added you can write in broadband opinions on it. Mr. Cameron reported we met with consultants today about broadband and we hear concerns about broadband regularly at City Hall. Mr. Cameron reminded Council we aren't in private enterprise and are not an electric entity, but citizens still look to us to make it better. Mr. Cameron emphasized we can't force a market, but can evaluate ways to bring different opportunities to the table. We hope to enter into an agreement with them to evaluate partnerships, utilization of right-of-ways, and other ways we can participate to make improvements. Mr. Cameron reported our right-of-ways are a bargaining chip and this plan may not fix the problem, but we will be aggressively progressive in looking at ways to bring partners to the table. We can't grow business without a reliable broadband service to service them. Mr. Cameron shared we will lead in leadership, planning, and communication. Mr. Cameron reported he has met with different providers over the years with no success. Mr. Cameron shared he will be more aggressive in finding alternatives for the community to consider. We will bring this to you in the future. Mr. Cameron reminded everyone we are not suggesting we are getting in the market, but instead we are evaluating a way to partner for the community.

Council Member Franklin shared his prayers go out to the Landis family. Mr. Franklin shared it was great work on the Comprehensive Plan and thanked staff. Mr. Franklin shared he has heard about it since starting Council. Mr. Franklin thanked Mr. Self for his service on Council. Mr. Franklin said Mr. Self was the first person he ever lost an election to and appreciates everything he brought to Council. Mr. Franklin shared he feels equal about all our members.

Council Member Pool thanked Karen for all the work on the Comprehensive Plan. Mrs. Pool shared she was Mayor when the Comprehensive Plan was completed and may even have a copy of the old Comprehensive Plan at home. Mrs. Pool shared she knows Karen had to do a lot of work to get that accomplished.

Mayor Russell reminded everyone he will not be at the next meeting and Mr. Deichman will be filling in for him.

Adjournment

Mayor Russell adjourned the meeting at 6:44 p.m.

ATTEST:

Laura Burbridge, City Clerk

Matt Russell, Mayor



Record Destruction Request Form

MISSOURI RETENTION MANUAL CODE	NAME/DATE OF RECORDS TO BE DISPOSED	DATE(S) OF DOCUMENTS	RETENTION TIME NEEDED FOR RECORD
0102 Animal Control Cards	Records documenting the history of every animal received at the shelter	2009-2014	2 years
0104 Investigation Logs and Reports	Chronological record of investigations of incidents and cases handled by animal control officers	2010-2011	2 years



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-39 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Water Line and Drainage Easement on the 60 West Subdivision.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: May 18, 2021

Issue Statement

The BUILDS Department is requesting Drainage and Water Easement Vacations of (2) sections of abandoned waterline and a small section of Drainage Easement; the Vacations are a part of the overall Development Plan and approved Final Plat for the 60 West Development.

Discussion and/or Analysis

The City of Republic is requesting a Waterline and Drainage Easement Vacation of (2) sections of abandoned waterline and a small section of Drainage Easement associated with the 60 West Development Project.

The referenced waterline was abandoned to allow for the construction of Building One of the 60 West Development Project; the abandoned lines were replaced with new water mains extending along the US Hwy 60 frontage of the property. The new water mains were dedicated to the City during the Final Platting for the 60 West Development.

The referenced Drainage Easement was abandoned to allow for the construction Building Three of the 60 West Development Project, as engineering for the Project did not require a drainage channel in this area of the development.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to adopted plans of the City:

Transportation: The proposal has no anticipated impact on the City's transportation network.

Land Use: The proposal has no development impact to adjacent properties.

Municipal Utilities: The proposed Easement Vacations has no anticipated adverse impact on the City's water, wastewater, or stormwater systems currently in place.

Other Public Services: The proposal is not anticipated to have any impact on any other public services.

Emergency Services: The proposal has no anticipated impact on emergency services.



Recommended Action

The BUILDS Department recommends approval of the requested Easement Vacation.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, VACATING A WATER LINE AND DRAINAGE EASEMENT ON THE 60 WEST SUBDIVISION

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the City’s BUILDS Department has applied for a water line and drainage easement vacation on 60 West Subdivision (herein called the “Vacation”); and

WHEREAS, the Vacation has been deemed no longer needed by the City through the Director of the BUILDS Department; and

WHEREAS, the owners of the property subject to the Vacation are in agreement to vacate it; and

WHEREAS, the City’s Builds Department did, thereafter, submit said application for the Vacation to the Planning and Zoning Commission, which did set May 10, 2021, as the date a public hearing would be held on such application and proposed Vacation; and

WHEREAS, notice of the date and time of the public hearing on the Vacation was given by publication on April 21, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City of Republic, such notice being at least 15 days before the date set for the public hearing; and

WHEREAS, the City gave notice of such public hearing on the Vacation to the record owners of all properties within the area of the proposed Vacation and within 185 feet of the property proposed to be vacated; and

WHEREAS, a public hearing was conducted by the Planning and Zoning Commission on May 10, 2021, after which the Commission rendered written findings of fact on the proposed Vacation and thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of 5 ayes to 0 nays, did recommend approving such application for the Vacation; and

WHEREAS, the matter of the Vacation was presented to the City Council for action and vote on May 18, 2021, for the first reading, and on June 1, 2021, for a second reading, at which time the City Council assessed and determined that no damages would be sustained by the owner of any property which fronts or abuts said Vacation and that said Vacation should be vacated.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1. The Vacation herein described and further described in Attachment 1, attached and incorporated herein, is hereby vacated, and the same shall

revert to the owners of the adjacent lots in the same proportion as it was originally taken. Such Vacation being more fully described as follows:

EXISTING WATER LINE EASEMENT TO BE VACATED SITUATED IN LOTS 2, 3, AND 4 OF OLD STONE DEVELOPMENT A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND BEING ALL OF LOTS 2, 3, AND 4 OF OLD STONE DEVELOPMENT, A SUBDIVISION RECORDED IN PLAT BOOK ZZ PAGE 158, GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 88°27'12" WEST A DISTANCE OF 14.20 FEET TO A POINT FOR CORNER; THENCE SOUTH 02°03'15" WEST A DISTANCE OF 180.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°29'32", AN ARC LENGTH OF 23.43 FEET, AND A CHORD WHICH BEARS SOUTH 46°48'02" WEST HAVING A CHORD DISTANCE OF 21.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°27'12" WEST A DISTANCE OF 103.53 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A DELTA OF 31°19'03", AN ARC LENGTH OF 183.11 FEET, AND A CHORD WHICH BEARS SOUTH 75°53'16" WEST HAVING A CHORD DISTANCE OF 180.84 FEET; THENCE NORTH 31°03'53" WEST A DISTANCE OF 93.10 FEET; THENCE SOUTH 57°29'40" WEST A DISTANCE OF 32.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°30'20" EAST A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 57°29'40" WEST A DISTANCE OF 341.92 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 408.50 FEET, A DELTA OF 31°57'22", AN ARC LENGTH OF 227.84 FEET, AND A CHORD WHICH BEARS SOUTH 42°05'31" WEST HAVING A CHORD DISTANCE OF 224.90 FEET TO A POINT ON A LINE; THENCE NORTH 63°53'10" WEST A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 423.50 FEET, A DELTA OF 31°57'22", AN ARC LENGTH OF 236.20 FEET, AND A CHORD WHICH BEARS NORTH 42°05'31" EAST HAVING A CHORD DISTANCE OF 233.15 FEET TO A POINT ON A LINE; THENCE NORTH 57°29'40" EAST A DISTANCE OF 341.77 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,607.91 SQUARE FEET OR 0.1976 ACRE(S) OF LAND, MORE OR LESS. A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND BEING ALL OF LOTS 2, 3, AND 4 OF OLD STONE DEVELOPMENT, A SUBDIVISION RECORDED IN PLAT BOOK ZZ PAGE 158, GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 88°27'12" WEST A DISTANCE OF 14.20 FEET TO A POINT FOR CORNER; THENCE

SOUTH 02°03'15" WEST A DISTANCE OF 180.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°29'32", AN ARC LENGTH OF 23.43 FEET, AND A CHORD WHICH BEARS SOUTH 46°48'02" WEST HAVING A CHORD DISTANCE OF 21.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°27'12" WEST A DISTANCE OF 103.53 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 335.00 FEET, A DELTA OF 31°19'03", AN ARC LENGTH OF 183.11 FEET, AND A CHORD WHICH BEARS SOUTH 75°53'16" WEST HAVING A CHORD DISTANCE OF 180.84 FEET; THENCE NORTH 31°03'53" WEST A DISTANCE OF 93.10 FEET; THENCE SOUTH 57°29'40" WEST A DISTANCE OF 32.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°30'20" EAST A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 57°29'40" WEST A DISTANCE OF 341.92 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 408.50 FEET, A DELTA OF 31°57'22", AN ARC LENGTH OF 227.84 FEET, AND A CHORD WHICH BEARS SOUTH 42°05'31" WEST HAVING A CHORD DISTANCE OF 224.90 FEET TO A POINT ON A LINE; THENCE NORTH 63°53'10" WEST A DISTANCE OF 15.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 423.50 FEET, A DELTA OF 31°57'22", AN ARC LENGTH OF 236.20 FEET, AND A CHORD WHICH BEARS NORTH 42°05'31" EAST HAVING A CHORD DISTANCE OF 233.15 FEET TO A POINT ON A LINE; THENCE NORTH 57°29'40" EAST A DISTANCE OF 341.77 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,607.91 SQUARE FEET OR 0.1976 ACRE(S) OF LAND, MORE OR LESS. EXISTING DRAINAGE EASEMENT TO BE VACATED SITUATED IN LOT 5 OF OLD STONE DEVELOPMENT A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND BEING A PART OF LOT 5 OF OLD STONE DEVELOPMENT, A SUBDIVISION RECORDED IN PLAT BOOK ZZ PAGE 158, GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 88°27'12" WEST A DISTANCE OF 14.20 FEET TO A POINT FOR CORNER; THENCE SOUTH 02°03'15" WEST A DISTANCE OF 180.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°29'32", AN ARC LENGTH OF 23.43 FEET, AND A CHORD WHICH BEARS SOUTH 46°48'02" WEST HAVING A CHORD DISTANCE OF 21.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°27'12" WEST A DISTANCE OF 19.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°27'12" WEST A DISTANCE OF 16.82 FEET TO A POINT FOR CORNER; THENCE NORTH 25°22'12" WEST A DISTANCE OF 22.10 FEET TO A POINT FOR CORNER; THENCE NORTH 01°32'48" EAST A DISTANCE OF 13.79 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°27'12" EAST A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°32'48" WEST A DISTANCE OF

10.21 FEET TO A POINT FOR CORNER; THENCE SOUTH 25°22'12" EAST A DISTANCE OF 26.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 541.68 SQUARE FEET OR 0.0124 ACRE(S) OF LAND, MORE OR LESS. EXISTING DRAINAGE EASEMENT TO BE VACATED SITUATED IN LOTS 3 AND 4 OF OLD STONE DEVELOPMENT A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND BEING ALL OF LOTS 3 AND 4 OF OLD STONE DEVELOPMENT, A SUBDIVISION RECORDED IN PLAT BOOK ZZ PAGE 158, GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 88°27'12" WEST A DISTANCE OF 421.63 FEET TO A POINT FOR CORNER; THENCE SOUTH 57°30'00" WEST A DISTANCE OF 280.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62°22'42" EAST A DISTANCE OF 5.77 FEET TO A POINT FOR CORNER; THENCE NORTH 57°30'10" EAST A DISTANCE OF 64.10 FEET TO A POINT FOR CORNER; THENCE SOUTH 32°30'01" EAST A DISTANCE OF 105.96 FEET TO A POINT FOR CORNER; THENCE SOUTH 15°55'20" EAST A DISTANCE OF 127.94 FEET TO A POINT FOR CORNER; THENCE SOUTH 57°15'40" WEST A DISTANCE OF 15.67 FEET TO A POINT FOR CORNER; THENCE NORTH 15°55'20" WEST A DISTANCE OF 130.29 FEET TO A POINT FOR CORNER; THENCE NORTH 32°30'01" WEST A DISTANCE OF 88.77 FEET TO A POINT FOR CORNER; THENCE SOUTH 57°30'10" WEST A DISTANCE OF 57.78 FEET TO A POINT FOR CORNER; THENCE NORTH 62°22'42" WEST A DISTANCE OF 23.07 FEET TO A POINT FOR CORNER; THENCE NORTH 57°30'00" EAST A DISTANCE OF 17.30 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4,527.60 SQUARE FEET OR 0.1039 ACRE(S) OF LAND, MORE OR LESS.

- Section 2. The Council hereby determines that the owners who own all of the property which fronts or abuts the Vacation will benefit from the vacation of such easement and, therefore, the owners will sustain zero damages as a result of said vacation.
- Section 3. The City Clerk is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds for Greene County, Missouri.
- Section 4. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 5. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 6. This Ordinance shall take effect and be in force from and after its passage as provided by law.

BILL NO. 21-39


ORDINANCE NO.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.

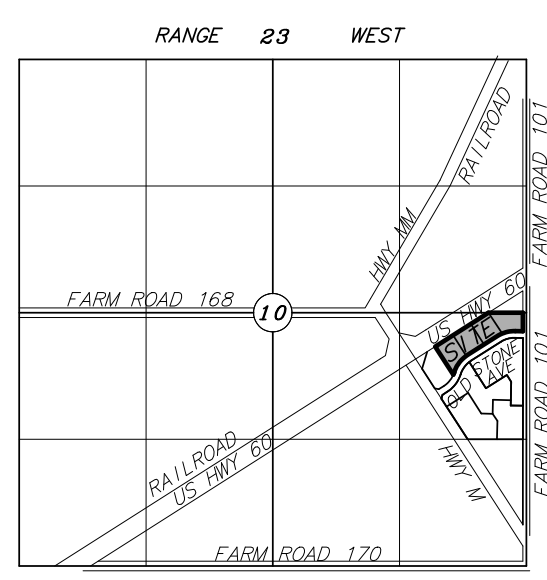
Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

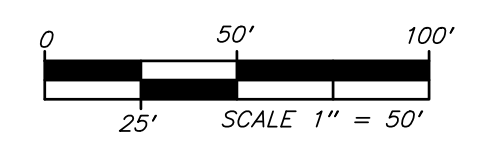
Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.05.12 10:19:36
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____



BENCHMARK
MISSOURI GEOGRAPHIC REFERENCE SYSTEM
MONUMENT GR-50
ELEVATION 1227.69
NAVD 1988

BASIS OF BEARINGS
GRID NORTH
MISSOURI COORDINATE SYSTEM OF 1983
CENTRAL ZONE

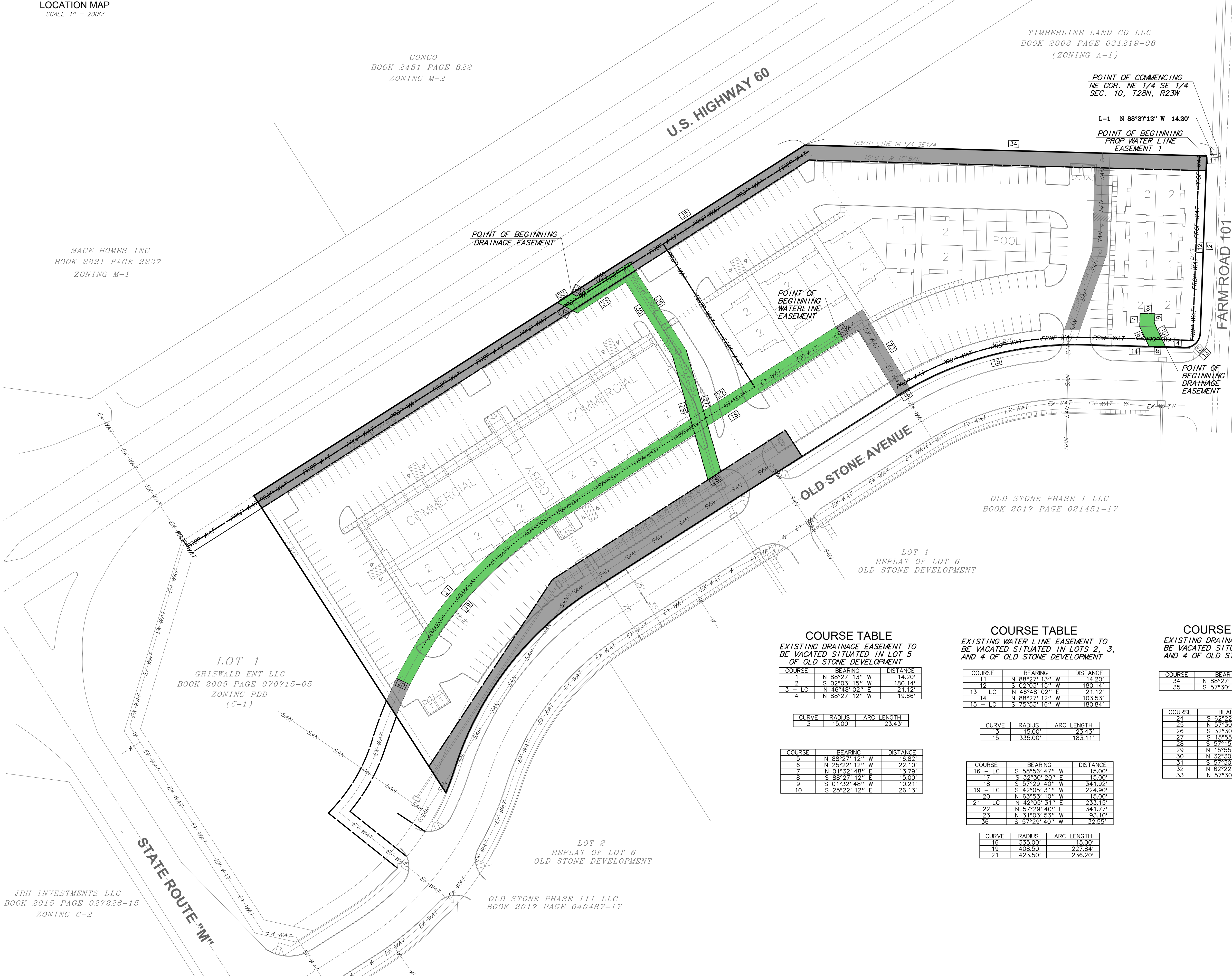


LEGEND

- MH**— SAN. SEW. MH
- SAN**— SAN. SEW. LINE
- W**— WATER LINE
- **CI** CURB INLET

EXISTING EASEMENTS TO BE VACATED
60 - WEST
A PART OF THE NE1/4 OF THE SE1/4
SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST
CITY OF REPUBLIC, GREENE COUNTY, MISSOURI

EXISTING EASEMENTS TO BE VACATED
EXISTING EASEMENTS TO REMAIN



EXISTING DRAINAGE EASEMENT TO BE VACATED SITUATED IN LOT 5 OF OLD STONE DEVELOPMENT

A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND BEING A PART OF LOT 5 OF OLD STONE DEVELOPMENT, A SUBDIVISION RECORDED IN PLAT BOOK ZZ PAGE 158, GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 88°27'12" WEST A DISTANCE OF 14.20 FEET TO A POINT FOR CORNER; THENCE SOUTH 02°03'15" WEST A DISTANCE OF 180.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°29'32" AN ARC LENGTH OF 23.43 FEET, AND A CHORD WHICH BEARS SOUTH 46°48'02" WEST HAVING A CHORD DISTANCE OF 21.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°27'12" WEST A DISTANCE OF 19.66 FEET TO THE POINT OF BEGINNING; THENCE NORTH 88°27'12" WEST A DISTANCE OF 16.82 FEET TO A POINT FOR CORNER; THENCE NORTH 25°22'12" WEST A DISTANCE OF 22.10 FEET TO A POINT FOR CORNER; THENCE NORTH 01°32'48" EAST A DISTANCE OF 13.79 FEET TO A POINT FOR CORNER; THENCE SOUTH 88°27'12" EAST A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 01°32'48" WEST A DISTANCE OF 10.21 FEET TO A POINT FOR CORNER; THENCE SOUTH 25°22'12" EAST A DISTANCE OF 26.13 FEET TO THE POINT OF BEGINNING, AND CONTAINING 541.68 SQUARE FEET OR 0.0124 ACRE(S) OF LAND, MORE OR LESS.

EXISTING WATER LINE EASEMENT TO BE VACATED SITUATED IN LOTS 2, 3, AND 4 OF OLD STONE DEVELOPMENT

A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND BEING ALL OF LOTS 2, 3, AND 4 OF OLD STONE DEVELOPMENT, A SUBDIVISION RECORDED IN PLAT BOOK ZZ PAGE 158, GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 88°27'12" WEST A DISTANCE OF 14.20 FEET TO A POINT FOR CORNER; THENCE SOUTH 02°03'15" WEST A DISTANCE OF 180.14 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A DELTA OF 89°29'32" AN ARC LENGTH OF 23.43 FEET, AND A CHORD WHICH BEARS SOUTH 46°48'02" WEST HAVING A CHORD DISTANCE OF 21.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°27'12" WEST A DISTANCE OF 19.66 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 103.53 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 335.00 FEET, A DELTA OF 31°19'03" AN ARC LENGTH OF 183.11 FEET, AND A CHORD WHICH BEARS SOUTH 75°53'16" WEST HAVING A CHORD DISTANCE OF 180.84 FEET; THENCE NORTH 31°03'53" WEST A DISTANCE OF 93.10 FEET; THENCE SOUTH 57°29'40" WEST A DISTANCE OF 32.55 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°30'20" EAST A DISTANCE OF 15.00 FEET TO A POINT FOR CORNER; THENCE SOUTH 57°29'40" WEST A DISTANCE OF 341.92 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 408.50 FEET, A DELTA OF 31°57'22" AN ARC LENGTH OF 227.84 FEET, AND A CHORD WHICH BEARS SOUTH 42°05'31" WEST HAVING A CHORD DISTANCE OF 224.90 FEET TO A POINT ON A LINE; THENCE NORTH 63°53'10" WEST A DISTANCE OF 15.00 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 423.50 FEET, A DELTA OF 31°57'22" AN ARC LENGTH OF 236.20 FEET, AND A CHORD WHICH BEARS NORTH 42°05'31" EAST HAVING A CHORD DISTANCE OF 233.15 FEET TO A POINT ON A LINE; THENCE NORTH 57°29'40" EAST A DISTANCE OF 341.77 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8,607.91 SQUARE FEET OR 0.1976 ACRE(S) OF LAND, MORE OR LESS.

EXISTING DRAINAGE EASEMENT TO BE VACATED SITUATED IN LOTS 3 AND 4 OF OLD STONE DEVELOPMENT

A TRACT OF LAND, SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 28 NORTH, RANGE 23 WEST, CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, AND BEING ALL OF LOTS 3 AND 4 OF OLD STONE DEVELOPMENT, A SUBDIVISION RECORDED IN PLAT BOOK ZZ PAGE 158, GREENE COUNTY RECORDER'S OFFICE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE NORTH 88°27'12" WEST A DISTANCE OF 421.63 FEET TO A POINT FOR CORNER; THENCE SOUTH 57°30'00" WEST A DISTANCE OF 280.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 62°22'42" EAST A DISTANCE OF 5.77 FEET TO A POINT FOR CORNER; THENCE NORTH 57°30'10" EAST A DISTANCE OF 64.10 FEET TO A POINT FOR CORNER; THENCE SOUTH 32°30'01" EAST A DISTANCE OF 105.96 FEET TO A POINT FOR CORNER; THENCE SOUTH 15°55'20" EAST A DISTANCE OF 127.94 FEET TO A POINT FOR CORNER; THENCE SOUTH 57°15'40" WEST A DISTANCE OF 15.67 FEET TO A POINT FOR CORNER; THENCE NORTH 15°55'20" WEST A DISTANCE OF 130.29 FEET TO A POINT FOR CORNER; THENCE NORTH 32°30'01" WEST A DISTANCE OF 88.77 FEET TO A POINT FOR CORNER; THENCE SOUTH 57°30'10" WEST A DISTANCE OF 57.78 FEET TO A POINT FOR CORNER; THENCE NORTH 62°22'42" WEST A DISTANCE OF 23.07 FEET TO A POINT FOR CORNER; THENCE NORTH 57°30'00" EAST A DISTANCE OF 17.30 FEET TO THE POINT OF BEGINNING, AND CONTAINING 4,527.60 SQUARE FEET OR 0.1039 ACRE(S) OF LAND, MORE OR LESS.

COURSE TABLE
EXISTING DRAINAGE EASEMENT TO BE VACATED SITUATED IN LOT 5 OF OLD STONE DEVELOPMENT

COURSE	BEARING	DISTANCE
1	N 88°27'13" W	14.20'
2	S 02°03'15" W	180.14'
3 - LC	N 46°48'02" E	21.12'
4	N 88°27'12" W	19.66'

CURVE	RADIUS	ARC LENGTH
3	15.00'	23.43'

COURSE	BEARING	DISTANCE
5	N 88°27'12" W	16.82'
6	N 25°22'12" W	22.10'
7	N 01°32'48" E	13.79'
8	S 88°27'12" E	15.00'
9	S 01°32'48" W	10.21'
10	S 25°22'12" E	26.13'

COURSE TABLE
EXISTING WATER LINE EASEMENT TO BE VACATED SITUATED IN LOTS 2, 3, AND 4 OF OLD STONE DEVELOPMENT

COURSE	BEARING	DISTANCE
11	N 88°27'13" W	14.20'
12	S 02°03'15" W	180.14'
13 - LC	N 46°48'02" E	21.12'
14	N 88°27'12" W	103.53'
15 - LC	S 75°53'16" W	180.84'

CURVE	RADIUS	ARC LENGTH
13	15.00'	23.43'
15	335.00'	183.11'

COURSE	BEARING	DISTANCE
16 - LC	S 58°56'47" W	15.00'
17	S 32°30'20" E	15.00'
18	S 57°29'40" W	341.92'
19 - LC	S 42°05'31" W	224.90'
20	N 63°53'10" W	15.00'
21 - LC	N 42°05'31" E	233.15'
22	N 57°29'40" E	341.77'
23	N 31°03'53" W	93.10'
24	S 57°29'40" W	32.55'

CURVE	RADIUS	ARC LENGTH
16	335.00'	15.00'
19	408.50'	227.84'
21	423.50'	236.20'

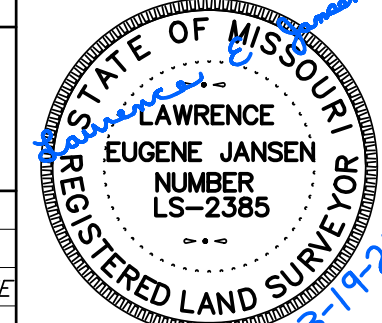
COURSE TABLE
EXISTING DRAINAGE EASEMENT TO BE VACATED SITUATED IN LOTS 3 AND 4 OF OLD STONE DEVELOPMENT

COURSE	BEARING	DISTANCE
24	N 88°27'12" W	421.63'
25	S 57°30'00" W	280.26'

COURSE	BEARING	DISTANCE
24	S 62°22'42" E	5.77'
25	N 57°30'10" E	64.10'
26	S 32°30'01" E	105.96'
27	S 15°55'20" E	127.94'
28	S 57°15'40" W	15.67'
29	N 15°55'20" W	130.29'
30	N 32°30'01" W	88.77'
31	S 57°30'10" W	57.78'
32	N 62°22'42" W	23.07'
33	N 57°30'00" E	17.30'

KNOWN ALL MEN BY THESE PRESENTS THAT I, LAWRENCE E. JANSEN, DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED, AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREON WERE PLACED UNDER THE PERSONAL SUPERVISION OF LAWRENCE E. JANSEN LS 2385 IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF REPUBLIC, MISSOURI.

Lawrence E. Jansen 3-19-21
LAWRENCE E. JANSEN PL'S 2385 DATE



GLOBAL
PRECISION SURVEYING, L.L.C.
P.O. BOX 790, REPUBLIC, MO 65738
PHONE (417) 883-0300 FAX (417) 883-0335
CERTIFICATE OF AUTHORITY NUMBER LS-2010000563

JRH INVESTMENTS LLC
BOOK 2015 PAGE 027226-15
ZONING C-2

LOT 1
GRISWALD ENT LLC
BOOK 2005 PAGE 070715-05
ZONING PDD (C-1)

LOT 2
REPLAT OF LOT 6
OLD STONE DEVELOPMENT
OLD STONE PHASE III LLC
BOOK 2017 PAGE 040487-17

LOT 1
REPLAT OF LOT 6
OLD STONE DEVELOPMENT

OLD STONE PHASE I LLC
BOOK 2017 PAGE 021451-17

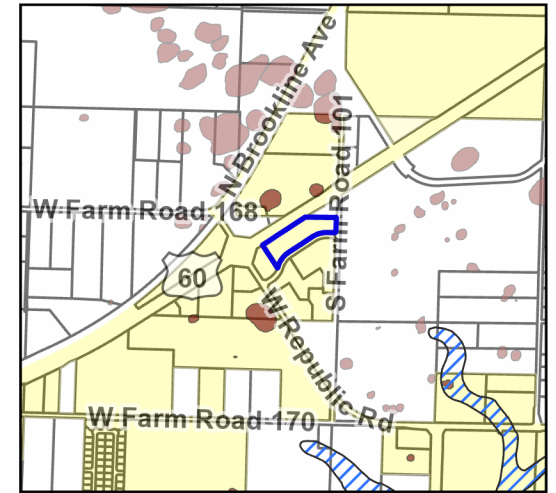
TIMBERLINE LAND CO LLC
BOOK 2008 PAGE 031219-08
(ZONING A-1)

PIG FARM LLC
BOOK 2003 PAGE 005936-03
ZONING A-1

VACA 21-001

Vicinity Map

Item 3.

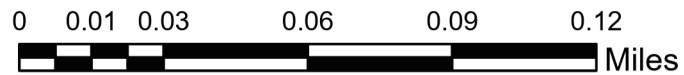


Legend

- Parcels
- Sinkhole
- Floodplain
- 60 West

GeoEye, Maxar, Microsoft

Parcel Owner: 60 West Property Investors, LLC
Parcel Address: 3400 - 3900 Block of East Old Stone Avenue
Area: 5.73 Acres
Zoning: Fieldstone PDD



Findings of Fact

Date of Hearing:

05/10/2021

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 21-001 60 WEST EASEMENT VACATIONS

Location:

City Hall or Virtual

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:

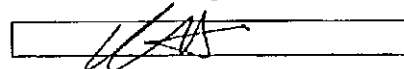
- Vacations are part of overall development plan
- No impact on water
- No impact on public services

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

Commissioner Name:

Kevin Hawn

Commissioner Signature:



Date:

5/10/21

Findings of Fact

Date of Hearing:

05/10/2021

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 21-001 60 WEST EASEMENT VACATIONS

Location:

City Hall or Virtual

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 impact to adjacent properties + Transportation + public Services + emergency Services

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

Approval Denial

Commissioner Name:

Chris Cosh

Commissioner Signature:



Date:

5/10/21

Findings of Fact

Date of Hearing: 05/10/2021 Time: 7:00PM Type of Application: Vacation

Name of Applicant: VACA 21-001 60 WEST EASEMENT VACATIONS Location: City Hall or Virtual

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: Ransom Ellis Commissioner Signature: [Signature] Date: 5/10/21

Findings of Fact

Date of Hearing:

Time:

Type of Application:

05/10/2021

7:00PM

Vacation

Name of Applicant:

Location:

VACA 21-001 60 WEST EASEMENT VACATIONS

City Hall or Virtual

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:

Commissioner Signature:

Date:

CYNTHIA HYDER

C. Hyder

5/10/2021

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: 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:

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

Commissioner Name:

Commissioner Signature:

Date:



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-40 An Ordinance of the City Council of the City of Republic, Missouri, Vacating a Sediment and Detention Basin Easement on Lot 6 of the Akhtar Park Subdivision.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: May 18, 2021

Issue Statement

The BUILDS Department is requesting the Vacation of a Temporary Sediment and Detention Basin Easement located on Lot 6 of Akhtar Park.

Discussion and/or Analysis

The City of Republic is requesting the Vacation of a Temporary Sediment and Detention Basin Easement located on Lot 6 of Akhtar Park. The Easement was executed and recorded on January 31, 2005.

The Temporary Easement was executed for stormwater improvements; permanent stormwater improvements were made, and a new Permanent Drainage Easement was recorded in 2014.

The following paragraphs contain brief analyses of present site conditions as well as the proposal's relationship to adopted plans of the City:

Transportation: The proposal has no anticipated impact on the City's transportation network.

Land Use: The proposal has no development impact to adjacent properties.

Municipal Utilities: The proposed Easement Vacations has no anticipated adverse impact on the City's water, wastewater, or stormwater systems currently in place.

Other Public Services: The proposal is not anticipated to have any impact on any other public services.

Emergency Services: The proposal has no anticipated impact on emergency services.

Recommended Action

The BUILDS Department recommends approval of the requested Easement Vacation.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, VACATING A SEDIMENT AND DETENTION BASIN EASEMENT ON LOT 6 OF THE AKHTAR PARK SUBDIVISION

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the City’s BUILDS Department has applied for a sediment and detention basin easement vacation on lot 6 of the Akhtar Park Subdivision (herein called the “Vacation”); and

WHEREAS, the Vacation has been deemed no longer needed by the City through the Director of the BUILDS Department; and

WHEREAS, the owners of the property subject to the Vacation are in agreement to vacate it; and

WHEREAS, the City’s Builds Department did, thereafter, submit said application for the Vacation to the Planning and Zoning Commission, which did set May 10, 2021, as the date a public hearing would be held on such application and proposed Vacation; and

WHEREAS, notice of the date and time of the public hearing on the Vacation was given by publication on April 21, 2021, in *The Greene County Commonwealth*, a newspaper of general circulation in the City of Republic, such notice being at least 15 days before the date set for the public hearing; and

WHEREAS, the City gave notice of such public hearing on the Vacation to the record owners of all properties within the area of the proposed Vacation and within 185 feet of the property proposed to be vacated; and

WHEREAS, a public hearing was conducted by the Planning and Zoning Commission on May 10, 2021, after which the Commission rendered written findings of fact on the proposed Vacation and thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Planning and Zoning Commission, by a vote of 4 ayes to 0 nays, did recommend approving such application for the Vacation; and

WHEREAS, the matter of the Vacation was presented to the City Council for action and vote on May 18, 2021, for the first reading, and on June 1, 2021, for a second reading, at which time the City Council assessed and determined that no damages would be sustained by the owner of any property which fronts or abuts said Vacation and that said Vacation should be vacated.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

Section 1. The Vacation herein described and further described in Attachment 1, attached and incorporated herein, is hereby vacated, and the same shall

revert to the owners of the adjacent lots in the same proportion as it was originally taken. Such Vacation being more fully described as follows:

A temporary sediment and detention easement being part of the NE1/4 of the NW1/4 of Section 19, Township 28 North, Range 23 West, City of Republic, Greene County, Missouri, described as follows: Beginning at the Southeast corner of said NE1/4 of the NW1/4; Thence North 01 degrees 54 minutes 43 seconds East, with the East line of said NE1/4 of the NW1/4, 125.90 feet; Thence North 87 degrees 41 minutes 33 seconds West, 164.00 feet; Thence South 01 degrees 54 minutes 43 seconds West, 32.15 feet; Thence Southerly, through a curve to the right having a radius of 50.00 feet, a delta of 110 degrees 14 minutes 38 seconds, an arc length of 96.21 feet and a chord which bears South 01 degrees 11 minutes 24 seconds East, a chord length of 82.04 feet; Thence continuing southerly, through a curve to the left having a radius of 15.00 feet, a delta of 52 degrees 01 minutes 12 seconds, an arc length of 13.62 feet and a chord which bears South 27 degrees 55 minutes 19 seconds West, a chord length of 13.16 feet to the South line of said NE1/4 of the NW1/4; Thence South 87 degrees 41 minutes 33 seconds East, with said South line, 165.33 feet to the point of beginning. Containing 19,229 square feet being subject to all easements, rights-of-way, and restrictions of record. Said easement to be eliminated at the time that West Brook Centre Development has been sold & build out and that ground cover has been established.

- Section 2. The Council hereby determines that the owners who own all of the property which fronts or abuts the Vacation will benefit from the vacation of such easement and, therefore, the owners will sustain zero damages as a result of said vacation.
- Section 3. The City Clerk is hereby directed to record a certified copy of this Ordinance with the Recorder of Deeds for Greene County, Missouri.
- Section 4. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 5. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 6. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.


Matt Russell, Mayor

Attest:

BILL NO. 21-40

ORDINANCE NO.

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.05.12 10:28:01
-05'00', Scott Ison, City Attorney

Final Passage and Vote: _____



1 inch = 50 feet

**PROPOSED
AKHTAR PARK**

**BK. 2005, PG. 004893-05
TEMP. DETENTION ESMT.**

PROPOSED LOT 6

**BK. 2014, PG. 004894-05
PERM. DRNG. ESM'T.**

WEST BROOK CENTRE

LOT 3

LOT 2

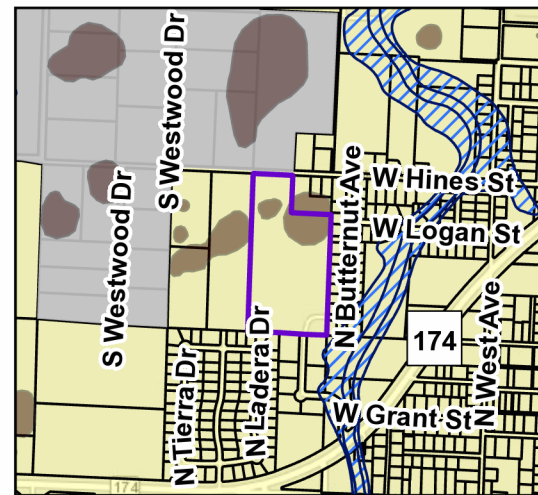
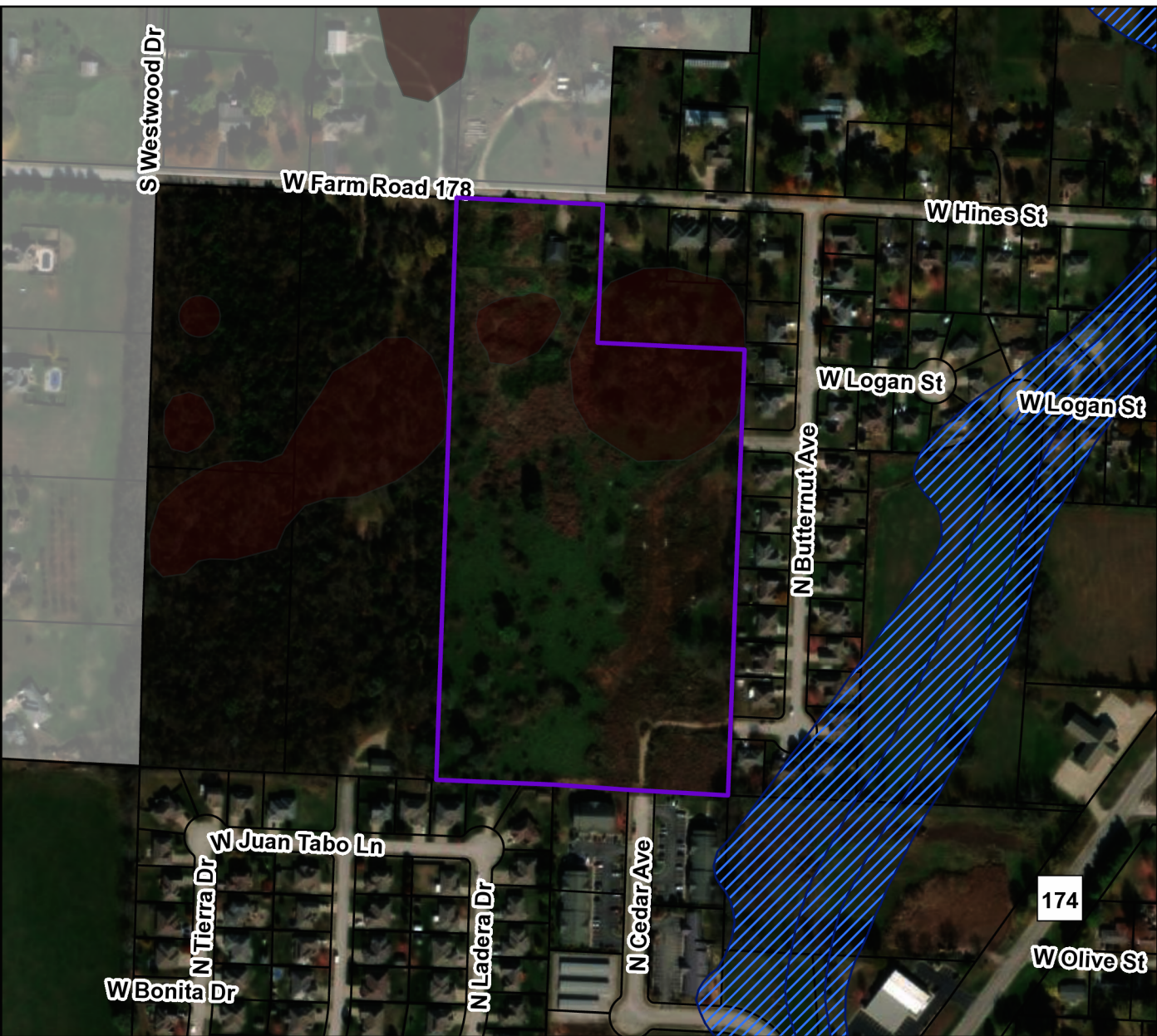
UN-SOLD/UN-BUILT LOTS



VACA 21-002: Akhtar Park

Item 4.

Vicinity Map



Legend

- Parcels
- Akhtar Park
- Sinkhole
- Floodplain



Parcel Owner: Cedar Park Investments, LLC
Parcel Address: 634 West Hines Street
Easement Function: Temporary Detention Easement



Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: 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:

- No impact
 - Temporary easement was executed for stormwater improvements
 - Will be a detention basin next to Bitternut Ave

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing:

05/10/2021

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 21-002 CONSTRUCTION EASEMENT

Location:

City Hall or Virtual

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:

Storm water improvements was temporary, New permanent Drainage done in 2014,
No major impact on public Services

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

Approval Denial

Commissioner Name:

Chris Crasby

Commissioner Signature:

Chris Crasby

Date:

5/10/21

Findings of Fact

Date of Hearing: 05/10/2021 Time: 7:00PM Type of Application: Vacation

Name of Applicant: VACA 21-002 CONSTRUCTION EASEMENT Location: City Hall or Virtual

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:

[Empty box for 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 Commissioner Signature: [Signature] Date: 5/10/21

Findings of Fact

Date of Hearing:

05/10/2021

Time:

7:00PM

Type of Application:

Vacation

Name of Applicant:

VACA 21-002 CONSTRUCTION EASEMENT

Location:

City Hall or Virtual

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:

CYNTHIA HYDER

Commissioner Signature:



Date:

5/10/2021

Findings of Fact

Date of Hearing: 05/10/2021 Time: 7:00PM Type of Application: Vacation

Name of Applicant: VACA 21-002 CONSTRUCTION EASEMENT Location: City Hall or Virtual

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: Randy Phelps Commissioner Signature: Randy Phelps Date: 5/11/21



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-41 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title IV, Land Use, Chapter 405, Zoning Regulations, Article VII, Additional District Provisions, Regarding Accessory Structures.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: June 1, 2021

Issue Statement

Consideration to approve Amendments to Section 405.640 Accessory Structures.

Discussion and/or Analysis

The City of Republic is requesting Amendments to Section 405.640 Accessory Structures that update the ordinance to better reflect the practicalities of accessory structure improvements and placement as Republic residents have come to utilized them.

Spacing of Accessory Structures from the Principal Structure

Currently, all accessory structures are required to be spaced at least ten feet from the principal structure, with the exception of pools, which must be spaced at least five feet.

The amendment would allow spas, pergolas, and unwallled carports, to locate directly next to the principal structure without requiring any attachment. The risk associated with placing these structures next to the home is considered negligible.

Protection of Site Triangles from Obstruction

This amendment grants the City Engineer authority to determine impairment of visibility for site triangles at intersections, including those created by driveway aprons, when such impairment would result from placement of an accessory structure.

A site triangle is an imaginary triangle where two legs are formed by the curb of the road (or edge of a driveway) meeting at the intersection with a third line, constituting the clear-view area, connecting them.

The purpose of this change is to ensure that an accessory structure does not impede vision.

Recommended Action

Staff recommends the approval of the referenced Amendments.

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI,
AMENDING THE MUNICIPAL CODE OF THE CITY OF REPUBLIC, MISSOURI, BY
AMENDING TITLE IV, LAND USE, CHAPTER 405, ZONING REGULATIONS, ARTICLE
VII, ADDITIONAL DISTRICT PROVISIONS, REGARDING ACCESSORY STRUCTURES**

WHEREAS, the City of Republic, Missouri, (herein called the "City" or "Republic") is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, the City of Republic has recognized the need to continually review and revise Land Use Regulations as the City continues to grow and develop; and

WHEREAS, the City's BUILDS Department did, thereafter, submit revisions to the Planning and Zoning Commission, which did set May 10, 2021, as the date a public hearing would be held on such application and proposed revisions regarding accessory structures (herein called "Revisions"); and

WHEREAS, notice of the time and date of the public hearing on the Revisions was given by publication on April 21, 2021, in the *Greene County Commonwealth*, a newspaper of general circulation in the City, such notice being at least 15 days before the date set for the public hearing; and

WHEREAS, the public hearing was conducted by the Planning and Zoning Commission on May 10, 2021; and

WHEREAS, on May 10, 2021, the Planning and Zoning Commission, by a vote of 5 Ayes to 0 Nays, recommended the approval of the Revisions and thereafter, submitted the same, together with its recommendations, to the City Council; and

WHEREAS, the Revisions were submitted to the City Council at its regular meeting on May 18, 2021, after which the City Council did proceed to vote to approve the Revisions.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC AS FOLLOWS:

Section 1. Title IV, Land Use, Chapter 405, Zoning Regulations, Article VII, Additional District Provisions, is hereby amended by amending Section 405.640, Accessory Structures, to read as follows:

Section 405.640 Accessory Structures.

A. *Permitted Accessory Structures*. Any structure or use that meets the definition in Section 405.020 and does not violate any of the following regulations may be allowed as an accessory structure.

1. Accessory structures shall include, but are not limited to, the following

permitted structures:

- a. Structures incidental to a principal structure, such as storage buildings, workshops, studios, carports or garages incidental to a permitted use.
 - b. Barn.
 - c. Playhouse.
 - d. Greenhouse.
 - e. Pool and bathhouses.
- B. *Use Limitations.* All accessory structures shall comply with the use limitations applicable in the zoning district in which they are located and with the following additional use limitations:
1. Accessory structure shall not be constructed and occupied on any lot prior to the time of the completion of the construction of the principal structure to which it is accessory, unless the property is within the Agricultural Zoning District (AG).
 2. Accessory structures shall not be permitted in any required front yard.
 3. No accessory structure allowed under this Section shall be used as a residence unless a certificate of occupancy is issued for residential use of that structure.
- C. *Bulk, Setback And Spacing Regulations.* All accessory structures shall comply with the bulk, setback and spacing regulations applicable in the zoning district in which they are located and with the following additional regulations:
1. Accessory structures shall be set back a minimum of three (3) feet from the rear property lines.
 2. Accessory structures shall be set back a minimum of three (3) feet from the side property lines.
 3. Accessory structures shall otherwise comply with the bulk regulations applicable in the zoning district in which they are located.
 4. Accessory structures which include habitable spaces shall maintain the same setbacks as is required for the principal structure located on the lot.

This only applies to accessory structures in the following zoning districts: Single-Family Low Density ("R1-L"), Single-Family Medium Density ("R1-M"), Single-Family High Density ("R2-H"), and Two-Family Residential ("R-2"). Habitable spaces, as used in this Section, refers to any building space that is used for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closet, halls, storage or utility spaces and similar areas are not considered habitable spaces.

5. Excepting swimming pools, **spas, pergolas, and unwallled carports**, accessory structures shall not be constructed closer than ten (10) feet of the principal structure on the lot.
6. Swimming pools shall not be constructed closer than five (5) feet of the principal structure on the lot.
7. On a corner lot, accessory structure shall not project beyond the front yard setback line on the adjacent lots.
8. **An accessory structure may not obstruct any site triangle. The definition and validity of a given site triangle shall be determined by the City Engineer.**
- 8.9. The maximum building height of accessory buildings shall be determined by measuring the height of the tallest sidewall of the building from the finished floor to the top plate of the wall. The maximum height of the tallest sidewall of accessory buildings shall not exceed fifteen (15) feet in height when located at least six (6) feet from the nearest property line. Accessory buildings located less than six (6) feet from any property line shall not have the tallest sidewall exceeding a height determined according to the table below based upon the distance from the building to the nearest property line.

GRADUATED INCREASE IN ACCESSORY STRUCTURE SIDEWALL HEIGHT	
Distance From Nearest Property Line	Maximum Sidewall Height
≥ 3 feet and < 4 feet	= 12 feet
≥ 4 feet and < 5 feet	= 13 feet
≥ 5 feet and < 6 feet	= 14 feet
≥ 6 feet	= 15 feet

- 9.10. Accessory structures to a residence on a single property shall not singularly or in total exceed seven percent (7%) of the total area of the lot. No accessory structure may exceed an area of six thousand (6,000)

square feet for each five (5) acres of property owned.

~~10.11.~~ All accessory structures shall comply with the percentage of required landscaped area in the applicable zoning district in Section 405.770.

D. Additional Regulations For Accessory Structures.

- 1. All driveways accessing accessory structures from a public right-of-way or alley shall obtain approval from the City of Republic prior to installation of the driveway.
- 2. All driveways accessing an accessory structure shall be constructed of a concrete or asphalt surface to the limits of the front of the accessory structure. Driveways accessing accessory buildings within the Agricultural (AG) zoning district shall be exempt from the requirement of this Subsection (D)(2).

EXPLANATION –Matter in **bold-face** type in the above is added language. Matter in ~~striketrough~~ in the above is deleted.

Section 2. All other Sections of the Municipal Code of the City of Republic, Missouri, not specifically referenced in this Ordinance shall remain unmodified and in full force and effect.

Section 3. The whereas clauses are hereby specifically incorporated herein by reference.

Section 4. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.

Section 5. This Ordinance shall take effect and be in force from and after its passage as provided by law.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.05.12 09:52:48 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

Section 405.640 Accessory Structures.

[CC 1999 §26-50; Ord. No. 03-80 §1, 11-24-2003; Ord. No. 04-19 §1, 3-8-2004; Ord. No. 05-82 §1, 10-10-2005; Ord. No. 05-96 App. A §2, 12-12-2005; Ord. No. 07-38 §1, 5-29-2007; Ord. No. 10-24 §1, 6-14-2010]

Item 5.

- A. *Permitted Accessory Structures.* Any structure or use that meets the definition in Section **405.020** and does not violate any of the following regulations may be allowed as an accessory structure.
1. Accessory structures shall include, but are not limited to, the following permitted structures:
 - a. Structures incidental to a principal structure, such as storage buildings, workshops, studios, carports or garages incidental to a permitted use.
 - b. Barn.
 - c. Playhouse.
 - d. Greenhouse.
 - e. Pool and bathhouses.
- B. *Use Limitations.* All accessory structures shall comply with the use limitations applicable in the zoning district in which they are located and with the following additional use limitations:
1. Accessory structure shall not be constructed and occupied on any lot prior to the time of the completion of the construction of the principal structure to which it is accessory, unless the property is within the Agricultural Zoning District (AG).
 2. Accessory structures shall not be permitted in any required front yard.
 3. No accessory structure allowed under this Section shall be used as a residence unless a certificate of occupancy is issued for residential use of that structure. [Ord. No. 19-25, 12-10-2019]
- C. *Bulk, Setback And Spacing Regulations.* All accessory structures shall comply with the bulk, setback and spacing regulations applicable in the zoning district in which they are located and with the following additional regulations: [Ord. No. 19-25, 12-10-2019]
1. Accessory structures shall be set back a minimum of three (3) feet from the rear property lines.
 2. Accessory structures shall be set back a minimum of three (3) feet from the side property lines.
 3. Accessory structures shall otherwise comply with the bulk regulations applicable in the zoning district in which they are located.
 4. Accessory structures which include habitable spaces shall maintain the same setbacks as is required for the principal structure located on the lot. This only applies to accessory structures in the following zoning districts: Single-Family Low Density ("R1-L"), Single-Family Medium Density ("R1-M"), Single-Family High Density ("R2-H"), and Two-Family Residential ("R-2"). Habitable spaces, as used in this Section, refers to any building space that is used for living, sleeping, eating or cooking. Bathrooms, toilet rooms, closet, halls, storage or utility spaces and similar areas are not considered

habitable spaces.

- 5. Excepting swimming pools, **spas, pergolas, and unwallied carports**, accessory structures shall not be constructed closer than ten (10) feet of the principal structure on the lot.
- 6. Swimming pools shall not be constructed closer than five (5) feet of the principal structure on the lot.
- 7. On a corner lot, accessory structure shall not project beyond the front yard setback line on the adjacent lots.
- 8. An accessory structure may not obstruct any site triangle. The definition and validity of a given site triangle shall be determined by the City Engineer.**

8-9. The maximum building height of accessory buildings shall be determined by measuring the height of the tallest sidewall of the building from the finished floor to the top plate of the wall. The maximum height of the tallest sidewall of accessory buildings shall not exceed fifteen (15) feet in height when located at least six (6) feet from the nearest property line. Accessory buildings located less than six (6) feet from any property line shall not have the tallest sidewall exceeding a height determined according to the table below based upon the distance from the building to the nearest property line.

GRADUATED INCREASE IN ACCESSORY STRUCTURE SIDEWALL HEIGHT	
Distance From Nearest Property Line	Maximum Sidewall Height
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≥ 6 feet	= 15 feet

9-10. Accessory structures to a residence on a single property shall not singularly or in total exceed seven percent (7%) of the total area of the lot. No accessory structure may exceed an area of six thousand (6,000) square feet for each five (5) acres of property owned.

10-11. All accessory structures shall comply with the percentage of required landscaped area in the applicable zoning district in Section **405.770**.

D. Additional Regulations For Accessory Structures. [Ord. No. 17-20 § 2, 6-6-2017]

- 1. All driveways accessing accessory structures from a public right-of-way or alley shall obtain approval from the City of Republic prior to installation of the driveway.
- 2. All driveways accessing an accessory structure shall be constructed of a concrete or asphalt surface to the limits of the front of the accessory structure. Driveways accessing accessory buildings within the Agricultural (AG) zoning district shall be exempt from the requirement of this Subsection **(D)(2)**.

Findings of Fact

Date of Hearing:

05/10/2021

Time:

7:00PM

Type of Application:

Code Amendment

Name of Applicant:

ORD 21-005: City of Republic

Location:

Virtual

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:

- Amendment would allow spas, pergolas, and unrolled carports to locate next to principal structure

- The change comes from quite a few people wondering why they have to put said structure 10 ft away from house

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

Approval Denial

Commissioner Name:

Kevin Hahn

Commissioner Signature:

[Signature]

Date:

5/10/21

Findings of Fact

Date of Hearing:

05/10/2021

Time:

7:00PM

Type of Application:

Code Amendment

Name of Applicant:

ORD 21-005: City of Republic

Location:

Virtual

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:

Spas, pergolas & carports can be located directly next to the building

Protection of Site Triangles of obstruction
- accessory structure does not impede

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

Approval Denial

Commissioner Name:

Chris Cosby

Commissioner Signature:

Chris Cosby

Date:

5/10/21

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: 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:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: 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:

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

Commissioner Name: Commissioner Signature: Date:

Findings of Fact

Date of Hearing: Time: Type of Application:

Name of Applicant: 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:

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

Commissioner Name:

Commissioner Signature:

Date:



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-41 An Ordinance of the City Council of the City of Republic, Missouri, Amending the Municipal Code of the City of Republic, Missouri, by Amending Title IV, Land Use, Chapter 405, Zoning Regulations, Article VII, Additional District Provisions, Regarding Accessory Structures.

Submitted By: Chris Tabor, Principal Planner, BUILDS Department

Date: June 1, 2021

Issue Statement

Consideration to approve Amendments to Section 405.640 Accessory Structures.

Discussion and/or Analysis

The City of Republic is requesting Amendments to Section 405.640 Accessory Structures that update the ordinance to better reflect the practicalities of accessory structure improvements and placement as Republic residents have come to utilized them.

Spacing of Accessory Structures from the Principal Structure

Currently, all accessory structures are required to be spaced at least ten feet from the principal structure, with the exception of pools, which must be spaced at least five feet.

The amendment would allow spas, pergolas, and unwallled carports, to locate directly next to the principal structure without requiring any attachment. The risk associated with placing these structures next to the home is considered negligible.

Protection of Site Triangles from Obstruction

This amendment grants the City Engineer authority to determine impairment of visibility for site triangles at intersections, including those created by driveway aprons, when such impairment would result from placement of an accessory structure.

A site triangle is an imaginary triangle where two legs are formed by the curb of the road (or edge of a driveway) meeting at the intersection with a third line, constituting the clear-view area, connecting them.

The purpose of this change is to ensure that an accessory structure does not impede vision.

Recommended Action

Staff recommends the approval of the referenced Amendments.



AGENDA ITEM ANALYSIS

Project/Issue Name: 21-42 An Ordinance of the City Council of the City of Republic, Missouri, Approving the Final Plat of Olde Savannah Phase 1B Subdivision.

Submitted By: Karen Haynes, Planning Manager, BUILDS Department

Date: June 01, 2021

Issue Statement

The City of Republic's BUILDS Department received a Final Plat Application for Olde Savannah Phase 1B on May 20, 2021.

Discussion and/or Analysis

The Olde Savannah 1B Final Plat will legally subdivide sixteen point five (16.5) acres of land into fifty (50) residential lots and includes the dedication of Right-of-Way, Utility, and Stormwater Easements. The Final Plat includes approximately 3,208 linear feet of street and 3,395 linear feet of sidewalk.

The City's Technical Review Team (TRT) has reviewed the Final Plat and has determined that it substantially conforms to the requirements of the Preliminary Plat for the Olde Savannah Subdivision approved by Council on May 19, 2020, in addition to the requirements of the City Code Chapter 410 Subdivision Regulations, and Article V Major Subdivision-Final Plat.

Recommended Action

Staff recommends approval of the Olde Savannah Phase 1B.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, APPROVING THE FINAL PLAT OF THE OLDE SAVANNAH PHASE 1B SUBDIVISION

WHEREAS, the City of Republic, Missouri, (herein called the “City” or “Republic”) is a municipal corporation and Charter City located in Greene County, Missouri, being duly created, organized, and existing under the laws of the State of Missouri; and

WHEREAS, in Resolution 20-R-11, the preliminary plat of the Olde Savannah subdivision was approved by the City on May 19, 2020; and

WHEREAS, the preliminary plat of the Olde Savannah subdivision indicated the phasing of development; and

WHEREAS, an application for the review and approval of a final plat of the Olde Savannah Phase 1B subdivision (herein called “Subdivision”) was received by the City’s BUILDS Department after which the City caused the review of the final plat document; and

WHEREAS, the minimum required public improvements for the Subdivision’s final plat have been inspected and approved by the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF REPUBLIC, MISSOURI, AS FOLLOWS:

- Section 1. All conditions imposed by the Planning and Zoning Commission and the City Council relating to the acceptance and approval of the Subdivision have been met.
- Section 2. The final plat of the Subdivision, attached hereto and incorporated herein as Attachment 1, is hereby approved in all respects.
- Section 3. The approval of the final plat of the Subdivision is contingent upon the same being recorded within sixty days after the approval certificate is signed and sealed under the hand of the City Clerk.
- Section 4. The sale of lots and construction of structures in the Subdivision shall not commence until the final plat has been recorded.
- Section 5. The whereas clauses are hereby specifically incorporated herein by reference.
- Section 6. The provisions of this Ordinance are severable, and if any provision hereof is declared invalid, unconstitutional, or unenforceable, such determination shall not affect the validity of the remainder of this Ordinance.
- Section 7. This Ordinance shall take effect and be in force from and after its passage as provided by law.

BILL NO. 21-42

ORDINANCE NO.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Republic, Missouri, this _____ day of _____ 2021.

Matt Russell, Mayor

Attest:

Laura Burbridge, City Clerk

Approved as to Form:  Digitally signed by Scott Ison
Date: 2021.05.27 08:21:34 -05'00', Scott Ison, City Attorney

Final Passage and Vote: _____

FINAL PLAT OF OLDE SAVANNAH PHASE 1B A SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI BEING A PART OF THE NW 1/4 OF THE SW 1/4 SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST

OWNER/DEVELOPER

OLDE SAVANNAH LLC 3800 S FREMONT AVE SPRINGFIELD MO 65804

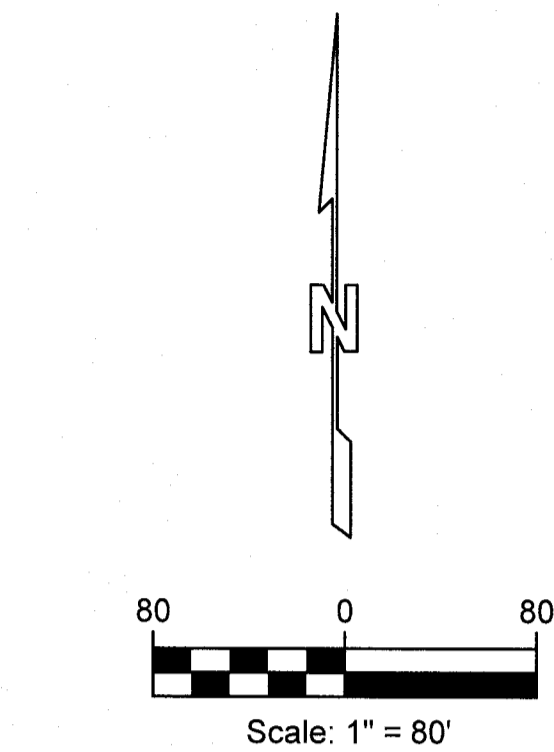
STORM WATER MINIMUM FINISHED FLOOR CHART

Table with 2 columns: LOT, MIN. FF. Rows 7-41 with corresponding floor finish values.

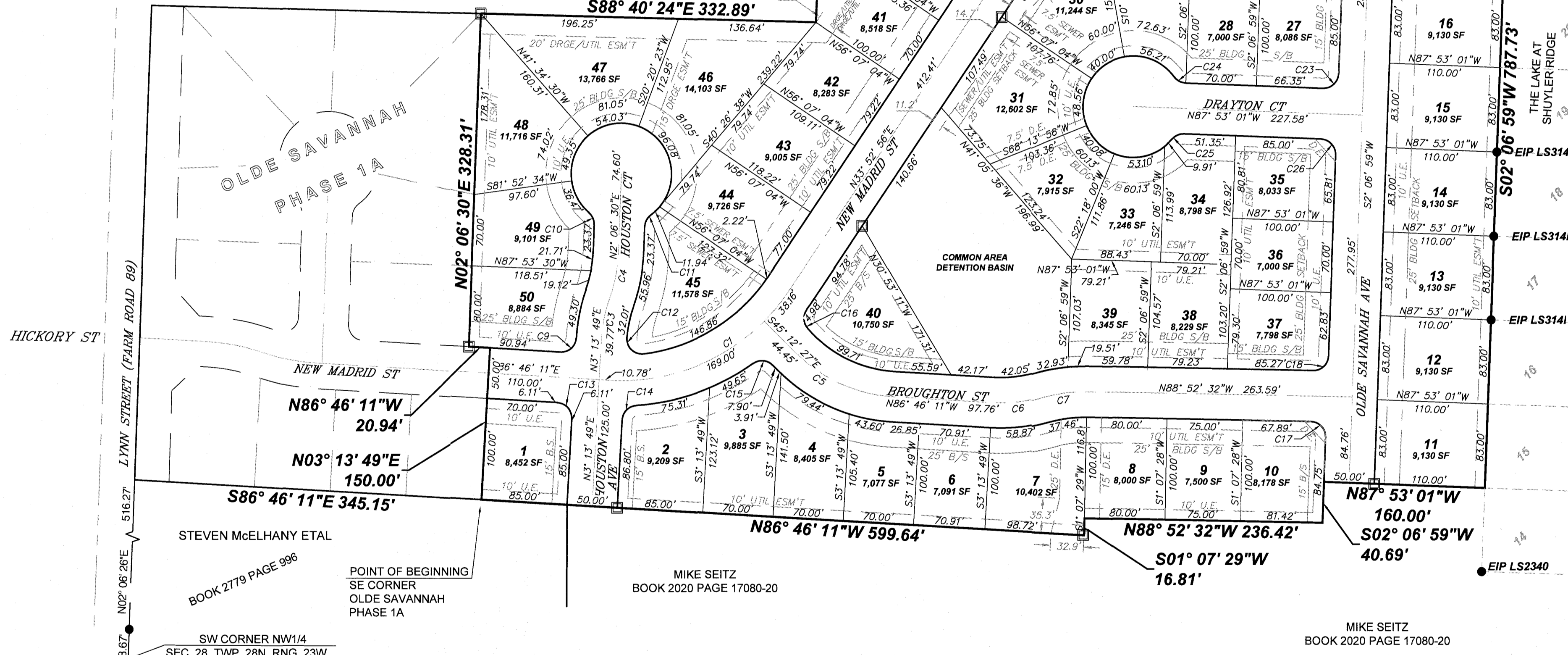
LEGEND

- EXISTING IRON PIN
5/8" IRON PIN (SEMI PERMANENT 5/8"X18" REBAR PLASTIC CAPPED "LC-2007008006")
PERMANENT MONUMENT SET, 5/8"X24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED "LC 2007008003"
MEASURED
PLATTED
DEEDED

STEVEN McELHANEY BOOK 2250 PAGE 271



GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983. CENTRAL ZONE ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: GR-87A



PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1326.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 02°06'26" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 516.27 FEET...

OWNER'S DEDICATION:

AS OWNER I, MIKE SEITZ, MANAGING MEMBER OF OLDE SAVANNAH, LLC HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

MIKE SEITZ, MANAGING MEMBER, OLDE SAVANNAH, LLC

DATE:

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
COUNTY OF GREENE) SS

ON THIS DAY OF 2021, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF OLDE SAVANNAH, LLC, LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE ENTITY, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN COUNTY, MISSOURI.

NOTARY PUBLIC:

MY COMMISSION EXPIRES:

MIKE SEITZ BOOK 2020 PAGE 17080-20

SURVEYOR'S DECLARATION:

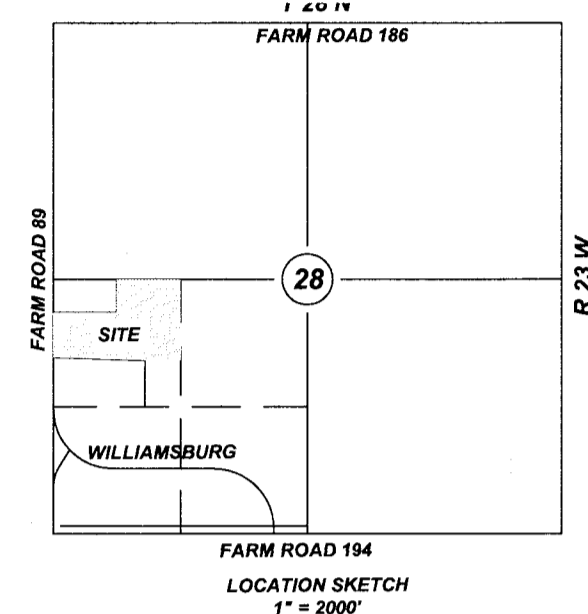
THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY CJW DATED APRIL 20, 2020 AND SIGNED BY JAMES A. VAUGHAN P.L.S. NO. 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE.

DATE PREPARED: MAY 19, 2021

SIGNATURE: [Signature] MO PLS NO. 002555
DATE: May 25, 2021

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C1-C13.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C14-C26.



CERTIFICATE OF TAXES PAID:

THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL ON ANY OF THE LANDS INCLUDED IN THIS PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO PUBLIC USE.

881728300175 PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

APPROVAL BY THE CITY COUNCIL:

I, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF OLDE SAVANNAH PHASE 1B, WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. ON THE DAY OF, 2021.

CITY CLERK

DATE

CONFORMANCE TO THE LAND USE REGULATIONS ADOPTED BY THE CITY OF REPUBLIC:

I, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE DAY OF 2021, THE FINAL PLAT OF OLDE SAVANNAH PHASE 1B, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

GENERAL NOTES:

- 1- TOTAL AREA: 718,082 SQ FT = 16.5 ACRES
2- TOTAL NUMBER OF LOTS: 50
3- SMALLEST LOT: LOTS 25, 28 & 36 (7,000 SQ.FT.)
4- LARGEST LOT: LOT 46 (14,103 SQ.FT.)
5- DATE PRELIMINARY PLAT APPROVED: MAY 19, 2020
6- CURRENT ZONING: R1-H HIGH DENSITY SINGLE FAMILY
7- SOURCE OF TITLE: BOOK 2020 PAGE 17080-20
8- BUILDING SETBACKS - FRONT YARD - 25' REAR YARD - 25' SIDE YARD - 6' SIDE YARD W/ STREET FRONTAGE - 15'
9- ACCORDING TO FEMA COMMUNITY-PANEL NUMBER 28077C0427E, DATED DECEMBER 17, 2010 THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN)
10- THE SURVEY SHOWN HEREON WAS PERFORMED TO MEET OR EXCEED THE REQUIREMENTS FOR URBAN CLASS PROPERTY
11- ALL STREET RIGHT OF WAY AND CUL-DE-SAC RADIUS WILL BE 50 FEET
12- SIDEWALK WILL BE ON THE NORTH SIDE OF NEW MADRID ST, THE EAST SIDE OF HOUSTON AVE/CT, THE NORTH SIDE OF BROUGHTON ST, THE EAST SIDE OF WHITAKER AVE, THE EAST SIDE OF OLDE SAVANNAH AVE AND THE NORTH SIDE OF DRAYTON CT
13- ALL COMMON AREAS & DRAINAGE AND DETENTION AREAS MUST BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

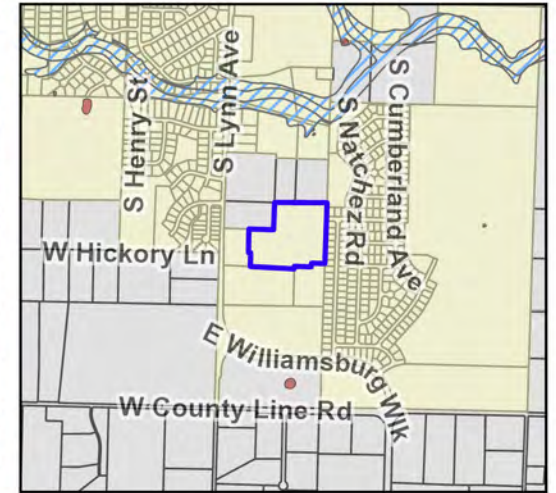
Professional seal for James A. Vaughan, Surveyor, and logo for CJW Transportation Consultants, L.L.C. with contact information.

Final plat title block: FINAL PLAT OF OLDE SAVANNAH SUBDIVISION PHASE 1B, SW1/4 SEC. 28, TWP. 28N, RNG. 23W, CITY OF REPUBLIC, GREENE CO., MISSOURI. Includes survey by, design, scales, and sheet information.

SUBD-FNL 21-005: Olde Savannah Ph 1B

Item 6.

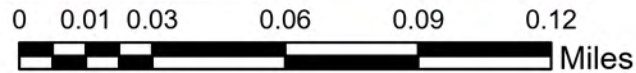
Vicinity Map



Legend

-  Olde Savannah Phase 1B
-  Parcels
-  Sinkhole
-  Floodplain

Parcel Owner: Olde Savannah LLC
Parcel Address: 6200 Block of South Farm Road 89
Area: 20.1 Acres
Zoning: High Density Single Family (R1-H)
Number of Lots: 62
Number of Dwelling Units: 62



FINAL PLAT OF OLDE SAVANNAH PHASE 1B A SUBDIVISION IN REPUBLIC, GREENE COUNTY, MISSOURI BEING A PART OF THE NW 1/4 OF THE SW 1/4 SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST

OWNER/DEVELOPER

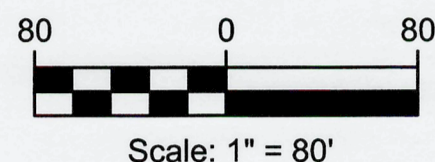
OLDE SAVANNAH LLC 3800 S FREMONT AVE SPRINGFIELD MO 65804

STORM WATER MINIMUM FINISHED FLOOR CHART

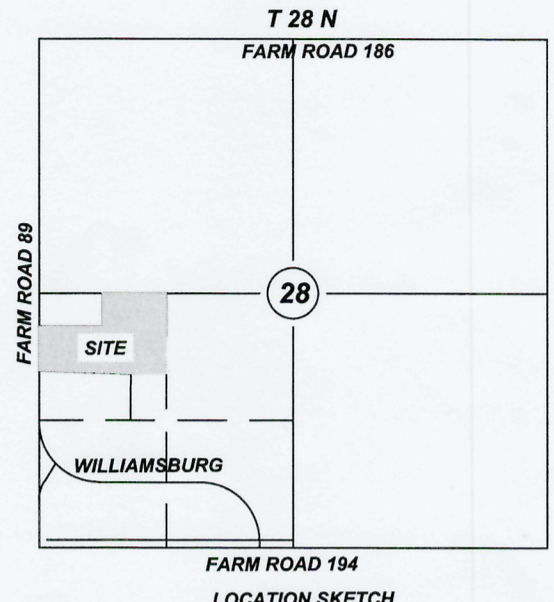
Table with 2 columns: LOT, MIN. FF. Rows 6-41 with values ranging from 1262.50 to 1280.00.

LEGEND

- EXISTING IRON PIN
5/8" IRON PIN (SEMI PERMANENT 5/8"x18" REBAR PLASTIC CAPPED "LC-2007008006")
PERMANENT MONUMENT SET, 5/8"x24" REBAR WITH 1 AND 3/4 INCH PLASTIC CAP STAMPED "LC 2007008003"
MEASURED
PLATTED
DEEDED
STEVEN McELHANEY BOOK 2250 PAGE 271



GRID NORTH MISSOURI STATE PLAN COORDINATE SYSTEM 1983: CENTRAL ZONE ELEVATIONS BASED ON MISSOURI GEOGRAPHIC REFERENCE SYSTEM STATION: GR-87A N: 466761.79 (142269.279 METERS) E: 1352304.24 (412163.157 METERS)



PROPERTY DESCRIPTION

A TRACT OF LAND BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 28 NORTH, RANGE 23 WEST, GREENE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE NORTH 02°06'33" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1328.67 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE NORTH 02°06'29" EAST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 516.27, THENCE SOUTH 86°46'11" EAST, ALONG THE SOUTH LINE OF OLDE SAVANNAH PHASE 1A, A DISTANCE OF 345.15 FEET TO THE SOUTHEAST CORNER OF SAID OLDE SAVANNAH PHASE 1A FOR THE POINT OF BEGINNING, THENCE NORTH 03°13'49" EAST, ALONG THE EAST LINE OF SAID OLDE SAVANNAH PHASE 1A, A DISTANCE OF 150.00 FEET, THENCE NORTH 86°46'11" WEST, ALONG SAID EAST LINE, A DISTANCE OF 20.94 FEET; THENCE NORTH 02°06'30" EAST, ALONG SAID EAST LINE, A DISTANCE OF 328.31 FEET TO THE NORTHEAST CORNER OF SAID OLDE SAVANNAH PHASE 1A, THENCE SOUTH 88°40'24" EAST, A DISTANCE OF 332.89 FEET, THENCE NORTH 02°06'28" EAST, A DISTANCE OF 345.00 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 88°40'24" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 680.95 FEET TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, THENCE SOUTH 02°06'59" WEST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, ALSO BEING THE WEST LINE OF THE LAKES AT SHUYLER RIDGE, A SUBDIVISION RECORDED IN PLAT BOOK 22 AT PAGE 279 GREENE COUNTY RECORDERS OFFICE, A DISTANCE OF 787.73 FEET, THENCE NORTH 87°50'11" WEST, A DISTANCE OF 160.00 FEET, THENCE SOUTH 02°06'59" WEST, A DISTANCE OF 40.69 FEET, THENCE NORTH 88°52'32" WEST, A DISTANCE OF 236.42 FEET, THENCE SOUTH 01°07'29" WEST, A DISTANCE OF 16.81 FEET, THENCE NORTH 86°46'11" WEST, A DISTANCE OF 599.64 FEET TO THE POINT OF BEGINNING, CONTAINING 718,082 SQUARE FEET OR 16.5 ACRES. EXCEPTING ANY PART THEREOF TAKEN, DEEDED OR USED FOR ROAD PURPOSES.

CERTIFICATE OF TAXES PAID:

THERE ARE NO UNPAID TAXES DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL AND NO UNPAID SPECIAL ASSESSMENTS, WHETHER OR NOT DUE AND PAYABLE AT THE TIME OF PLAT APPROVAL ON ANY OF THE LANDS INCLUDED IN THIS PLAT, AND ALL OUTSTANDING TAXES AND SPECIAL ASSESSMENTS HAVE BEEN PAID ON ALL PROPERTY DEDICATED TO PUBLIC USE.

88128300175 PARCEL NUMBER

COUNTY COLLECTION OFFICIAL

DATE

APPROVAL BY THE CITY COUNCIL:

I, _____, CITY CLERK OF THE CITY OF REPUBLIC, GREENE COUNTY, MISSOURI, DO HEREBY CERTIFY THAT THE PLAT OF OLDE SAVANNAH PHASE 1B, WAS PRESENTED TO, ACCEPTED AND APPROVED BY THE CITY COUNCIL OF SAID CITY OF REPUBLIC, AND APPROVED BY GENERAL ORDINANCE NO. _____ ON THE _____ DAY OF _____, 2021.

CITY CLERK

DATE

CONFORMANCE TO THE LAND USE REGULATIONS ADOPTED BY THE CITY OF REPUBLIC:

I, _____, CITY PLANNER OF THE CITY OF REPUBLIC, MISSOURI, DO HEREBY CERTIFY ON THE _____ DAY OF _____, 2021, THE FINAL PLAT OF OLDE SAVANNAH PHASE 1B, CONFORMS TO THE CITY OF REPUBLIC LAND USE REGULATIONS, IN ACCORDANCE WITH TITLE IV OF THE REPUBLIC CODE OF ORDINANCES.

CITY PLANNER -

DATE

GENERAL NOTES:

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13- ALL COMMON AREAS & DRAINAGE AND DETENTION AREAS MUST BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.

OWNER'S DEDICATION:

AS OWNER I, MIKE SEITZ, MANAGING MEMBER OF OLDE SAVANNAH, LLC HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED, AND ALL ACCESS RIGHTS RESERVED AND DEDICATED AS REPRESENTED ON THE PLAT. I HEREBY DEDICATE, GRANT, AND CONVEY RIGHT-OF-WAY AND EASEMENTS SHOWN HEREON TO THE CITY OF REPUBLIC. FURTHERMORE, I CERTIFY THAT THERE ARE NO SUITS, ACTIONS, LIENS, OR TRUSTS ON THE PROPERTY CONVEYED HEREIN, AND WARRANT GENERALLY AND SPECIALLY THE PROPERTY CONVEYED FOR PUBLIC USE AND WILL EXECUTE SUCH FURTHER ASSURANCES AS MAY BE REQUIRED.

MIKE SEITZ, MANAGING MEMBER, OLDE SAVANNAH, LLC

DATE:

ACKNOWLEDGEMENT OF LIMITED LIABILITY COMPANY

STATE OF MISSOURI)
COUNTY OF GREENE) SS

ON THIS _____ DAY OF _____, 2021, BEFORE ME PERSONALLY APPEARED MIKE SEITZ, TO ME KNOWN, WHO, DULY SWORN, DID SAY THAT HE IS THE MANAGING MEMBER OF OLDE SAVANNAH, LLC, LIMITED LIABILITY COMPANY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF MISSOURI AND THAT HE EXECUTED THE FOREGOING INSTRUMENT IN THE NAME OF THE ENTITY, AND THAT HE HAD THE AUTHORITY TO SIGN THE SAME AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE ACT AND DEED OF THE SAID LIMITED LIABILITY COMPANY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN _____ COUNTY, MISSOURI.

NOTARY PUBLIC:

MY COMMISSION EXPIRES: _____

SURVEYOR'S DECLARATION:

THAT I, JAMES A. VAUGHAN DO HEREBY DECLARE THAT THIS PLAT WAS PREPARED UNDER MY SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN DESCRIBED PREPARED BY CJW DATED APRIL 20, 2020 AND SIGNED BY JAMES A. VAUGHAN P.L.S. NO. 2555 AND THAT THE CORNER MONUMENTS AND LOT CORNER PINS SHOWN HEREIN WERE PLACED UNDER THE PERSONAL SUPERVISION OF JAMES A. VAUGHAN P.L.S. NO. 2555 IN ACCORDANCE WITH CURRENT MISSOURI STANDARDS FOR BOUNDARY SURVEYS AS PROMULGATED BY THE MISSOURI DEPARTMENT OF AGRICULTURE.

DATE PREPARED: MAY 19, 2021

SIGNATURE: _____ MO PLS NO. 002555

DATE: June 01, 2021

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C1-C13.

Curve Table with columns: Curve #, Length, Radius, Delta, Chord Direction, Chord Length. Rows C14-C26.

FINAL PLAT OF OLDE SAVANNAH SUBDIVISION PHASE 1B SW1/4 SEC. 28, TWP. 28N, RNG. 23W CITY OF REPUBLIC, GREENE CO., MISSOURI. Includes surveyor information for James A. Vaughan and CJW Transportation Consultants.