

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
APRIL 9, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on April 9, 2026, at 6:14 PM in the Council Chambers at City Hall located at 401 South Jefferson.

CALL TO ORDER, ROLL CALL, AND DECLARATION OF QUORUM

Upon roll call, the following Officers were present: Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, and Randy Wall. Absent: Chris Meckem, David Wheeler.

A quorum was declared.

Travis Townsend resigned from the Board on March 6th; therefore, the Board currently consists of 8 members with one vacancy.

Staff members and others in attendance: Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, Office Support Assistant Dana Hicks, City Administrator Troy Schulte, and Deputy City Clerk Melissa Richardson.

Acting Chairwoman Shirly Tarwater shared that the Request for a Conditional Use located at 227 E Commercial to Operate a Food Pantry needs to be removed from the agenda at the applicant's request.

Randy Wall moved and Michall Holmes seconded that the Commission remove the Request for a Conditional Use located at 227 E Commercial to Operate a Food Pantry. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, and Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

APPROVAL OF MINUTES

March 12, 2026, Regular Meeting

Randy Wall moved and Michall Holmes seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, and Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

PUBLIC HEARING

Randy Randolph moved and Michall Holmes seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lots located at the 500 Block of W Fremont Road, Cedar Ridge of Lebanon.

Compliance Specialist Kim Schomaker presented a request for a replat of the amended final plat for a multi-family development, proposing to divide one lot into two lots, located in the 500 block of W. Fremont Road. Commission Member Joe Berkich requested the inclusion of an ingress and egress easement along Lot A, as well as a stormwater easement on Lot B for Lot A. Kim Schomaker agreed to revise the replat of the amended final plat to reflect these easements before the plat is recorded.

Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N. Adams.

Compliance Specialist Kim Schomaker shared that this is a request for a final plat of a replat of Donnelly Addition No. 3.

Request for a Replat of Lot 3 - Solar Farm Subdivision from 1 Lot to 2 Lots located at 1001 Utah St.

Compliance Specialist Kim Schomaker stated this is a request for a replat of Lot 3 of the Solar Farm Subdivision, proposing to divide one (1) lot into two (2) lots, located at 1001 Utah Street. The property is zoned M-1 Light Industrial.

Linda Kimrey and Angel Brown spoke in favor of the request, stating the intent to build a laundromat, which would support additional jobs for employees at Laclede Industries.

Request for a Final Plat to fix a Lot number of Ridge Creek subdivision Phase 3 near the 1500 block of Rolling Hills Road.

Compliance Specialist Kim Schomaker stated that a lot number in Ridge Creek Subdivision Phase 3 needed to be corrected on the final plat.

Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Ave.

Compliance Specialist Kim Schomaker read from the previous meeting minutes, addressing prior concerns regarding the driveway and noting that the issues have been corrected. She also stated that the owners added five feet of green space to the rear of the units, resulting in a total of 15 feet of backyard space.

Cole Childers and Aaron Dennis spoke in favor of the property and indicated that all requested conditions have been completed.

Commission Member Joe Berkich noted a typo on the site plan, stating that it read "detention pond" and should instead read "retention pond." Kim Schomaker agreed that the site plan needed to be corrected.

Request a Rezone from RS-1 Residential to RS-2 Residential located at the 20800 Block of Ostrich Dr.

Compliance Specialist Kim Schomaker shared that the owner wants to rezone from RS-1 Residential to RS-2 Residential and subdivide into approximately 28 lots to build single family

homes.

Request a Rezone from RS-2 to RS-3 located at Aero Landing, 2400 Block Highway 5.

Compliance Specialist Kim Schomaker stated that the request is to rezone the property from RS-2 to RS-3 at the 2400 block of Highway 5, Aero Landing. She provided a signed affidavit with a conditional use agreement between the property owners in the Town and Country Subdivision along Addison Drive, which abuts the Aero Landing Phase I development, and the developer, 3BE Holdings, LLC. She noted that the agreement will be recorded at the courthouse.

Request a Final Plat of Replat of Lot 1 and the East half of Lot 2, Block 3, located at 880 East Street.

Compliance Specialist Kim Schomaker stated this was a request for a final plat of replant of Lot 1 and the east half of Lot 2, Block 3, located at 880 East Street.

Joe Berkich moved and Randy Wall seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

COMMISSION ACTION

Request a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lots located at 500 Block of W Fremont Road, Cedar Ridge of Lebanon.

Joe Berkich moved and Michall Holmes seconded that the Commission approve a Request for a Replat of the Amended Final Plat for Multi-Family Residential, from 1 Lot to 2 Lots located at the 500 Block of W Fremont Road. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N. Adams.

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Final Plat of a Replat of Donnelly's Addition from 2 Lots to 3 Lots located at 812 N Adams. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request for a Replat of Lot 3 - Solar Farm Subdivision from 1 Lot to 2 Lots located at 1001 Utah Street.

Michall Holmes moved and Randy Randolph seconded that the Commission approve a Request for a Replat of Lot 3—Solar Farm Subdivision from 1 Lot to 2 Lots located at 1001 Utah Street. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request for a Final Plat to fix a Lot number of Ridge Creek Subdivision Phase 3 near the 1500 Block of Rolling Hills Road.

Randy Wall moved and Joe Berkich seconded that the Commission approve a Request for a Final Plat to fix a Lot number of Ridge Creek Subdivision Phase 3 near the 1500 Block of Rolling Hills Road. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Ave.

John Elmore moved and Randy Randolph seconded that the Commission approve a Request for a Site Plan to build Muti-Family Dwellings located at 1535 N Jefferson Avenue. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request a Rezone from RS-1 Residential to RS-2 Residential located at the 20800 Block of Ostrich Dr.

Joe Berkich moved and John Elmore seconded that the Commission approve a Request for a Rezone from RS-1 Residential to RS-2 Residential located at the 20800 Block of Ostrich Drive. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request a Rezone from RS-2 to RS-3 located at Aero Landing, 2400 Block Highway 5.

Randy Wall moved and John Elmore seconded that the Commission approve a Request for a Rezone from RS-2 to RS-3 located at Aero Landing, 2400 Block of highway 5. Motion carried as follows: Yea: (5) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Randy Wall; Nay: (1) Shirley Tarwater; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

Request a Final Plat of Replat of Lot 1 and the East half of Lot 2, Block 3, located at 880 East Street.

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Final Plat of Replat of Lot 1 and East half of Lot 2, Block 3, located at 880 East Street. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, David Wheeler.

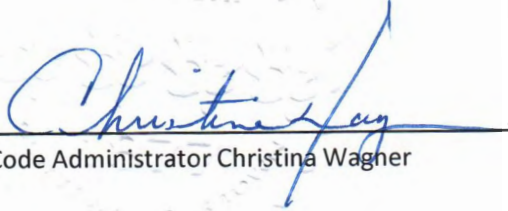
COMMISSION AND STAFF DISCUSSION

Compliance Specialist Kim Schomaker stated she would provide the Cedar Ridge plat showing ingress and egress, the stormwater easement, and the recorded affidavit for Aero Landing at the next Planning and Zoning meeting. The Affidavit was recorded on April 10, 2026, and is attached to these meeting minutes. Site Plan located at 1535 N Jefferson has been updated to show "retention pond" and is attached to these meeting minutes. The replat of the amended final plat of Cedar Ridge of Lebanon has been updated and attached to these minutes.

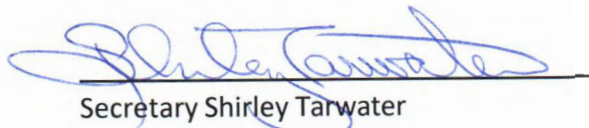
Adjournment

Acting Chairwoman Tarwater declared the meeting adjourned at 6:40 p.m.

ATTEST:



Code Administrator Christina Wagner



Secretary Shirley Tarwater

May 14, 2026

Minutes Approved