

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 stated this was a request for a replat from one lot to two lots of Lot 18, Block 7, 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 build a facility 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 to build a facility to manufacture and distribute ice cream, 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 and stated the site plan for apartments had passed at the April 9, 2026 Planning and Zoning meeting.

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 for 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 from one lot to two lots of Lot 18, Block 7, 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 to build a facility to manufacture and distribute ice cream. 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 to build a facility to manufacture and distribute ice cream 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 for building 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

Code Administrator Christina Wagner 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.

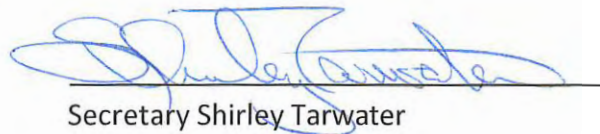
Wagner also presented that the site plan located at 1535 N Jefferson was updated to show "retention pond" and has been attached to the meeting minutes and made part of the permanent record. The replat of the amended final plat of Cedar Ridge of Lebanon had been updated and attached to the minutes.

Adjournment

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

ATTEST:

  
Code Administrator Christina Wagner

  
Secretary Shirley Tarwater

June 11, 2026

Minutes Approved