

**CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 14, 2024, 6:00 PM
CITY HALL, STANLEY H. ALLEN COUNCIL CHAMBERS, 401 SOUTH JEFFERSON
“TENTATIVE AGENDA”**

1. Call to Order, Roll Call, and Declaration of Quorum
2. Approval of Minutes
 - a. October 10, 2024, Meeting
3. Public Hearing
 - a. Request for a Preliminary Plat From Lebanon acreage, Four Lots to Three Lots located at 2426 S Jefferson Avenue
4. Commission Action
 - a. Commission Action on a request for a Preliminary Plat From Lebanon Acreage, Four Lots to Three Lots located at 2426 S Jefferson Avenue
5. Commission and Staff Discussion
6. Adjournment

Canceled (No Quorum)

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
October 10, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday October 10, 2024 in the Council Chambers at City Hall located at 401 South Jefferson.

ROLL CALL AND DECLARATION OF A QUORUM

Upon roll call, the following Members were present: Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, and Kristen Waterman. Absent: David Wheeler.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Planning and Zoning Manager Mark Scott, Compliance Specialist Kim Schomaker, and Deputy City Clerk Lacey Brackett.

APPROVAL OF MINUTES

Plassmeyer moved and Wall seconded that the Commission approve the September 12, 2024, meeting minutes as presented. Motion carried as follows: Yea: (8) Holmes, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, and Waterman; Nay: (0) None; Abstain; (0) None; Absent: (1) Wheeler.

PUBLIC HEARING

Tarwater moved and Plassmeyer seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Motion carried as follows: Yea: (8) Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, and Holmes; Nay: (0) None; Abstain; (0) None; Absent: (1) Wheeler.

Conditional Use to Construct a 4-Plex located at 418 Harwood Avenue

Code Administrator Christina Wagner explained that the 4-plex is located in an RS-2 Residential zone, where a Conditional Use is required for multi-family housing. She noted that there are other multi-family dwellings in the area and provided details on the lot size and setbacks.

Neighbor Lisa Lester shared that she is a native of Lebanon. She explained that when she and her husband had the opportunity to buy a house, they chose their current home in this neighborhood. Lester expressed concerns about the current sewage system, as well as potential congestion and noise issues that could affect the area. She also voiced concern about the possible negative financial impact.

Chairman Stokes questioned and advised that a variance would be required due to the lot size. Both Stokes and Commission Member Wall advised that the sewage system should not be impacted due to new lines being installed during the construction.

Owner of the property, Tristan Lambert, advised that he plans to build high quality long-term housing and would build a fence if needed.

Replat and Vacate Rader Drive located at 701 Fowler Drive

Code Administrator Christina Wagner shared this was a replat which included a vacation of a part of Rader Drive.

Commission Member Tarwater questioned if this was in a floodway and Commission Member Stokes expressed his concern over this land locking the area.

There were no public comments.

Rezone from RS-2 Residential to CL Commercial Limited located at 711 Kenoly Street

Code Administrator Christina Wagner explained that this was a rezone request for a location that was previously a rural fire station but is now used as a wrestling facility. She noted that the site is near a CL-Commercial zone, and rezoning would ensure it is properly aligned for continued use.

Commission Member Tarwater read a letter from a child who is a member of the wrestling club, in which the child shared how positively the organization has impacted him.

Elijah Arl, the owner of the facility, shared that wrestling has been a big part of his life. He expressed how much it means to him and his goal to make a difference for kids in the community by giving them more opportunities.

Josh Arl, Elijah's father, shared how important the facility is to Elijah and how he's working hard to make the program impactful for kids all year round.

Bryan Arnold, the grandfather of a club member, shared that his grandson was introduced to this wrestling organization, which is all about helping kids grow and encouraging them to be their best.

Commission Member Tarwater expressed her concern with parking and Elijah Arl advised that kids are currently just dropped off. Christina Wagner added that they would like to make a parking lot on the backside.

Continuation of Non-Conforming Use at the property located at 1446 Highway YY

Code Administrator Christina Wagner explained that the owner wants to sell the property, which was previously annexed. When it was annexed, the location was allowed to maintain its non-conforming use until the property is sold.

Vern Layne, the property owner, said he would be happy to answer any questions and advised that they've never received any complaints about how the property was used.

Chairman Stokes advised a letter was included in the packet and asked for it to be made part of the permanent record.

Gary Weaver, owner of the property, shared he has had cattle on the property and has been bailing hay the past years.

Meckem moved and Plassmeyer seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (8) Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, Holmes, and Meckem; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE TO CONSTRUCT A 4-PLEX LOCATED AT 418 HARWOOD AVENUE

Plassmeyer moved and Randolph seconded that the Commission approve a Conditional Use to Construct a 4-Plex located at 418 Harwood Avenue.

Before the vote was taken, Tarwater moved and Wall second that the agenda be amended to approve a Conditional Use to Construct a 4-Plex located at 418 Harwood Ave with the requirement that a 6-foot privacy fence be required. Motion carried as follows: Yea: (8) Randolph, Stokes, Tarwater, Wall, Waterman, Holmes, Meckem, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

Randolph moved and Tarwater seconded that the Commission approve a Conditional Use Request to Construct a 4-Plex located at 418 Harwood with the requirement that a 6-foot fence be placed along the north side. Motion carried as follows: Yea: (7) Tarwater, Wall, Waterman, Holmes, Meckem, Plassmeyer, and Randolph; Nay: (1) Stokes; Abstain: (0) None; Absent: (1) Wheeler

COMMISSION ACTION ON A REPLAT AND VACATE RADER DRIVE LOCATED AT 701 FOWLER DRIVE

Wall moved and Tarwater seconded that the Commission approve a Replat and Vacate Rader Drive located at 701 Fowler Drive. Motion carried as follows: Yea: (5) Holmes, Meckem, Plassmeyer, Wall, and Waterman; Nay: (3) Randolph, Stokes, and Tarwater; Abstain: (0) None; Absent: (1) Wheeler.

COMMISSION ACTION ON A REZONE FROM RS-2 RESIDENTIAL TO CL COMMERCIAL LIMITED LOCATED AT 711 KENOLY STREET

Plassmeyer moved and Randolph seconded that the Commission approve a Rezone from RS-2 Residential to CL Commercial Limited located at 711 Kenoly Street. Motion carried as follows: Yea: (8) Wall, Waterman, Holmes, Meckem, Plassmeyer, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

COMMISSION ACTION ON THE CONTINUATION OF NON-CONFORMING USE AT THE PROPERTY LOCATED AT 1446 HIGHWAY YY

Plassmeyer moved and Waterman seconded that the Commission approve the Continuation of Non-Conforming Use at the property located at 1446 Highway YY. Motion carried as follows: Yea: (8) Waterman, Holmes, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

COMMISSION AND STAFF DISCUSSION

Code Administrator Christina Wagner introduced the new Planning and Zoning Manager, Mark Scott.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:35 P.M.

ATTEST:

Code Administrator
Christina Wagner

Secretary Carrie Plassmeyer

Minutes Approved _____

Canceled (No Quorum)



To: Planning & Zoning

Proposed for the Meeting Date of: November 14, 2024

Staff Informational Sheet

Topic: Request a Preliminary Plat from Lebanon acreage, Four lots to Three lots located at 2426 S Jefferson Ave.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Preliminary Plat from Lebanon acreage, four lots to three lots for a proposed a multi-family housing subdivision, including two commercial lots with C-L zoning to remain. A final plat will be forthcoming along with a proposed three phase subdivision plan.

Background (problem/explanation):

Zone district: RS-2 Residential & C-L Limited Commercial

Canceled (No Quorum)

Staff Recommendation:

Sec. 48-36(a) conditional use is required to build 2-family housing in RS-2 zone district.

Sec.48-36(b) property must be properly platted for any new construction.

Proposed Subdivision: 121 lots, 242 unit/doors

Construction: Three Phase Subdivision

Final Plat Proposed Redline Corrections:

- Amenities: Greenspace, trail connection, water retention and discharge plan.
- South Jefferson Avenue – MDOT driveway approval.
- R.O.W easements to Ruth and Eddie Amos for lot on southeast corner of the proposed preliminary plat.
- End of street turn around on Aero Drive vs pass through connection to Wilma Avenue.
- End of street turn around on Jet Drive and it does align with Wilma Avenue.
- Mail Distribution Points (MDP) have to be include in the subdivision plat.

Submitted By: Christina Wagner

Department: Code Administration

Date: October 16, 2024

ATTACHMENTS:

Preliminary Plat – Aero Landing

GIS Map – Vicinity Lot, GIS Zoning Map

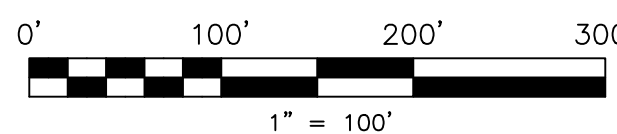
GRID NORTH

NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT MO CENTRAL ZONE

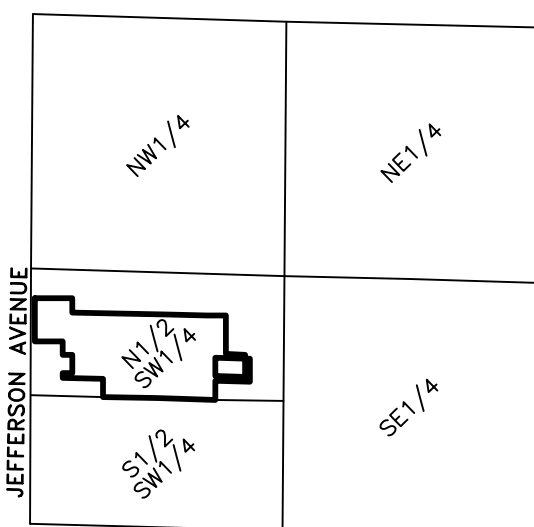
ELEVATION NOTE:

NOTE: ELEVATION DATA BASED ON GPS OBSERVATION USING 2018 GEOID MODEL CONTOUR INTERVAL = 1'

LEGEND	
△	— CALCULATED POINT
○	— FOUND EXISTING IRON PIN AS NOTED.
●	— EXISTING IRON PIN BY PLS-1941.
●	— SET IRON PIN WITH PLS-2002014103 CAP.
□	— FOUND EXISTING STONE MONUMENT AS NOTED.
(M)	— MEASURED (D) — DEED (OHE) — OVERHEAD ELECTRIC
—	— FENCE

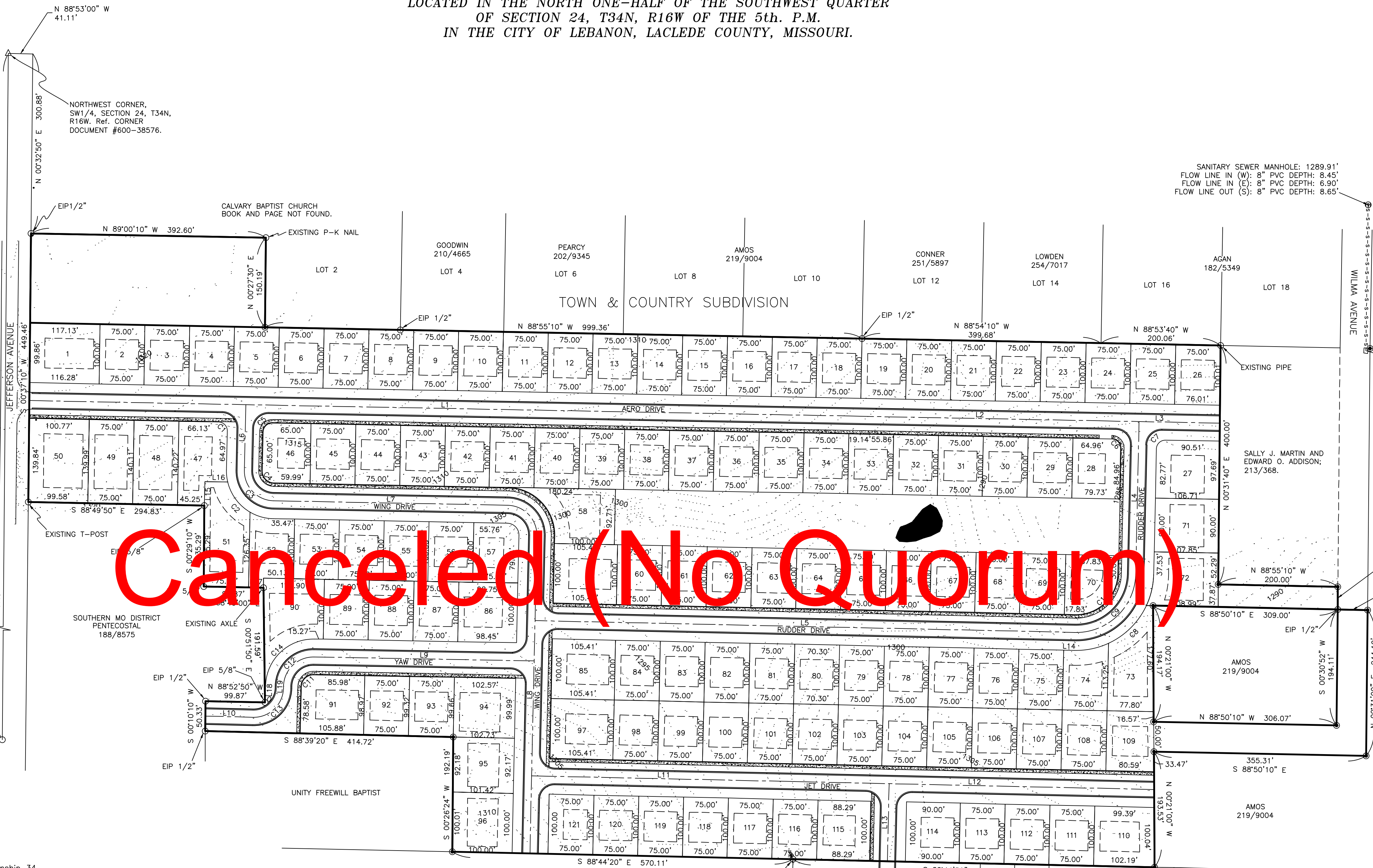


SECTION 24, T34N, R16W
LOCATION SKETCH
SCALE: 1"=2000'



PRELIMINARY PLAT AERO LANDING

LOCATED IN THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER
OF SECTION 24, T34N, R16W OF THE 5th. P.M.
IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.



DESCRIPTION
A fractional part of the North Half of the Southwest Quarter of Section 24, Township 34 North, Range 16 West of the 5th P.M. described as follows: Commencing at the Northwest Corner of the Southwest Quarter of said Section 24; thence South 88°53'00" East, 41.11 feet along the North line of said Southwest Quarter to the East right of way of Jefferson Avenue; thence South 0°32'50" West, 300.88 feet along said East right of way to the northwest corner of a parcel described in Laclede County Deed Records at Book 2021, Page 4305, the true point of beginning of the hereinafter described tract: Thence South 0°31'10" West, 449.46 feet along said East right of way to the northwest corner of a parcel described in Laclede County Deed Records at Book 188, Page 8575; thence South 88°49'50" East, 294.83 feet along the North line of said Book 188, Page 8575 parcel to its northeast corner; thence South 0°29'10" West, 135.29 feet, and, South 88°40'00" East, 99.87 feet, and, South 0°51'50" East, 191.59 feet, and, North 88°52'50" West, 99.87 feet, and, South 0°10'10" West, 50.33 feet, all along the easterly line of said Book 188, Page 8575 parcel; thence South 88°39'20" East, 414.72 feet; thence South 0°26'30" West, 192.25 feet to the South line of the aforesaid North half of Southwest Quarter; thence South 88°44'20" East, 570.11 feet, and, South 88°44'50" East, 605.37 feet, all along said South line to the southwest corner of one of the tracts described in Laclede County Deed Records at Book 219, Page 9004; thence North 0°21'00" West, 193.53 feet, and, South 88°50'10" East, 355.31 feet, and, North 0°31'00" East, 244.10 feet, all along the westerly line of said tract to the southeast corner of a parcel described in Laclede County Deed Records at Book 213, Page 0368; thence North 88°50'10" West, 50.00 feet along the southerly line of said Book 213, Page 0368 parcel to the northeast corner of another tract described in Laclede County Deed Records at Book 219, Page 9004; thence South 0°31'00" West, 194.12 feet along the East line of said tract to its southeast corner; thence North 88°50'10" West, 306.07 feet along the South line of said tract to its southwest corner; thence North 0°21'00" West, 194.17 feet along the West line of said tract to its northwest corner; thence South 88°50'10" East, 309.00 feet along the North line of said tract to its aforesaid northeast corner, also being a point on the aforesaid southerly line of Book 213, Page 0368 parcel; thence North 0°31'00" East, 38.16 feet, and, North 88°55'10" West, 200.06 feet, all along said southerly line to the southwest corner of said Book 213, Page 0368 parcel; thence North 0°31'40" East, 400.00 feet along the West line of said Book 213, Page 0368 parcel to the southeast corner of Lot 16 of TOWN & COUNTRY SUBDIVISION, Lebanon, Missouri; thence North 88°53'40" West, 200.06 feet, and, North 88°54'10" West, 399.68 feet, and, North 88°55'10" West, 999.36 feet, all along the southerly line of said TOWN & COUNTRY SUBDIVISION to the southwest corner of Lot 2 of said TOWN & COUNTRY SUBDIVISION; thence North 0°27'30" East, 150.19 feet along the West line of said Lot 2; thence North 89°00'10" West, 392.60 feet to the true point of beginning.

LINE	BEARINGS	DISTANCE
L1	S 88°55'10" E	1391.58'
L2	S 88°54'10" E	399.68'
L3	S 88°53'40" E	201.07'
L4	S 0°11'50" W	265.19'
L5	N 88°44'50" W	903.24'
L6	S 0°10'50" W	109.99'
L7	S 88°55'10" E	359.24'
L8	S 0°11'50" W	537.10'
L9	N 88°55'10" W	368.64'
L10	N 88°39'20" W	79.35'
L11	S 88°44'20" E	440.13'
L12	S 88°44'50" E	601.73'
L13	S 0°11'50" W	129.97'
L14	S 88°44'50" E	17.83'
L15	N 0°10'20" E	40.29'
L16	S 88°55'10" E	38.45'
L17	S 88°40'00" E	24.87'
L18	S 0°10'40" W	27.86'
L19	S 0°10'20" W	5.42'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	15.00'	23.57'	21.22'	S 43°54'40" E	90°01'00"
C2	80.00'	125.69'	113.15'	S 43°54'40" E	90°01'00"
C3	50.00'	78.55'	70.72'	S 43°54'40" E	90°01'00"
C4	20.00'	31.42'	28.29'	N 43°54'40" W	90°01'00"
C5	15.00'	23.56'	21.21'	N 46°05'20" E	89°59'05"
C6	15.00'	23.60'	21.24'	N 43°49'15" W	90°08'50"
C7	15.00'	23.52'	21.19'	S 48°12'45" W	89°51'08"
C8	130.00'	204.20'	183.85'	S 48°15'10" W	90°00'00"
C9	100.00'	157.08'	141.42'	S 48°15'10" W	90°00'00"
C10	100.00'	109.96'	98.99'	S 48°15'10" E	90°00'00"
C11	20.00'	31.32'	28.27'	S 48°12'45" W	89°44'03"
C12	50.00'	78.31'	70.55'	S 48°12'45" W	89°44'10"
C13	50.00'	78.54'	70.71'	S 48°20'40" W	90°00'00"
C14	80.00'	125.30'	112.88'	S 48°12'45" W	89°44'10"

PROPERTY DEVELOPER:
3BE, LLC
30 N. GOLD STE R
SHERIDAN, WYOMING 82801

CONTACT PERSON:
Matt Wicklund PH: 573-660-0547 EMAIL: matt@currentconstructionco.com
Sam Garrett PH: 417-840-2729 EMAIL: sam@currentconstructionco.com
PROFESSIONAL ENGINEER: Michael Stolzer, P.E.

PRELIMINARY PLAT NOTES

- TOTAL AREA - 36.22 ACRES
- LARGEST LOT - LOT 50 (14015 SF)
- SMALLEST LOTS - LOTS 2-25, 29-45, 53-56, 60-69, 75-84, 87-89, 98-108, 111-113, 116-120 (7500 SF)
- TOTAL NUMBER OF LOTS - 120 (RS-2)
- PROPOSED LAND USE - RS-2
- CURRENT PROPERTY ZONING - CL
- ALL PROPOSED ROADS TO BE 28' BOC-BOC TYPICAL
- A 15.0' WIDE UTILITY EASEMENT SHALL BE AT THE FRONT OF ALL LOTS
- DETENTION FOR THIS PROJECT WILL BE DESIGNED FOR A POND IN THE CENTRAL PART OF THE PROPERTY.
- THE PROPOSED DETENTION POND WILL BE SIZED TO ACCOMMODATE THIS PROJECT AND ANY EXISTING OFFSITE CONTRIBUTION. CALCULATIONS WILL BE PERFORMED AT THE TIME OF DESIGN

FLOOD PLAIN NOTE APPLICABLE TO SUBDIVISION:

THE SUBDIVISION AS SHOWN ON THIS SURVEY FALLS INTO FEMA FLOOD HAZARD ZONE "X" ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAP No. 29105C0219C, EFFECTIVE DATE 09/10/2010. SAID PROPERTY IS ALSO SUBJECT TO ANY EXISTING SINKHOLES AND STORM WATER DRAINAGE IN LOW LYING AREAS.

DECLARATION NOTES:

MONUMENTS AND IRON PINS SHOWN AS SET WERE PLACED UNDER THE PERSONAL SUPERVISION OF BRADLEY N. MACKAY, PLS-2002014103. LOCATION OF IMPROVEMENTS AS SHOWN HEREON WAS TAKEN FROM VISUAL INSPECTION OF PHYSICAL EVIDENCE ON THE PREMISES AND EASEMENTS, IF ANY ARE SHOWN, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED; AND THESE ITEMS MAY NOT BE ALL INCLUSIVE. PROPERTY BOUNDARIES AS SHOWN ARE GENERALLY BASED ON DEEDS OF RECORD. VARIATIONS FOUND OUT OF HARMONY AGREEMENT WITH RECORD TITLE LINES ARE AS SHOWN. THIS SURVEY IS CLASSIFIED AS URBAN.

DATE OF PREPARATION: 09/09/2024

SANITARY SEWER MANHOLE: 1289.91'
FLOW LINE IN (W): 8" PVC DEPTH: 8.45'
FLOW LINE IN (E): 8" PVC DEPTH: 6.90'
FLOW LINE OUT (S): 8" PVC DEPTH: 8.65'

Parcel #	Area Table	SO. FL.	Acres
1	11662.01	0.27	
2-25	7500.00	0.17	
26	7550.42	0.17	
27	10318.51	0.24	
28	7937.71	0.18	
29-45	7500.00	0.17	
46	7865.85	0.18	
47	9904.76	0.23	
48	10512.33	0.24	
49	10503.80	0.24	
50	14015.79	0.32	
51	12125.98	0.28	
52	8030.79	0.18	
53-56	7500.00	0.17	
57	7480.97	0.17	
58	10638.88	0.24	
59	10541.03	0.24	
60-69	7500.00	0.17	
70	7731.52	0.18	
71	9655.17	0.22	
72	9956.52	0.23	
73	10613.53	0.25	
74	7747.03	0.18	
75-84	7500.00	0.17	
85	10541.03	0.24	

Parcel #	Area Table	SO. FL.	Acres
86	9880.08	0.23	
87-89	7500.00	0.17	
90	11652.11	0.27	
91	10368.68	0.24	
92	7435.84	0.17	
93	7461.75	0.17	
94	10246.81	0.24	
95	7461.75	0.17	
96	10070.94	0.23	
97	10541.03	0.24	
98-108	7500.00	0.17	
109	7919.51	0.18	
110	10079.09	0.23	
111-113	7500.00	0.17	
114	9000.00	0.21	
115	8829.00	0.20	
116-121	7500.00	0.17	

DECLARATION:
I, BRADLEY N. MACKAY, PROFESSIONAL LAND SURVEYOR #2002014103, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION ON AN ACTUAL SURVEY UNDER MY SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I DID ATTEMPT TO MEET THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, AND THE STANDARDS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS. WITNESS BY SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 9th DAY OF SEPTEMBER, 2024.

BRADLEY N. MACKAY
PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER: PLS-2002014103
PLS CORP. NUMBER: 2022012827

MACKAY SURVEYING
LAND SURVEYORS AND PLANNERS
162 OAK TREE ACRES LANE, BRANSON, MISSOURI 65616

CLIENT: **3BE, LLC**
417-300-1781

DESCRIPTION: PRELIMINARY PLAT
JOB No.: 24-1338-5
DATE: 09/09/2024
SCALE: 1" = 100'
DWG. No.: 1338-5-1
PAGE No.: 1 OF 1

LOCATION: PART OF N1/2, SW1/4, SEC. 24, T34N, R16W OF THE 5th. P.M. IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.
ORDERED BY: MATT WICKLUND, SAM GARRETT



1:4,053

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