

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, JUNE 11, 2026, 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. May 14, 2026, Regular Meeting
3. Public Hearing
 - a. Request for a Conditional Use to operate a tattoo & piercing shop located a 120 W Commercial Street
 - b. Request for a Conditional Use for an apartment located at 206B W Commercial St
 - c. Request for a Site Plan located at 1200 Block of Ice Cream Way
 - d. Request for a Replat of Lot 2, The Falls Annex One Subdivision Phase One from one lot to two lots located by Morgan Rd.
4. Commission Action
 - a. Commission Action on a request for a Conditional Use to operate a tattoo & piercing shop located a 120 W Commercial Street
 - b. Commission Action on a request for a Conditional Use for an apartment located at 206B W Commercial St
 - c. Commission Action on a request for a Site Plan located at 1200 Block of Ice Cream Way
 - d. Commission Action on a request for a Replat of Lot 2, The Falls Annex One Subdivision Phase One, from 1 Lot to 2 Lots located by Morgan Rd.
5. Commission and Staff Discussion
6. Adjournment

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
MAY 14, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on May 14, 2026 at 6:00 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, Randy Wall, and David Wheeler.

A quorum was declared.

Chris Meckem resigned from the Board on May 7th, and Travis Townsend resigned from the Board on March 6th; therefore, the Board currently consists of 7 members with two vacancies.

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

APPROVAL OF MINUTES

April 9, 2026, Regular Meeting

Shirley Tarwater moved and Randy Wall seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Public Hearing

Joe Berkich moved and Randy Randolph seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request a Replat of Lewis Addition located at 333, 345, 351 Lincoln Ave., and 595 Chestnut Ave.

Code Administrator Christina Wagner presented a request for a replat of Lewis Addition.

Request a Final Plat of Samsara Subdivision located at 765 New Buffalo Road

Code Administrator Christina Wagner stated this was for a final plat of Samsara Subdivision, and Dean Mills, who lives in the area, spoke in favor of this, indicating it would be an improvement to the neighborhood.

Request for a Site Plan for Project 360 located at 1015 Jefferson

Code Administrator Christina Wagner shared that the site plan for Project 360 would be a nonprofit development building that would provide counseling for students during after-school hours. Commission Member Joe Berkich asked about a buffer between businesses and the residential area located beside the potential development. Heidi Morgan with Innovative Construction Services stated that they do not intend to remove any existing landscaping.

Request for a Final Plat of Lebanon Acreage to Ice Cream Factory (1200 Block of Ice Cream Way)

Code Administrator Christina Wagner shared that the owners intend to manufacture and distribute ice cream. Commission Member John Elmore inquired whether there would be a buffer for sight and sound. The project manager stated that they plan to install a residential buffer of evergreen trees and erect a six-foot-tall opaque fence. He further shared that the gazebo would remain and that there is easement access.

Request for a Rezone from C-1 Limited Commercial to M-1 Light Industrial located at 1200 Block of Ice Cream Way.

Code Administrator Christina Wagner shared the reason for the rezone, and that Code Administration and Public Works are working with the engineer and architect on the site plan.

Request for a Rezone on a Preliminary Plat of Rolling Hills Road

Code Administrator Christina Wagner indicated that the owner is requesting a rezone on a preliminary plat from an RS-1 residential to an RS-3 residential to allow for the construction of duplexes on approximately fourteen (14) acres located on the northeast side of the overall subdivision, and that staff sees no issue with the request.

Request for a Final Plat of Onyx Apartments located at 1535 N Jefferson

Code Administrator Christina Wagner shared that this was a request for a final plat of Lebanon Acreage to Onyx Apartments.

Randy Wall moved and Joe Berkich seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

COMMISSION ACTION

Commission Action on a request a Replat of Lewis Addition located at 333, 345, 351 Lincoln Ave., and 595 Chestnut Ave.

Michall Holmes moved and Randy Randolph seconded that the Commission approve a Request for a Replat of Lewis Addition. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Final Plat of Samsara Subdivision located at 765 New Buffalo Road

Shirley Tarwater moved and Michall Holmes seconded that the Commission approve a Request for a Final Plat of Samsara Subdivision. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Site Plan for Project 360 located at 1015 Jefferson

Randy Wall moved and Joe Berkich seconded that the Commission approve a Request for a Site Plan for Project 360. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Final Plat of Lebanon Acreage to Ice Cream Factory (1200 Block of Ice Cream Way)

Shirley Tarwater moved and Randy Wall seconded that the Commission approve a Request for a Final Plat of Lebanon Acreage to Ice Cream Factory. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Rezone from C-1 Limited Commercial to M-1 Light Industrial located at 1200 Block of Ice Cream Way.

Shirley Tarwater moved and John Elmore seconded that the Commission approve a Request for a rezone for C-1 Limited Commercial to M-1 Light Industrial. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Rezone on a Preliminary Plat of Rolling Hills Road

Joe Berkich moved and Randy Randolph seconded that the Commission approve a Request for a Rezone on a Preliminary Plat. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action on a request for a Final Plat of Onyx Apartments located at 1535 N Jefferson

John Elmore moved and Michall Holmes seconded that the Commission approve a Request for a Final Plat of Onyx Apartments. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission and Staff Discussion

Christina provided information that the Cedar Ridge plat showing ingress and egress, the stormwater easement, and the recorded affidavit for Aero Landing was updated as promised during the last meeting. The Affidavit was recorded on April 10, 2026, and was attached to the meeting minutes. Site Plan located at 1535 N Jefferson was updated to show "retention pond" and is attached to the meeting minutes. The replat of the amended final plat of Cedar Ridge of Lebanon has been updated and attached to the minutes.

Adjournment

Chairman Wheeler declared the meeting adjourned at 6:31 p.m.

ATTEST:

Secretary Shirley Tarwater

Code Administrator Christina Wagner

Minutes Approved



To: Zoning and Planning Commission

Proposed for the Meeting Date of: June 11, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use to operate a tattoo & piercing shop located a 120 W Commercial Street

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a conditional use to operate a tattoo & piercing shop located at 120 W Commercial St in the Down Town Business District.

Background (problem/explanation):

All required licenses have been submitted to the Code Administration office.

Inspection has been completed of the building.

Staff Recommendation:

Code Administration sees no issues for this request.

Submitted By: Kim Schomaker, Compliance Specialist

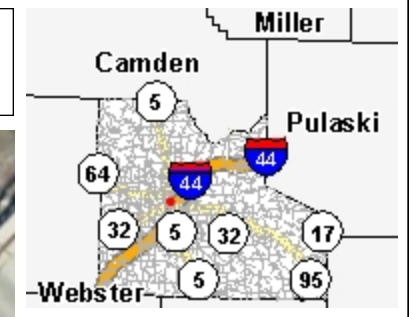
Department: Code Administration

Date: 05/06/2026

ATTACHMENTS:

1. GIS Map -120 W Commercial St

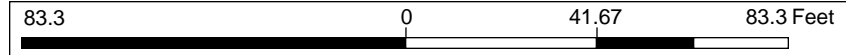
120 W Commercial St



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel

Conditional Use Area



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1 in. = 42ft.

Notes

Zoned:
DTBD



To: Zoning and Planning Commission

Proposed for the Meeting Date of: June 11, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use for an apartment located at 206B W Commercial St

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Conditional Use for an apartment on second floor located at 206B W Commercial St in the DTBD.

Background (problem/explanation):

The owner wants to put an apartment on the second floor. The apartment has a sprinkle system and the engineered drawings that have been submitted to the Code Administrator.

Staff Recommendation:

Inspections of the apartment process are ongoing.

Submitted By: Kim Schomaker, Compliance Specialist

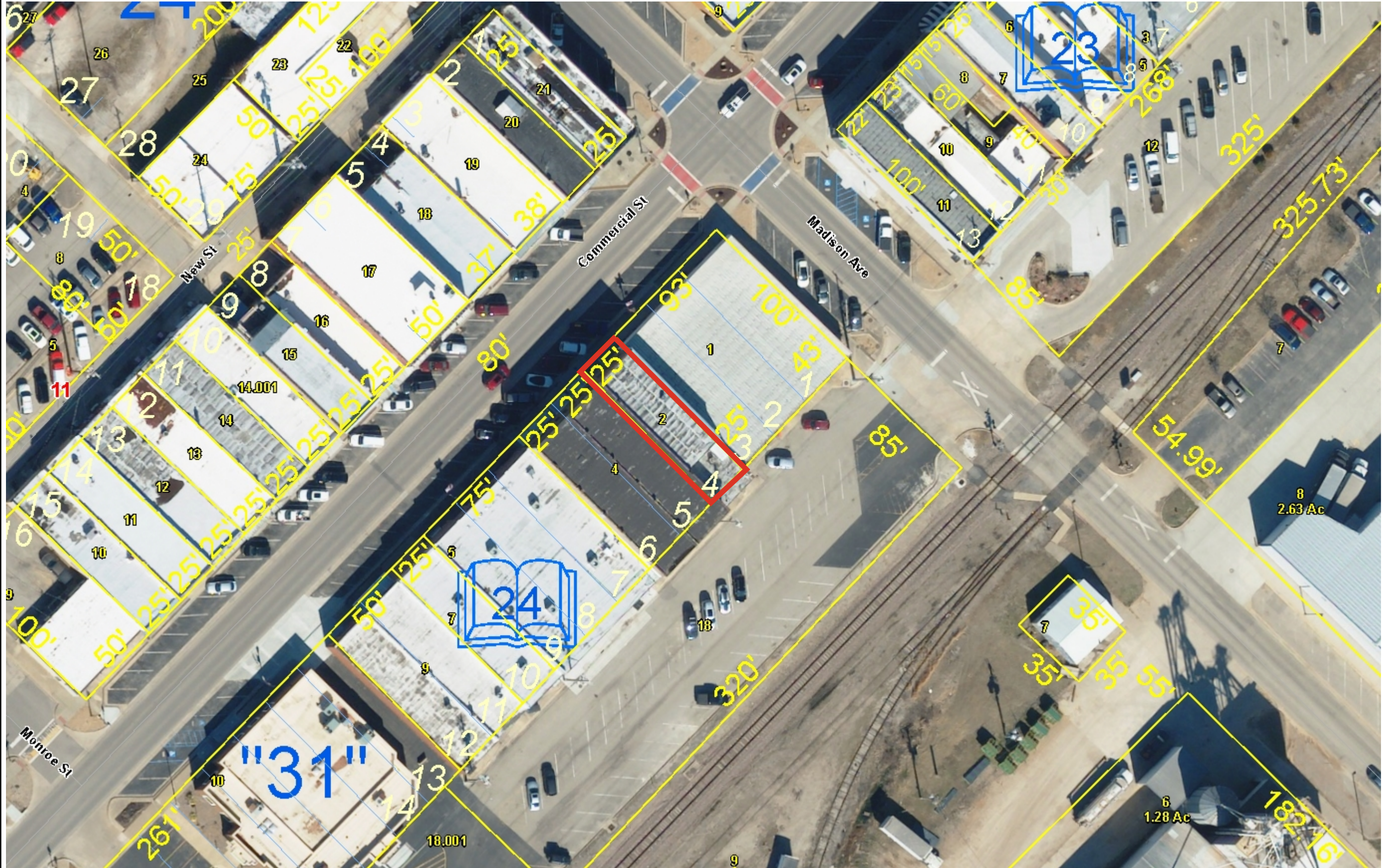
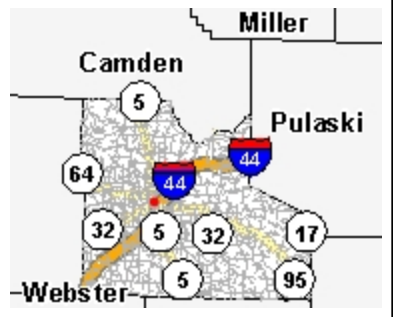
Department: Code Administration

Date: 05/06/2026

ATTACHMENTS:

1. GIS-206 B W Commercial St
2. 206 B W Commercial- Code Plan
3. 206 B W Commercial- Fire Sprinkler Plan for 2nd floor

206 B W Commercial St



Legend

Road

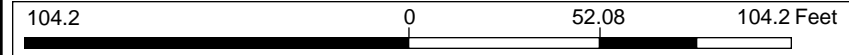
- Interstate
- State Highway
- Street

Conditional Use for apartment on second floor

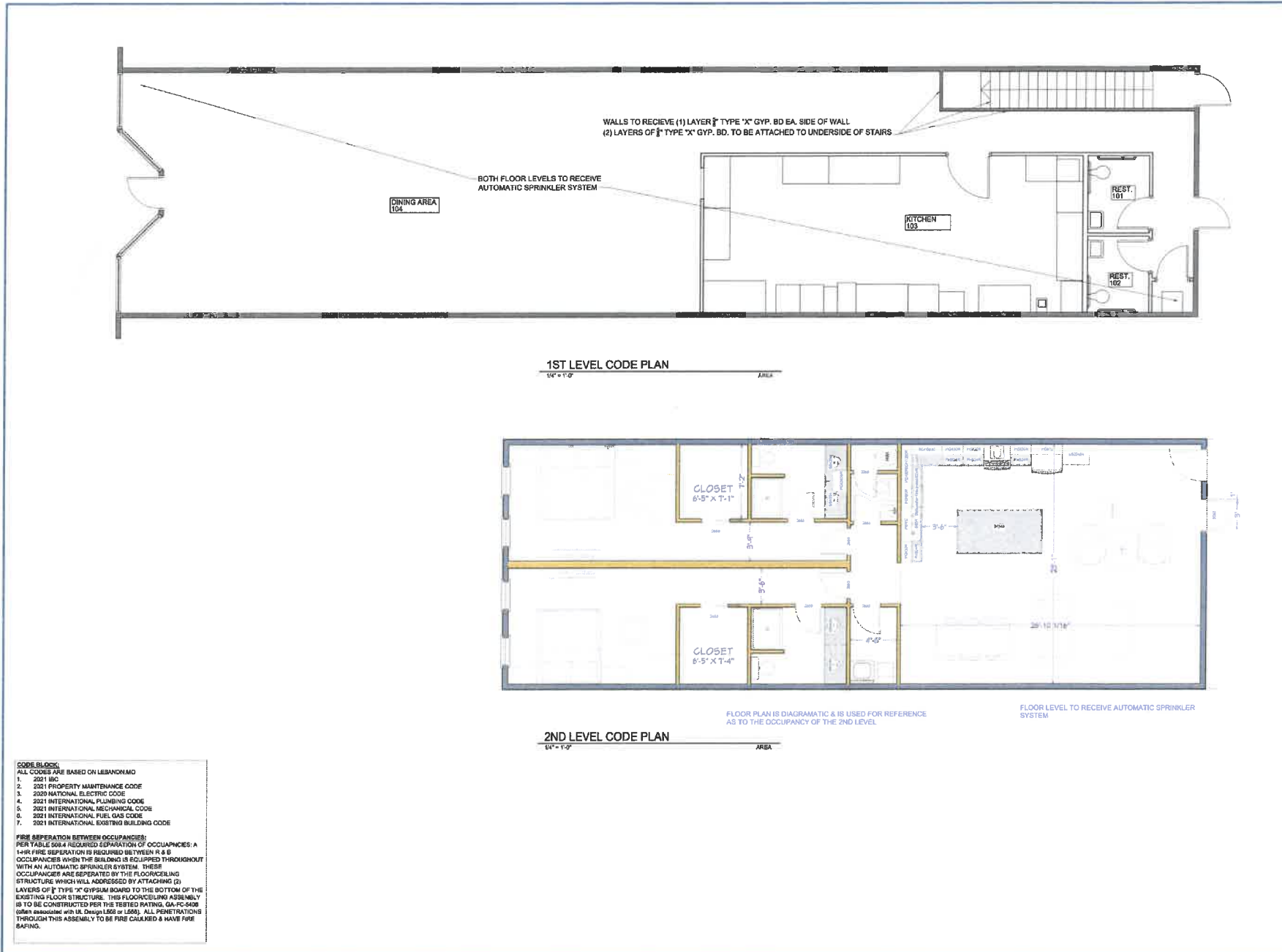
1 in. = 52ft.

Notes

DTBD



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



CODES/BLDG.
ALL CODES ARE BASED ON LEBANON MO

- 2021 IRC
- 2021 PROPERTY MAINTENANCE CODE
- 2020 NATIONAL ELECTRIC CODE
- 2021 INTERNATIONAL PLUMBING CODE
- 2021 INTERNATIONAL MECHANICAL CODE
- 2021 INTERNATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL EXISTING BUILDING CODE

FIRE SEPERATION BETWEEN OCCUPANCIES:
PER TABLE 508.4 REQUIRED SEPERATION OF OCCUPANCIES: A 1-HR FIRE SEPERATION IS REQUIRED BETWEEN R & S OCCUPANCIES WHEN THE BUILDING IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM. THESE OCCUPANCIES ARE SEPERATED BY THIS FLOOR/CEILING STRUCTURE WHICH WILL ADDRESS BY ATTACHING (2) LAYERS OF 5/8" TYPE 'X' GYPSUM BOARD TO THE BOTTOM OF THE EXISTING FLOOR STRUCTURE. THIS FLOOR/CEILING ASSEMBLY IS TO BE CONSTRUCTED PER THE TESTED RATING, QA-FC-5408 (SEE DRAWING WITH IS Design 1888 or 1889). ALL PENETRATIONS THROUGH THIS ASSEMBLY TO BE FIRE CALKED & HAVE FIRE RATING.

BALL ARCHITECTS PC
BALL
ARCHITECTS
W.W. J.B.A.P.C. C.D.M.
650 N. BOONVILLE AVE, SUITE 200
SPRINGFIELD, MO 65808
P: 417.866.1904 F: 417.866.3695
C. of A. No. 000007591-D



REVISIONS
 ORIGINAL PRINTS
 REVISIONS

COPYRIGHT 2026
NO PART OF THIS DOCUMENT
OR ANY INFORMATION CONTAINED
HEREIN IS TO BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION
SYSTEMS WITHOUT PERMISSION
IN WRITING FROM BALL
ARCHITECTS PC

QUALITY CONTROL

PHASE	CHK'D BY	DATE
15%		
30%		
60%		
90%		

INFILL RENOVATION FOR
DANNY TRUE
208 W Commercial St
LEBANON, MISSOURI 65536

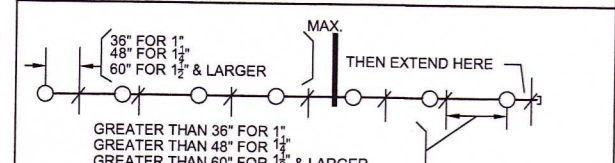
DATE 05/08/26
COMM. NO. XXXX-26
SHEET A101
CODE PLAN

PLAN NOTES

- SEE SHEET 1 FOR UG PIPING & RISER DETAIL.
- IT IS THE RESPONSIBILITY OF OTHERS TO PROTECT ELECTRICAL EQUIPMENT FROM SPRINKLER SPRAY, ESPECIALLY THIS AREA.
- AUXILIARY DRAIN (LOCATE IN FIELD)
- 2 1/2" X 2 1/2" X 4" SIAMESE FIRE DEPARTMENT CONNECTION FINAL LOCATION SHALL BE COORDINATED WITH LOCAL FIRE DEPARTMENT.

PIPE SIZE	3/4"	1"	1 1/2"	2"	2 1/2"	3"	4"	6"
STEEL PIPE	N/A	12-0	12-0	15-0	15-0	15-0	15-0	15-0
THREADED LIGHTWALL	N/A	12-0	12-0	12-0	12-0	12-0	N/A	N/A
COPPER	8-0	8-0	10-0	10-0	12-0	12-0	15-0	15-0
CPVC	5-6	6-0	6-6	7-0	8-0	9-0	10-0	N/A

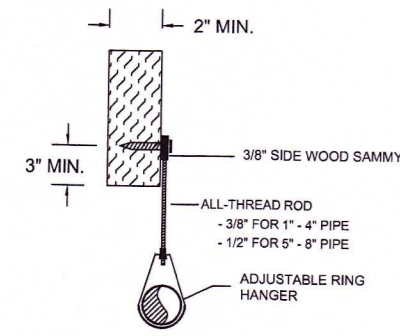
DISTANCE FROM SPRINKLER TO HANGER PER NFPA-13



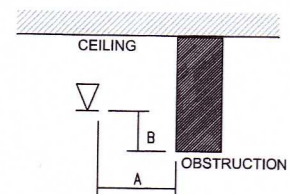
PIPE SIZE	DIAM. OF ROD	PIPE SIZE	DIAM. OF ROD
UP TO AND INCLUDING 4"	3/8"	6" AND 8"	1/2"

NOTE: IF PRESSURE EXCEEDS 100 PSI, PROVIDE HANGER FOR ANY ARM-OVER (TO PENDENT HEAD) LONGER THAN 1'-0".

HANGER SPACING CHART



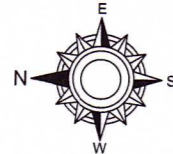
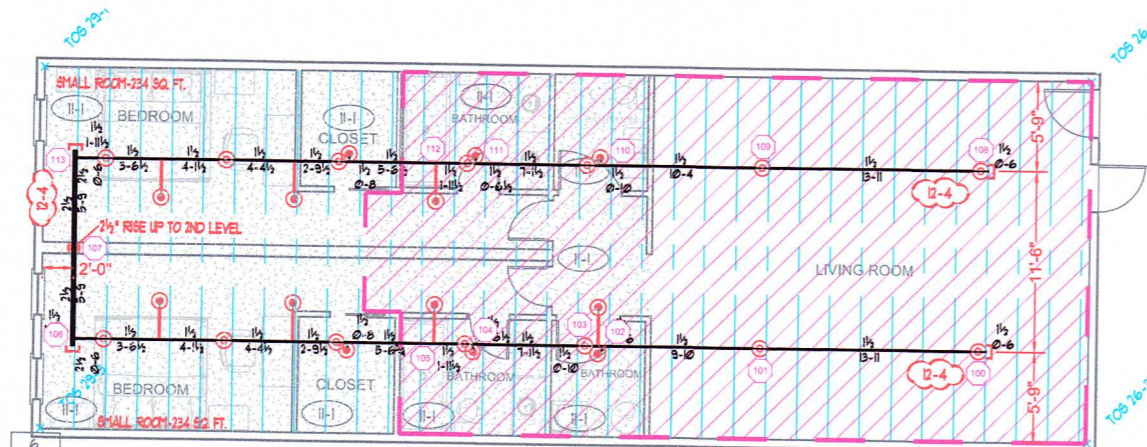
WOOD HANGER DETAIL
N.T.S.



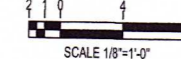
DISTANCE FROM SPRINKLERS TO SIDE OF OBSTRUCTION (A)	MAXIMUM ALLOWABLE DISTANCE OF DEFLECTOR ABOVE BOTTOM OF OBSTRUCTION (IN.) (B)
LESS THAN 1 FT	0"
ONE FT TO LESS THAN 1 FT 6 IN.	2-1/2"
1 FT 6 IN. TO LESS THAN 2 FT	3-1/2"
2 FT TO LESS THAN 2 FT 6 IN.	5-1/2"
2 FT 6 IN. TO LESS THAN 3 FT	7-1/2"
3 FT TO LESS THAN 3 FT 6 IN.	9-1/2"
3 FT 6 IN. TO LESS THAN 4 FT	12"
4 FT TO LESS THAN 4 FT 6 IN.	14"
4 FT 6 IN. TO LESS THAN 5 FT	15-1/2"
5 FT AND GREATER	18"

POSITIONING OF SPRINKLERS TO AVOID OBSTRUCTIONS TO DISCHARGE (SSU/SSP)

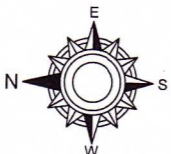
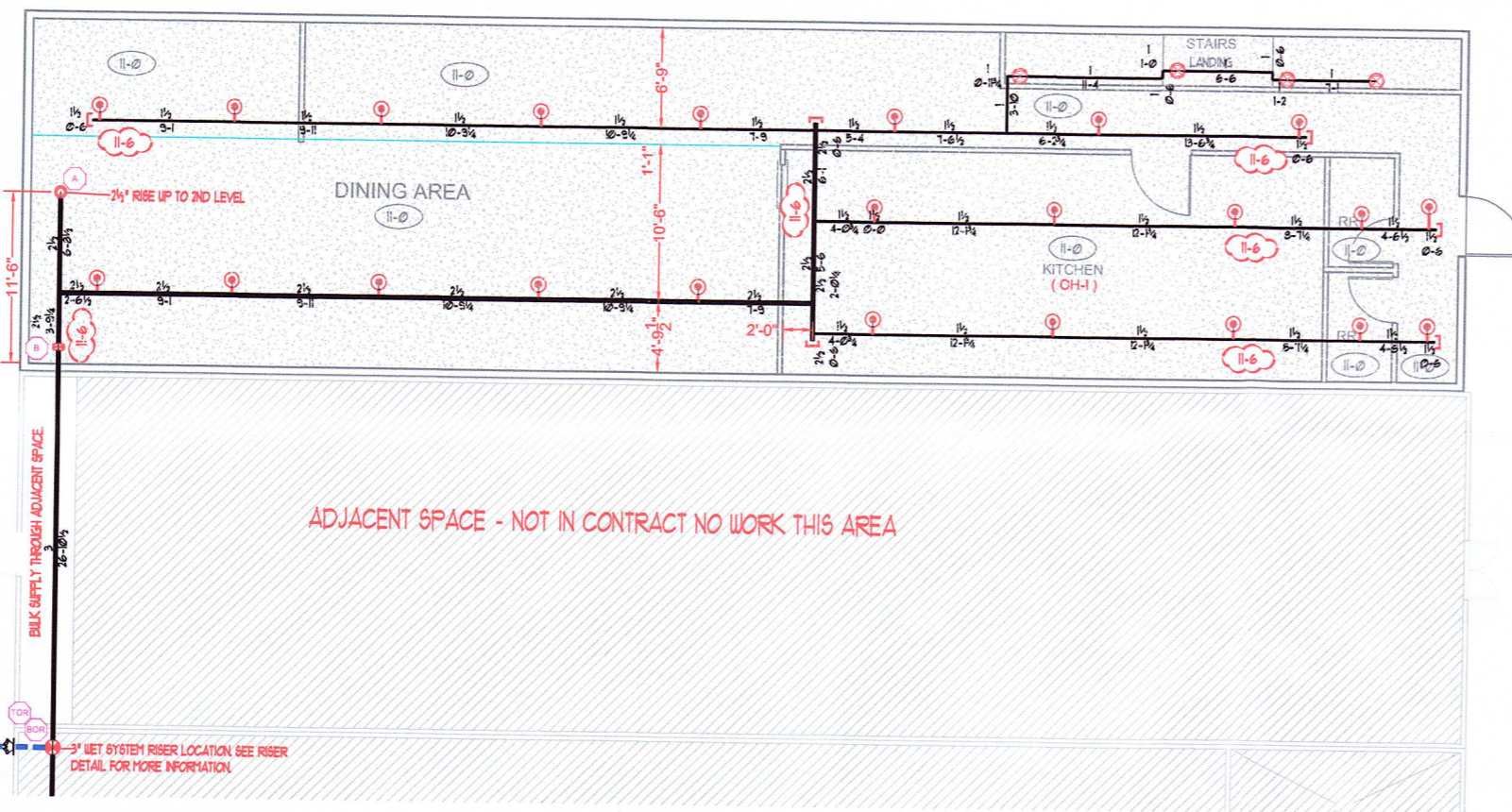
SYMBOL	DESCRIPTION
[?-?]	DIMENSION FROM FINISHED FLOOR UP TO CENTERLINE OF PIPE (FEET & INCHES)
[? Bts]	DIMENSION FROM BOTTOM OF DECK, DOWN TO CENTERLINE OF PIPE (INCHES)
(X-X)	CEILING HEIGHT
(?)	HYDRAULIC CALCULATION REFERENCE POINT
(OH-I)	ORDINARY HAZARD GROUP I OCCUPANCY CLASSIFICATION
(OH-II)	ORDINARY HAZARD GROUP II OCCUPANCY CLASSIFICATION
---	UNDERGROUND PIPING
---	NEW STEEL PIPING
---	NEW FLEXIBLE SPRINKLER CONNECTION
---	FULL HEIGHT WALL
---	LOW WALL (TOP OF WALL IS MORE THAN 18" BELOW SPRINKLERS, NO OBSTRUCTION)



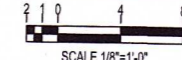
FIRE SPRINKLER PIPING PLAN OF 2ND FLOOR



HYDRAULICALLY CALCULATED SYSTEM		Additional Calculation Information:	
System installed by	MANLINE FIRE PROTECTION as shown on sheet FPI dated 03/13/2028	Design Area ID:	DESIGN AREA-1
Calculated Area Location:	2ND FLOOR	System Type:	WET
Project Location:	206 WEST COMMERCIAL, LEBANON, MO	Number of Sprinklers:	11
Contact Number:	YC2315	Flow Summary:	
System designed to discharge at a rate of	0.1 gpm/ft ²	Overhead Sprinklers:	208.73 gpm
over 1040 ft ² when supplied with water at a volume of	208.73 gpm	In-Rack Sprinklers:	0 gpm
at 44.11 psi at node BCR with a hose allowance of	250 gpm	Inside Rises:	0 gpm
		Outside Rises:	250 gpm
		Other Free Flows:	0 gpm
Occupancy Classification:	LIGHT HAZARD	Total of All Flows:	458.73 gpm
Commonly Classification:		Pressure Summary:	
Storage Management:		Pressure Available from Supply:	55.02 psi
Maximum Storage Height:		Pressure Required from System:	45.50 psi
Notes:		Supply Pressure (Static):	10.12 psi
OR REDUCTION PER NFPA 13: 30.62%		Maximum Velocity:	15.89 ft/s
		Dry Preaction System Volume:	N/A gal



FIRE SPRINKLER PIPING PLAN OF 1ST FLOOR



NOTE TO REVIEWER

- THIS SUBMITTAL IS PRESENTED TO OBTAIN APPROVAL FOR GENERAL COMPLIANCE WITH APPLICABLE CODES AND STANDARDS. INFORMATION IS LIMITED AT TIME OF DESIGN AND THE INTENT OF THIS SUBMITTAL IS TO SHOW GENERAL LOCATION OF SPRINKLER HEADS AND GENERAL ROUTING OF SPRINKLER PIPING.
- HYDRAULIC CALCULATIONS ARE PERFORMED TO ESTABLISH PIPE SIZES FOR WHILE PROVIDING ADEQUATE SAFETY FOR FUTURE CHANGES DUE TO ACTUAL FIELD CONDITIONS.
- PIPING AND/OR SPRINKLER HEAD LOCATIONS MAY CHANGE. ANY CHANGES DUE TO COORDINATION WILL BE REFLECTED IN AS-BUILT SUBMITTAL.
- ALL AREAS SHOWN ON FIRE SPRINKLER PIPING ARE CONSIDERED LIGHT HAZARD. ALL CEILING IN THIS AREA ARE CONSIDERED 15'-0" ACTUAL HEIGHTS MAY VARY AND WILL BE SHOWN ON AS BUILTS.

GENERAL NOTES

- SPRINKLER SYSTEMS ARE TO BE MAINTAINED IN ACCORDANCE WITH NFPA #25. THIS IS OWNER'S RESPONSIBILITY UPON CONTRACTOR'S SUBSTANTIAL COMPLETION.
- ALL ALARM AND SUPERVISORY SWITCHES ARE TO BE MONITORED. (BY OTHERS)
- INSTALLATION TO BE IN ACCORDANCE WITH MINIMUM REQUIREMENTS OF NFPA #13. WHETHER INDICATED ON THE DRAWINGS OR NOT, THE FOLLOWING IS TO BE PROVIDED:
 - SUPERVISION OF VALVES CONTROLLING WATER SUPPLIES
 - LOCAL AUDIBLE ALARM
 - QUICK RESPONSE SPRINKLERS IN ALL LIGHT HAZARD OCCUPANCIES
 - ADEQUATE SUPPORT OF ALL PIPE AND COMPONENTS
 - INSPECTOR'S TEST CONNECTION FOR EACH SYSTEM
 - PROVISION FOR FLUSHING AND DRAINING OF ALL NEW SPRINKLER SYSTEM PIPING
 - PROTECTION OF PIPING WHERE SUBJECT TO FREEZING. THIS IS OWNER'S RESPONSIBILITY UPON CONTRACTOR'S SUBSTANTIAL COMPLETION
 - PROTECTION OF RATED WALL/FLOOR PENETRATIONS WITH LISTED FIRE-STOP ASSEMBLIES
 - HYDRAULIC CALCULATION PLACARD ON SYSTEM RISER
 - SPARE SPRINKLER HEAD CABINET WITH HEADS AND WRENCHES PER NFPA #13
- ALL NEW MATERIALS TO BE U.L. LISTED, OR AS ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION BASED ON PUBLISHED RATINGS, DATA, TESTS, ETC.
- WELDING IS TO BE IN ACCORDANCE WITH NFPA #13, INCLUDING WELDER CERTIFICATION AND IDENTIFICATION STAMP.
- ACCEPTANCE TESTS TO BE IN ACCORDANCE WITH NFPA #13.
- SPRINKLER HEAD SPACING, LOCATION, POSITION, AND TEMPERATURE, AS WELL AS MINIMUM GPM AND PSI REQUIREMENTS ARE TO BE IN ACCORDANCE WITH NFPA #13 AND MANUFACTURER'S DATA. VERIFY ALL SPRINKLER HEADS ARE UNOBSTRUCTED. INSTALL HIGHER TEMPERATURE HEADS NEAR HEAT SOURCES AS REQUIRED PER NFPA #13

PROJECT NOTES

- CODES: NFPA 13-2016
- APPROVAL: CITY OF LEBANON
- CONSTRUCTION TYPE: EXISTING COMBUSTIBLE CONSTRUCTION.
- SCOPE OF WORK: MAINLINE FIRE PROTECTION'S WORK STARTS AT SPIGOT 1'-0" A.F.F. AS INDICATED ON THE DRAWINGS AND IS TO PROVIDE FIRE PROTECTION THROUGHOUT THE APPROX. 3,900 SQ.FT. PORTION OF THE BUILDING PER NFPA 13-2016.
- PIPE SIZING IS BASED ON HYDRAULIC CALCULATIONS AND NFPA 13-2016
- ALL AREAS ARE CLASSIFIED LIGHT HAZARD, UNLESS NOTED OTHERWISE
- IDENTIFICATION AND LABELING OF PIPING TO BE BY OTHERS
- PROTECTION OF PIPING WHERE SUBJECT TO EARTHQUAKES IS NOT REQUIRED

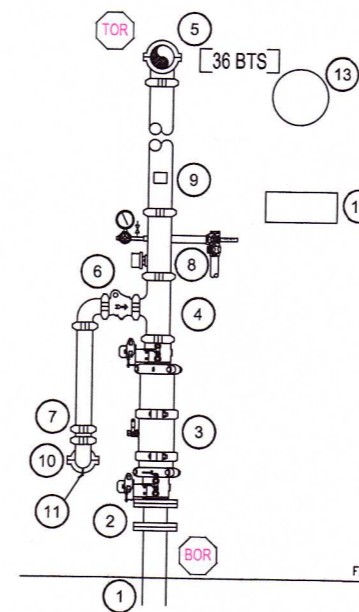
PIPE AND FITTINGS

- ALL NEW WET SYSTEM GROOVED PIPING
 - BLACK STEEL SCHEDULE 10 OR EQUAL
 - STANDARD AND LIGHT WEIGHT, GROOVED, WELDED, PLAIN-END SOCKET, OR MECHANICAL TEE FITTINGS
- ALL NEW WET SYSTEM THREADED PIPING
 - BLACK STEEL SCHEDULE 40 OR EQUAL
 - STANDARD WEIGHT SCREWED FITTINGS

SPRINKLER LEGEND (ENTIRE PROJECT)

SYMBOL	MANUFACTURER	MODEL	RESPONSE	TYPE	SPRINKLER ID	FINISH	DROP/SPRIG	ORIFICE	N.P.T.	K FACTOR	TEMP.	LIGHT HAZARD MIN	ORD. HAZARD MAX AREA	ESCUTCHEON	TOTAL				
⊙	VIKING	MICROFAST	QUICK	PENDENT	VK302	CHROME	48" FLEX	1/2"	1/2"	5.6	200F	6	15	225	6	15	130	RECESSED	36
⊙	VIKING	MICROFAST	QUICK	PENDENT	VK302	BRASS	N/A	1/2"	1/2"	5.6	200F	6	15	225	6	15	130	HEAD GUARD	4
⊙	VIKING	MICROFAST	QUICK	UPRIGHT	VK300	BRASS	1" SPRIG	1/2"	1/2"	5.6	200F	6	15	225	6	15	130	N/A	14

CONTRACTOR SHALL USE SPRINKLERS LISTED (OR EQUAL)
 * - IF SPRINKLER IS WITHIN 1'-0" RADIUS OF DIFFUSER, INTERMEDIATE TEMPERATURE SHALL BE USED.
 ** - MAXIMUM 8 BENDS PER MANUFACTURER'S LISTING AND HYDRAULIC CALCULATIONS
 TOTAL FOR ENTIRE PROJECT: 54



RISER SCHEMATIC
N.T.S.

RISER LEGEND

- 4" SERVICE LEAD-IN - BY OTHERS
- 4" GRVD CONNECTION AND 4" X 3" GRVD STYLE 50 REDUCER. MAINLINE FIRE PROTECTION'S WORK STARTS HERE.
- 3" AMES C-200 DOUBLE CHECK VALVE ASSEMBLY WITH GROOVED BUTTERFLY VALVES W/TAMPER.
- 3" GRVD TEE
- 3" GRVD TEE TO SYSTEM. SEE PLAN FOR CONTINUATION
- 3" CHECK VALVE. FULL FLOW TESTING OF BACKFLOW PREVENTER CAN BE PERFORMED BY REVERSING THE CHECK VALVE.
- 4" X 3" GRVD STYLE 50 REDUCER AND 4" GRVD 90 W/ BALL DRIP
- 3" GROOVED RISER MANIFOLD W/PRESSURE RELIEF VALVE. INCLUDES FLOW SWITCH, TEST N DRAIN, AND PRESSURE GAUGE.
- HYDRAULIC INFORMATION PLACARD
- THRU WALL TO 2-1/2"X2-1/2"X4" SIAMESE FIRE DEPT CONN.
- AUTOMATIC DRIP VALVE
- SPARE SPRINKLER CABINET PER NFPA-13
- OUTSIDE LOCAL AUDIBLE ALARM

Mainline Fire Protection
 Protecting Lives and Property
 8224 BUS 50
 JEFFERSON CITY, MO 65109
 TEL. 573-635-6238

OWNERSHIP OF DOCUMENTS
 ALL OWNERSHIP, SPECIFICATIONS AND OTHER WORK PRODUCT OF THIS PROJECT SHALL REMAIN THE PROPERTY OF MAINLINE FIRE PROTECTION. THE CONTRACTOR SHALL NOT REPRODUCE OR TRANSMIT THIS DOCUMENT OR ANY PART THEREOF WITHOUT THE WRITTEN PERMISSION OF MAINLINE FIRE PROTECTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES AND SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES.

FREEZING CONDITIONS
 ALL WORK SHALL BE SUBJECT TO FREEZING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY APPROVALS FROM ALL LOCAL, STATE, AND FEDERAL AGENCIES.



REVISIONS

NO.	DATE	DESCRIPTION

Symbol	Manufacturer	Model	Response	Type	SPRINKLER ID	FINISH	DROP/SPRIG	ORIFICE	N.P.T.	K FACTOR	TEMP.	LIGHT HAZARD MIN	ORD. HAZARD MAX AREA	ESCUTCHEON	TOTAL				
⊙	VIKING	MICROFAST	QUICK	PENDENT	VK302	CHROME	48" FLEX	1/2"	1/2"	5.6	200F	6	15	225	6	15	130	RECESSED	36
⊙	VIKING	MICROFAST	QUICK	PENDENT	VK302	BRASS	N/A	1/2"	1/2"	5.6	200F	6	15	225	6	15	130	HEAD GUARD	4
⊙	VIKING	MICROFAST	QUICK	UPRIGHT	VK300	BRASS	1" SPRIG	1/2"	1/2"	5.6	200F	6	15	225	6	15	130	N/A	14



DRAWN BY
B. DAVIS III
 MFP PROJECT NUMBER
YC2315

206 W. COMMERCIAL RENOVATIONS
 206 W. COMMERCIAL LEBANON, MO
FIRE PROTECTION PLAN

PRINT DATE
03/13/2026

FPI



To: Zoning and Planning Commission

Proposed for the Meeting Date of: June 11, 2026

Staff Informational Sheet

Topic: Request for a Site Plan located at 1200 Block of Ice Cream Way

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Site Plan located at 1200 Blk of Ice Cream Way.

Background (problem/explanation):

The owner has been working with Code Administration, the Public Works Director and the engineer on the process.

A plat and rezone from C-1 limited commercial & RS-2 residential to M-1 light industrial was passed at the May 14th planning and zoning meeting.

Staff Recommendation:

The owner and the engineer will continue to work with Code Administration and the Public Works Director through the construction process.

Submitted By: Kim Schomaker, Compliance Specialist

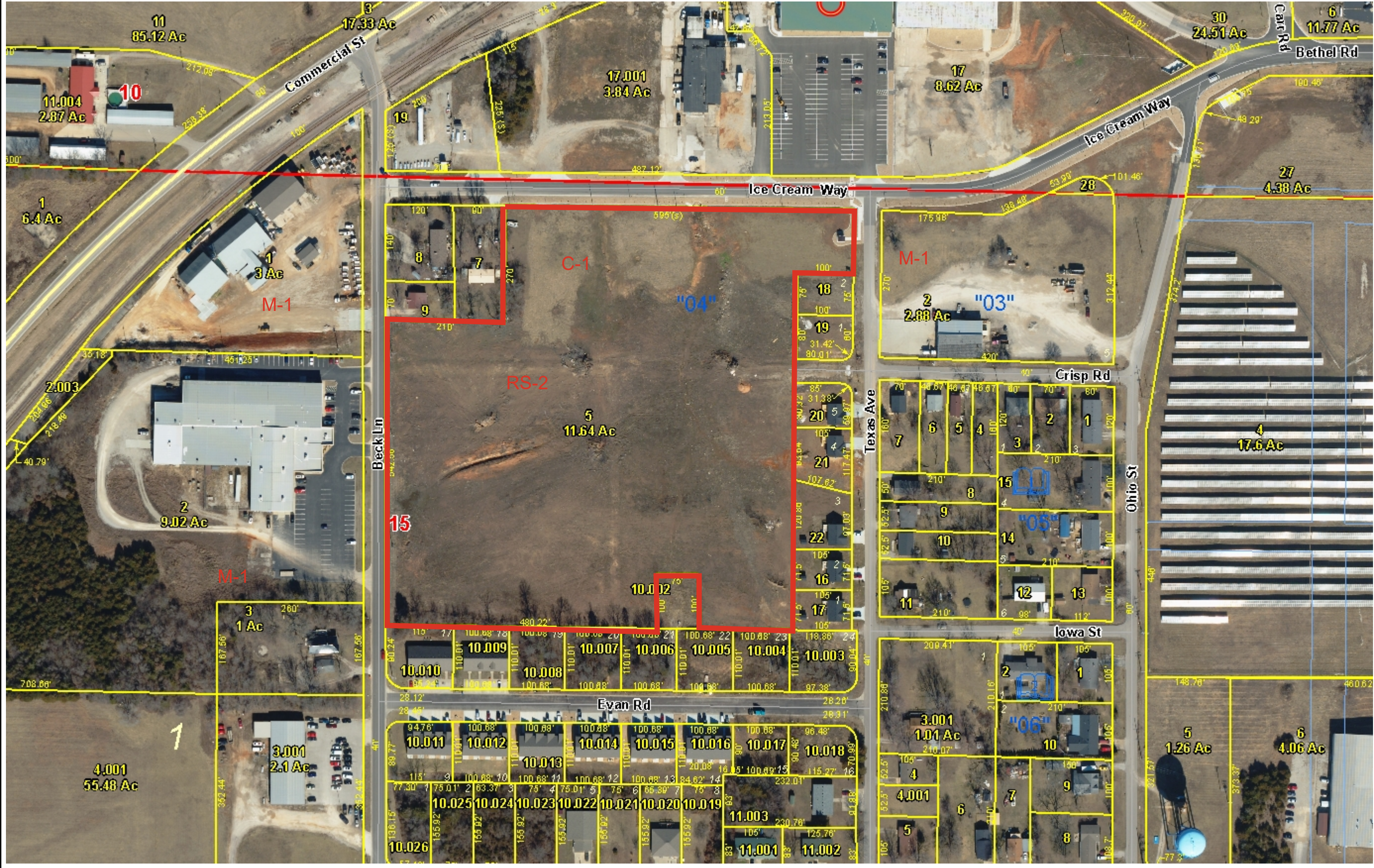
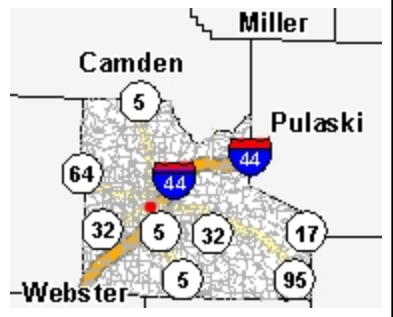
Department: Code Administration

Date: 06/01/2026

ATTACHMENTS:

1. SITE PLAN
2. GIS Map- 1200 Blk Ice Cream Way -Site Plan

1200 Blk of Ice Cream Way



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

Site Plan Area

1 in. = 171ft.

Notes

Top is zoned C-1 Commercial

Bottom is zoned RS-2 Residential

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



To: Zoning and Planning Commission

Proposed for the Meeting Date of: June 11, 2026

Staff Informational Sheet

Topic: Request for a Replat of Lot 2, The Falls Annex One Subdivision Phase One from one lot to two lots located by Morgan Rd.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Re-plat of Lot 2 The Falls Annex One Subdivision from 1 lot to 2 lots located by Morgan Rd

Background (problem/explanation):

The owner wants to re-plat to divide the lots for future development.

Staff Recommendation:

Staff sees no issue with this request

Submitted By: Kim Schomaker, Compliance Specialist

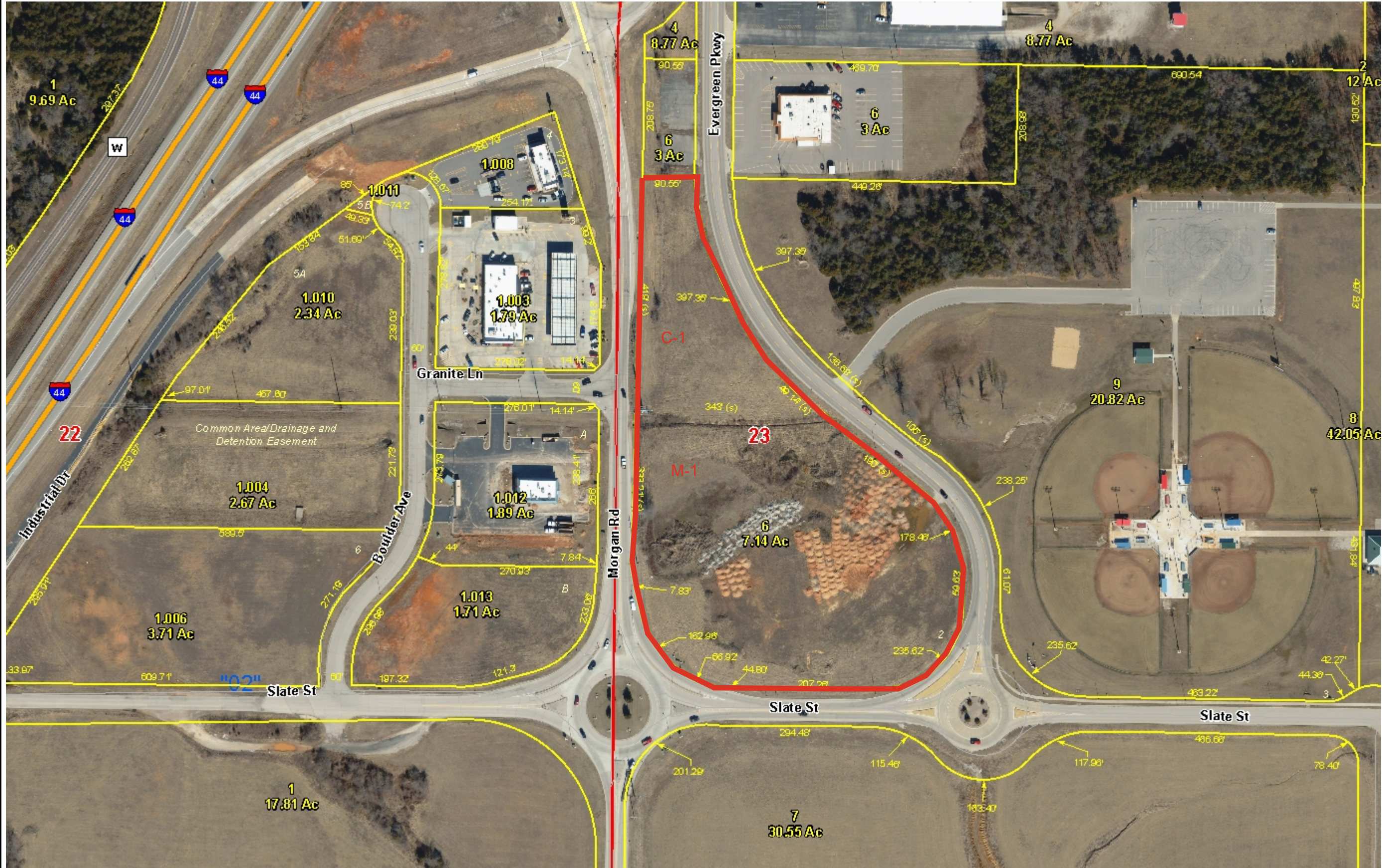
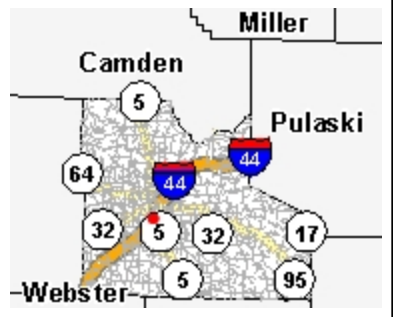
Department: Code Administration

Date: 05/18/2026

ATTACHMENTS:

1. GIS Map
2. Plat

MORGAN ROAD



- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

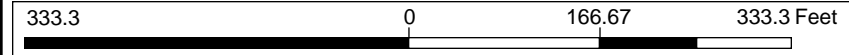
REPLAT
FROM 1 LOT
TO 2 LOTS

1 in. = 167ft.

Notes

Lot 2A is zoned C-1 general commercial

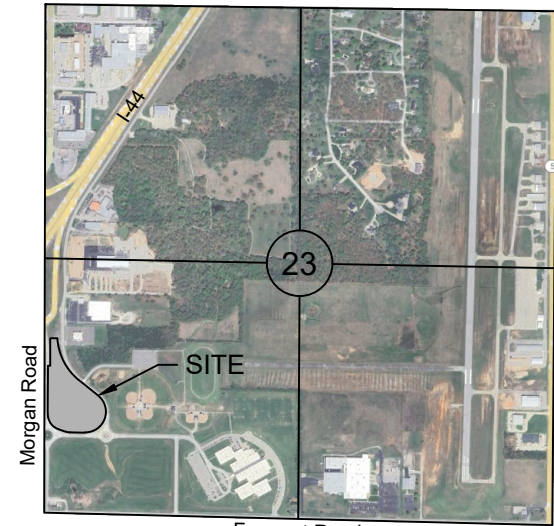
Lot 2B is zoned M-1 light industrial



This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

REPLAT OF LOT 2 THE FALLS ANNEX ONE SUBDIVISION PHASE ONE PART OF THE SW¼, SECTION 23, TOWNSHIP 34 NORTH, RANGE 16 WEST CITY OF LEBANON, LACLEDE COUNTY, MISSOURI



LOCATION MAP
Sec. 23, T-34-N, R-16-W
Scale: 1"=2000'

CURVE TABLE					
#	Radius	Length	Delta	Chord	Chord Bearing
C1	560.00'	467.30'	47°48'39"	453.86'	S27°17'11"E
C2	200.00'	497.73'	142°35'23"	378.87'	S20°06'03"W
C3	150.00'	45.21'	17°16'04"	45.04'	N80°43'19"W
C4	143.00'	163.41'	65°28'26"	154.66'	N39°28'40"W
C5	205.00'	109.18'	30°30'57"	107.90'	N65°54'46"E
C6	145.00'	100.81'	39°50'00"	98.79'	S70°34'18"W
C7	560.00'	286.12'	29°16'28"	283.02'	S18°01'06"E
C8	560.00'	70.87'	7°15'04"	70.82'	S47°33'58"E

LINE TABLE		
#	Direction	Length
L1	S88°43'48"E	60.39'
L2	S88°43'48"E	68.80'
L3	N72°10'58"W	73.26'
L4	N06°49'24"W	47.99'
L5	S89°43'25"E	19.56'
L6	N44°17'59"W	56.64'
L7	N89°27'56"W	26.55'
L8	S50°39'18"W	16.91'
L9	S08°17'46"W	37.20'
L10	N81°05'34"E	76.04'
L11	N41°02'10"E	38.64'
L12	N50°39'18"E	15.87'
L13	S85°58'40"E	36.46'

DEVELOPMENT NOTES
Total Area: 296,030± sq.ft. - 6.796± acs
Total No. of Lots: 2
Source of Title: Book 244, Page 9772
Current Zoning: C-1 (General Commercial District)
M-1 (Light Industrial District)

PREPARED FOR
LCR Real Estate, Inc.
2067 Poltomoc Drive
Lebanon, MO 65536

PREPARED BY
Olsson, Inc.
550 St. Louis Street
Springfield, MO 65806

Minimum Building Setbacks
Front: 25 feet
Side: None
Rear (C-1): None
Rear (M-1): 25 feet

The Flood Insurance Rate Map (FIRM) from the Federal Emergency Management Agency (FEMA) Community Panel No. 29105C0216C, Effective Date 9/29/2010 shows this property is located in Zone "X" (Areas determined to be outside the 0.2% annual chance floodplain.)

BOUNDARY DESCRIPTION

A parcel of land being a part of the Southwest Quarter (SW¼) of Section 23, Township 34 North, Range 16 West, in the City of Lebanon, Laclede County, Missouri, being a part of the tract of land recorded in the Laclede County Recorder's Office in Book 244 at Page 9772, more particularly described as follows:

COMMENCING at an existing copper weld marking the Southwest corner of said SW¼; thence N00°35'24"E, along the West line of said SW¼, a distance of 1,743.49 feet; thence S88°43'48"E, a distance of 60.39 feet to the Southwest corner of a tract of land described in Book 187 at Page 5947 for a POINT OF BEGINNING; thence continuing S88°43'48"E, along the South line of said tract, a distance of 68.80 feet; thence leaving said South line and along a non-tangent curve to the left having a radius of 560.00 feet, an arc length of 467.30 feet, a central angle of 47°48'39" and a chord distance of 453.86 feet which bears S27°17'11"E; thence S51°11'26"E, a distance of 238.46 feet; thence along a tangent curve to the right having a radius of 200.00 feet, an arc length of 497.73 feet, a central angle of 142°35'23" and a chord distance of 378.87 feet which bears S20°06'03"W; thence N89°17'28"W, a distance of 140.47 feet; thence along a tangent curve to the right having a radius of 150.00 feet, an arc length of 45.21 feet, a central angle of 17°16'04" and a chord distance of 45.04 feet which bears N80°43'19"W; thence N72°10'58"W, a distance of 73.26 feet; thence along a non-tangent curve to the right having a radius of 143.00 feet, an arc length of 163.41 feet, a central angle of 65°28'26" and a chord distance of 154.66 feet which bears N39°28'40"W; thence N06°49'24"W, a distance of 47.99 feet; thence N00°41'29"E, a distance of 447.04 feet; thence S89°43'25"E, a distance of 19.56 feet; thence N00°16'35"E, a distance of 264.76 feet to the POINT OF BEGINNING. Containing 6.796 acres, more or less, and subject to any rights-of-way, easements, and restrictions of record.

CERTIFICATE OF OWNERSHIP AND DEDICATION

LCR Real Estate, Inc., the owners of the tract of land herein platted have caused the same to be surveyed and subdivided as shown on this replat and said subdivision is hereafter to be known as the Replat of Lot 2, The Falls Annex One Subdivision Phase One. Right-of-way and Easements as shown on this plat are dedicated to public use as such.

LCR Real Estate, Inc. _____ Date _____

ACKNOWLEDGEMENT

STATE OF MISSOURI
COUNTY OF GREENE SS.

On this _____ day of _____, 2026, before me personally appeared _____, who duly sworn did say that they are the _____ of LCR Real Estate, Inc. and that the foregoing instrument was signed and sealed on behalf of said corporation and acknowledged to be the free act and deed of said corporation.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first written above.

Notary Public _____

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Laclede County, Missouri, do hereby certify that this Replat of Lot 2, The Falls Annex One Subdivision Phase One was duly submitted to the City Council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said City and was approved by the City Council at a meeting held on the _____ day of _____, 2026 by Ordinance No. _____.

Jared Carr, Mayor _____ Date _____

Lacey Brackett, City Clerk _____ Date _____

COLLECTOR'S CERTIFICATE

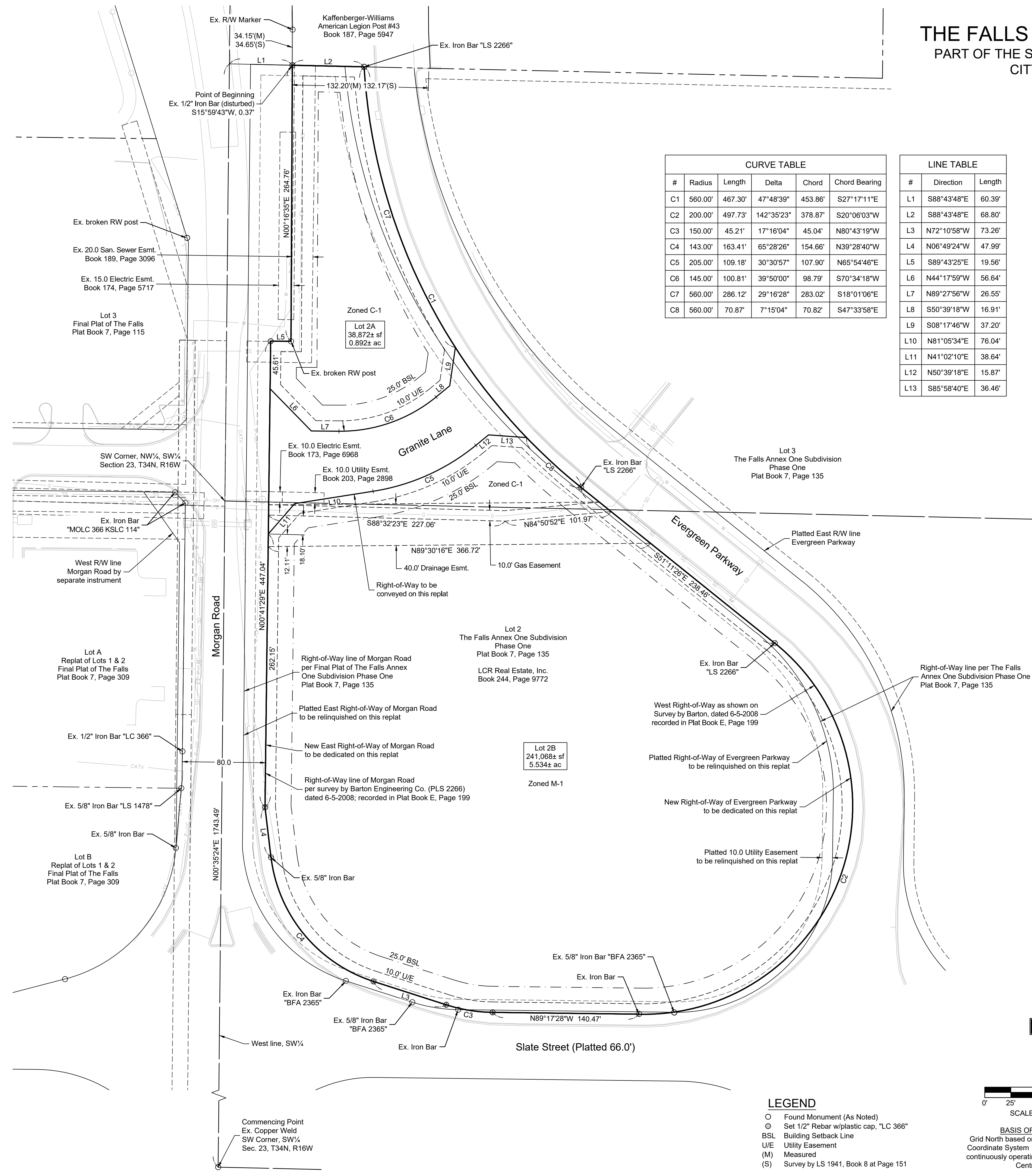
I hereby certify that all property levied by the County of Laclede and the City of Lebanon against the real estate described on this replat have been paid in full.

Toni Morris, Collector of Revenue _____ Date _____

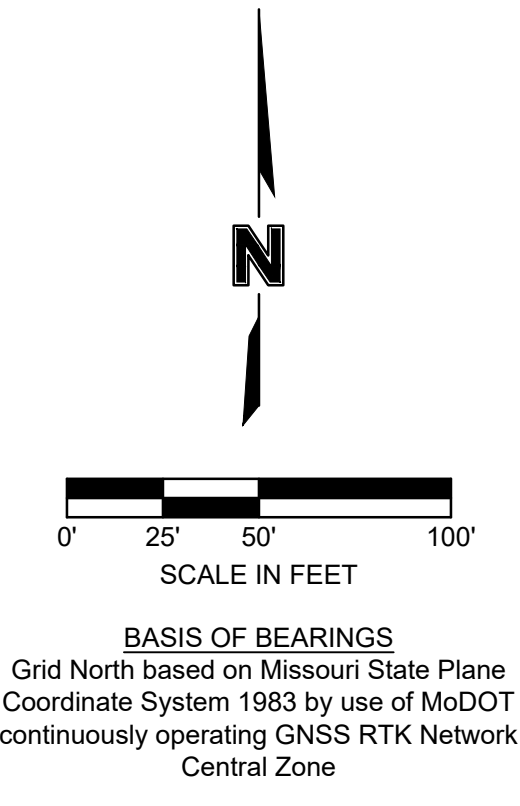
CERTIFICATE OF SURVEY AND ACCURACY

Know all men by these presents: That I, David D. Drumm, do hereby certify to LCR Real Estate, Inc., that this survey was prepared under my supervision from an actual survey of the land herein described, prepared by Olsson, Inc., dated August 1, 2024, and signed by David D. Drumm, PLS 2007017958, and that the monuments and lot corner pins shown herein were placed under the personal supervision of David D. Drumm, PLS 2007017958, in accordance with the current Missouri Standards for Urban Class Property Boundary Surveys and the Subdivision Regulations for the City of Lebanon, Laclede County, Missouri.

David D. Drumm, MO PLS 2007017958 _____ Date 04/22/2026
Olsson, Inc., MO LC366
ddrumm@olsson.com



LEGEND
○ Found Monument (As Noted)
○ Set 1/2" Rebar w/plastic cap, "LC 366"
BSL Building Setback Line
U/E Utility Easement
(M) Measured
(S) Survey by LS 1941, Book 8 at Page 151



DWG: F:\2021\03501-040000\021-03549-M40-Design\Survey\SRV\Sheets\V_RPLT_M2103549.dwg USER: carmold
DATE: Apr 22, 2026 9:53am XREFS: V_XESMT_M2103549 V_XBNDY_M2103549 V_XTICPO_02104683

Olsson, Inc. is a Survey Missouri Certificate of Authority #LC366
550 St. Louis Street
Springfield, MO 65806
TEL: 417.899.8602
www.olsson.com

STATE OF MISSOURI

DAVID D. DRUMM

PLS 2007017958

04-22-2026

PROFESSIONAL LAND SURVEYOR

REV. NO.	DATE	REVISIONS DESCRIPTION	BY	CDA
1	04-22-2026	Update signature blocks		

REPLAT OF LOT 2
THE FALLS ANNEX ONE SUBDIVISION PHASE ONE
PART OF THE SW¼, SECTION 23, TOWNSHIP 34N, RANGE 16W
LEBANON, LACLEDE COUNTY, MISSOURI

2024

drawn by: CDA

surveyed by: JS

checked by: DDD

approved by: DDD

project no.: M21-03549

drawing no.: V_RPLT_M2103549

date: 08.02.2024

SHEET
1 of 1