

**CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, JULY 16, 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. June 11, 2026 Regular Meeting
3. Public Hearing
 - a. Request for a Conditional Use to build a duplex located at 451 Dilworth Road
 - b. Request for a Plat from Lebanon Acreage to West Lebanon Subdivision located at 451 Dillworth Road
 - c. Request for a Conditional Use for a Halfway/Rehabilitation Housing located at 488 Knight Street
 - d. Request for a Replat of 14 Lots to 1 Lot located at 601 Lynn Street, Donnelly Addition
 - e. Request for a Rezone to RU-2 located at 601 Lynn Street, Donnelly Addition
 - f. Request for a Conditional Use for Agricultural Product Sales located at 700 N Jefferson Ave
 - g. Request for a Conditional Use at Freedom Church of the Nazarene, for the operation of a hybrid school facility at the existing church location, located at 1701 Lynn Street
 - h. Request for a Final Plat from Lebanon Acreage to Lebanon Mall from 1 Lot to 2 Lots located at 2300 Evergreen Pkwy
 - i. Request for a Preliminary Plat located at 20800 Ostrich Drive
4. Commission Action
 - a. Commission Action on a request for a Conditional Use to build a duplex located at 451 Dilworth Road
 - b. Commission Action on a request for a Plat from Lebanon Acreage to West Lebanon Subdivision located at 451 Dillworth Road
 - c. Commission Action on a request for a Conditional Use for a Halfway/Rehabilitation Housing located at 488 Knight Street
 - d. Commission Action on a request for a Replat of 14 Lots to 1 Lot located at 601 Lynn Street, Donnelly Addition
 - e. Commission Action on a request for a Rezone to RU-2 located at 601 Lynn Street, Donnelly Addition
 - f. Commission Action on a request for a Conditional Use for Agricultural Product Sales located at 700 N Jefferson Ave
 - g. Commission Action on a request for a Conditional Use at Freedom Church of the Nazarene, for the operation of a hybrid school facility at the existing church location, located at 1701 Lynn Street
 - h. Commission Action on a request for a Final Plat from Lebanon Acreage to Lebanon Mall from 1 Lot

You can obtain a copy of this notice and view the full agenda packet online at www.lebanonmissouri.org. If you require a paper copy of this notice, please [email the Custodian of Records](mailto:custodian@lebanonmissouri.org) or call at 417-991-2360.

to 2 Lots located at 2300 Evergreen Pkwy

i. Commission Action on a request for a Preliminary Plat located at 20800 Ostrich Drive

5. Commission and Staff Discussion
6. Closed Session Pursuant to RSMo 610.021 (3) Personnel
7. Adjournment

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
JUNE 11, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on June 11, 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, Shirley Tarwater, Randy Wall, David Wheeler. Absent: Randy Randolph.

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, Planning and Zoning Coordinator Kim Schomaker, City Administrator Troy Schulte, and Deputy City Clerk Melissa Richardson.

APPROVAL OF MINUTES

May 14, 2026, Regular Meeting

Randy Wall moved, and John Elmore seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

Public Hearing

Joe Berkich moved, and Shirley Tarwater 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, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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

Planning and Zoning Coordinator Kim Schomaker stated this location was approved by Codes and acknowledged that it was an oversight to allow the tattoo and piercing shop to move in and start business before bringing the matter before the Commission Board for a Conditional Use permit. She noted that the Downtown District Board has no objection to the business operating downtown.

Twisted Canvas Timberlie Wright addressed the Board regarding her business and highlighted her contributions to local organizations, as well as her partnerships with downtown businesses with artwork.

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

Planning and Zoning Coordinator Kim Schomaker stated this was a request for a Conditional Use for a downtown apartment and that the owner had met all the requirements.

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

Planning and Zoning Coordinator Kim Schomaker explained that the site would be used for cold storage and distribution, primarily for the Ice Cream Factory.

Design-Build Project Manager Demarco Gatti stated that they would put a fencing buffer and a shrub buffer between the residential and building property lines.

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

Planning and Zoning Coordinator Kim Schomaker shared that this was a request for a replat from one lot to two lots.

Michall Holmes moved, and John Elmore 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, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

COMMISSION ACTION

Commission Action on a request for a Conditional Use to operate a tattoo & piercing shop located at 120 W Commercial Street

Joe Berkich moved, and Randy Wall seconded that the Commission approve a Request for a Conditional Use to operate a tattoo and piercing shop. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

Commission Action on a request for a Conditional Use for an apartment located at 206B W Commercial St

Randy Wall moved, and Michall Holmes seconded that the Commission approve a Request for a Conditional Use for an apartment in the Downtown Business District. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

Commission Action on a request for a Site Plan located at 1200 Block of Ice Cream Way

Joe Berkich moved, and Randy Wall seconded that the Commission approve a Request for a Site Plan to include a buffer between the residential and commercial buildings. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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.

Shirley Tarwater moved, and John Elmore seconded that the Commission approve a request for a replat of lot two from one lot to two lots. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

Commission and Staff Discussion

Planning and Zoning Coordinator Kim Schomaker asked whether the Board would like to reschedule the July 9th meeting to July 16th due to the Laclede County Fair taking place the week of July 6th. All Board members agreed.

Commission Members John Elmore and Joe Berkich asked about the Farris Market operating at the corner of Seventh Street and N. Jefferson Avenue, and whether they were in compliance. Code Administrator Christina Wagner shared that they are currently operating under an itinerant license and will be coming before the Board for a Conditional Use Permit in July.

Adjournment

Chairman David Wheeler declared the meeting adjourned at 6:33 p.m.

ATTEST:

Secretary Shirley Tarwater

Code Administrator Christina Wagner

Minutes Approved



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 16, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use to build a duplex located at 451 Dilworth Road

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a conditional use to build a duplex located at 451 Dillworth.

Background (problem/explanation):

Owner is properly platting the lot to meet Code Sec. 48-36 (b). conditional use is required to build a duplex in RS-2 residential.

Owner will be working with Code Administration during the building process.

Staff Recommendation:

Code Administration sees no issue with the request.

Submitted By:

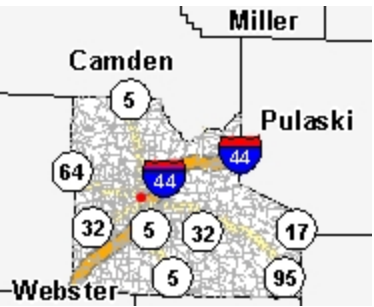
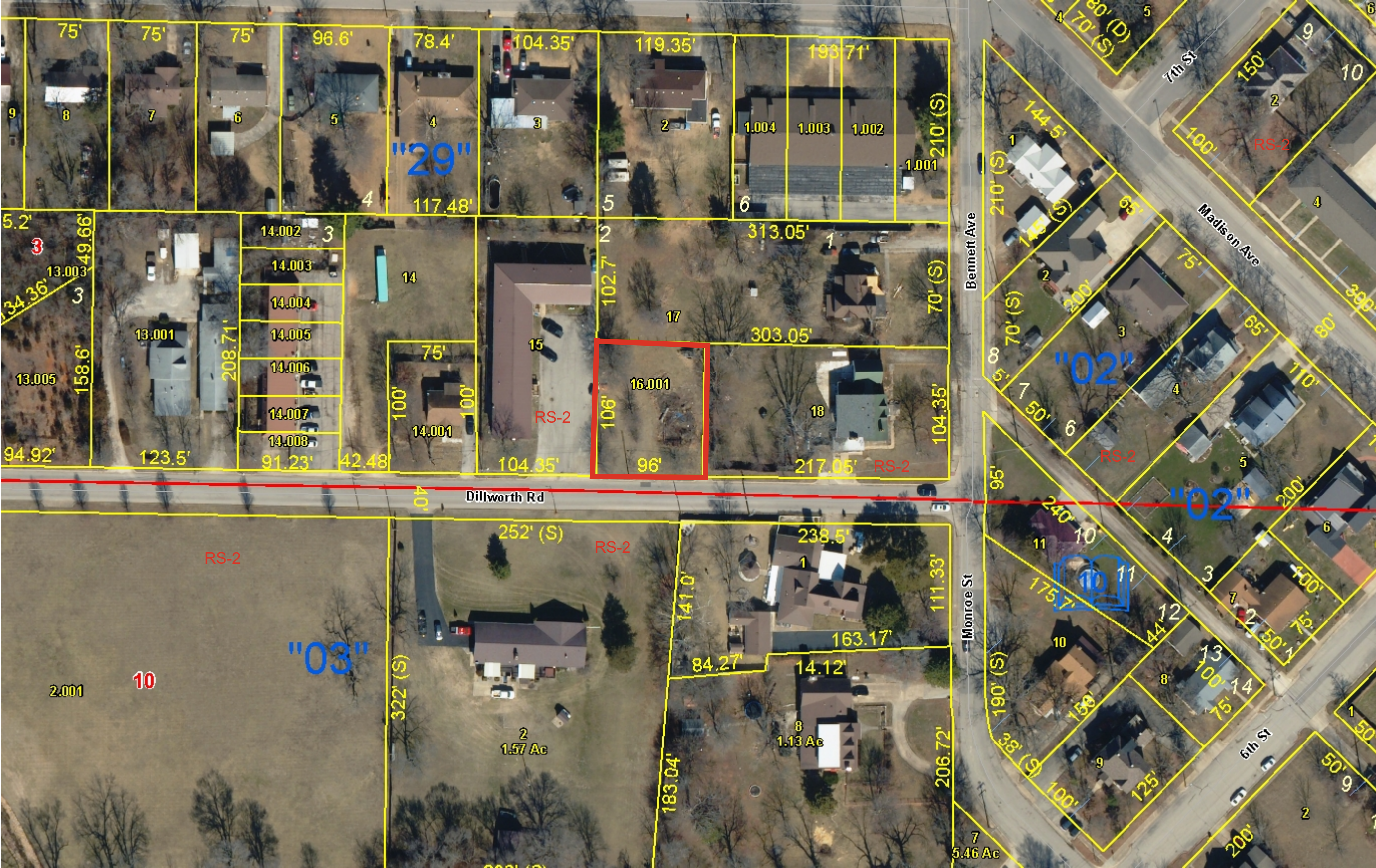
Department: Code Administration

Date: 06/15/2026

ATTACHMENTS:

1. GIS- 451 Dillworth - CU

451 Dillworth Rd



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

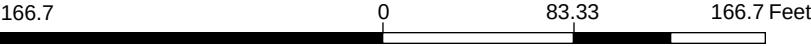
Conditional
use
area

1 in. = 83ft.



Notes

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: July 16, 2026

Staff Informational Sheet

Topic: Request for a Plat from Lebanon Acreage to West Lebanon Subdivision located at 451 Dillworth Road

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Background (problem/explanation):

Owner is platting to be able to build a duplex on this lot.

Code section 48-36 (b) requires property to be properly platted for new construction.

Staff Recommendation:

Code administration sees no issue with the request.

Submitted By: Kim Schomaker, Compliance Specialist

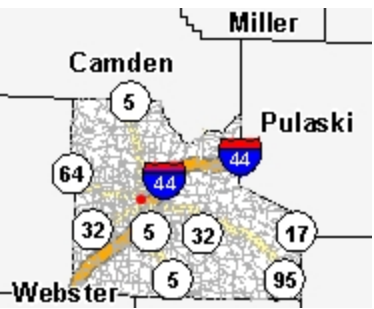
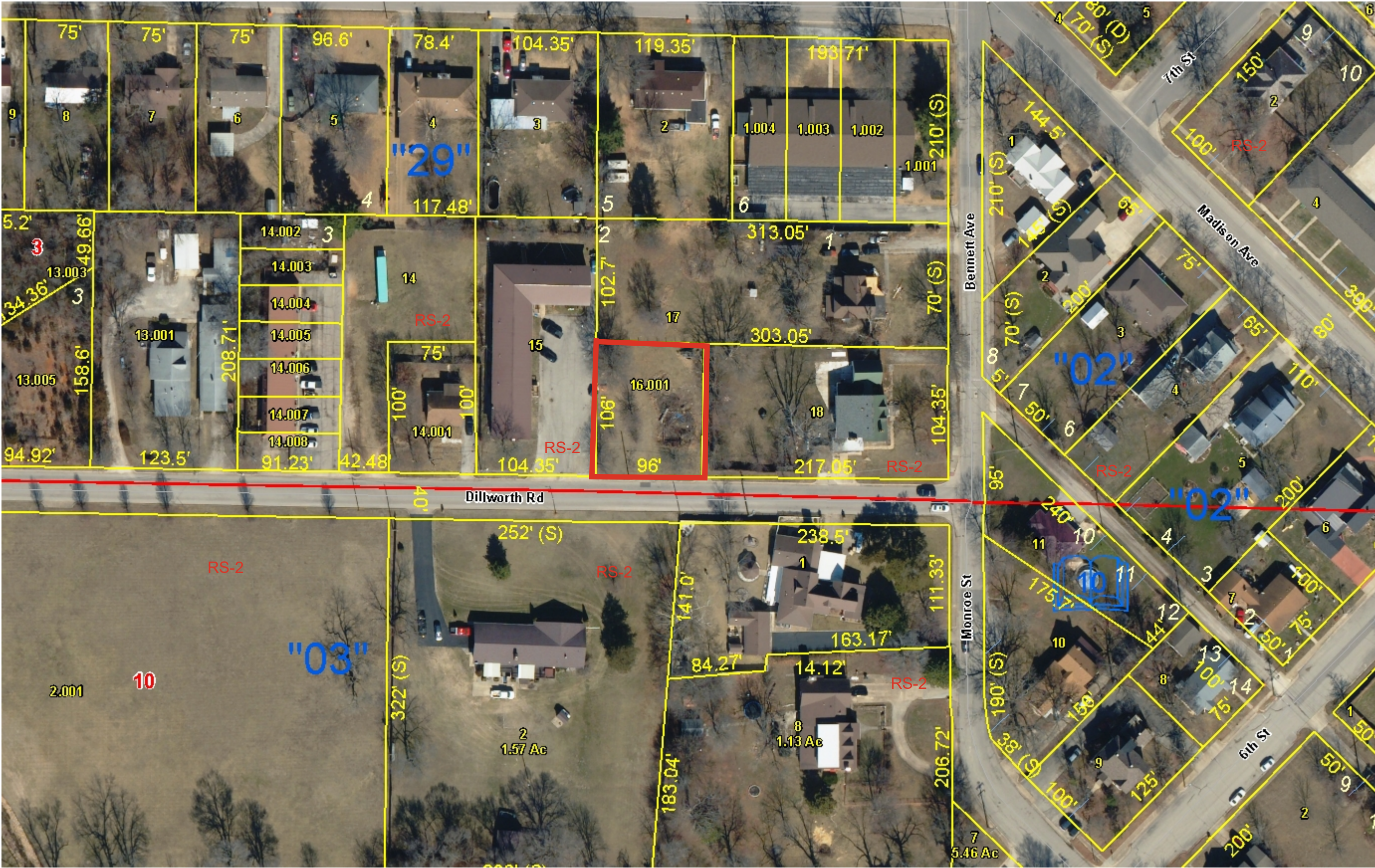
Department: Code Administration

Date: 06/15/2026

ATTACHMENTS:

1. GIS- 451 Dillworth-Plat
2. Plat-451 Dillworth

451 Dillworth Rd



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

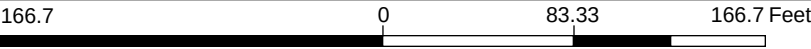
Plat
area

1 in. = 83ft.



Notes

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

Final Plat of
FRACTIONAL PART S1/2 LOT 2 OF
WEST LEBANON SUBDIVISION
Lebanon, Laclede County, Missouri

DESCRIPTION

A fractional part of the South Half of Lot 2 of WEST LEBANON SUBDIVISION, Lebanon, Missouri more particularly described as follows: Commencing at the Southwest Corner of Lot 2 of said WEST LEBANON SUBDIVISION; thence South 88°55'00" East, 104.28 feet along the North right of way of Dillworth Road to southeast corner of a parcel described in Laclede County Deed Records at Book 2022, Page 2648, the true point of beginning of the hereinafter described tract: Thence continuing South 88°55'00" East, 96.00 feet along the aforesaid North right of way of Dillworth Road to the southwest corner of a parcel described in Laclede County Deed Records at Book 2022, Page 6290; thence North 1°03'00" East, 106.14 feet along the West line of said Book 2022, Page 6290 parcel to the South line of a parcel described in Laclede County Deed Records at Book 259, Page 3617; thence North 89°04'10" West, 96.02 feet along said South line to the northeast corner of the aforesaid Book 2022, Page 2648 parcel; thence South 1°02'30" West, 105.88 feet along the East line of said Book 2022, Page 2648 parcel to the true point of beginning. Above described tract contains 0.23 acre, more or less, per plat of survey J-6756, dated March 31, 2026, by CM Archer Group, P.C.

CERTIFICATE OF OWNERSHIP AND DEDICATION

Tristan Gunther and Olivia Gunther, husband and wife, hereby certify that they are the owners of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that they have caused this property to be platted as shown hereon and that said property shall be known and designated as "FRACTIONAL PART S1/2 LOT 2 OF WEST LEBANON SUBDIVISION." The owners hereby freely adopt this plan of subdivision.

DATED: _____, 2026
Tristan Gunther
Olivia Gunther
"DEDICATORS"

STATE OF MISSOURI)
COUNTY OF LACLEDE) SS.
On this ____ day of _____, 2026 before me appeared Tristan Gunther and Olivia Gunther, husband and wife, to me known to be the persons described in and who executed the same as their free act and deed.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this ____ day of _____, 2026.
My Commission Expires: _____

NOTARY PUBLIC

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "FRACTIONAL PART S1/2 LOT 2 OF WEST LEBANON SUBDIVISION," an addition to the City of Lebanon, Missouri was duly submitted to the City Council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said City as was approved by the City Council at a meeting held on this ____ day of _____, 2026 by Ordinance No. _____.

Jared Carr, Mayor
Date
Attest:
Lacey Brackett, City Clerk
Date

COUNTY TAX RELEASE

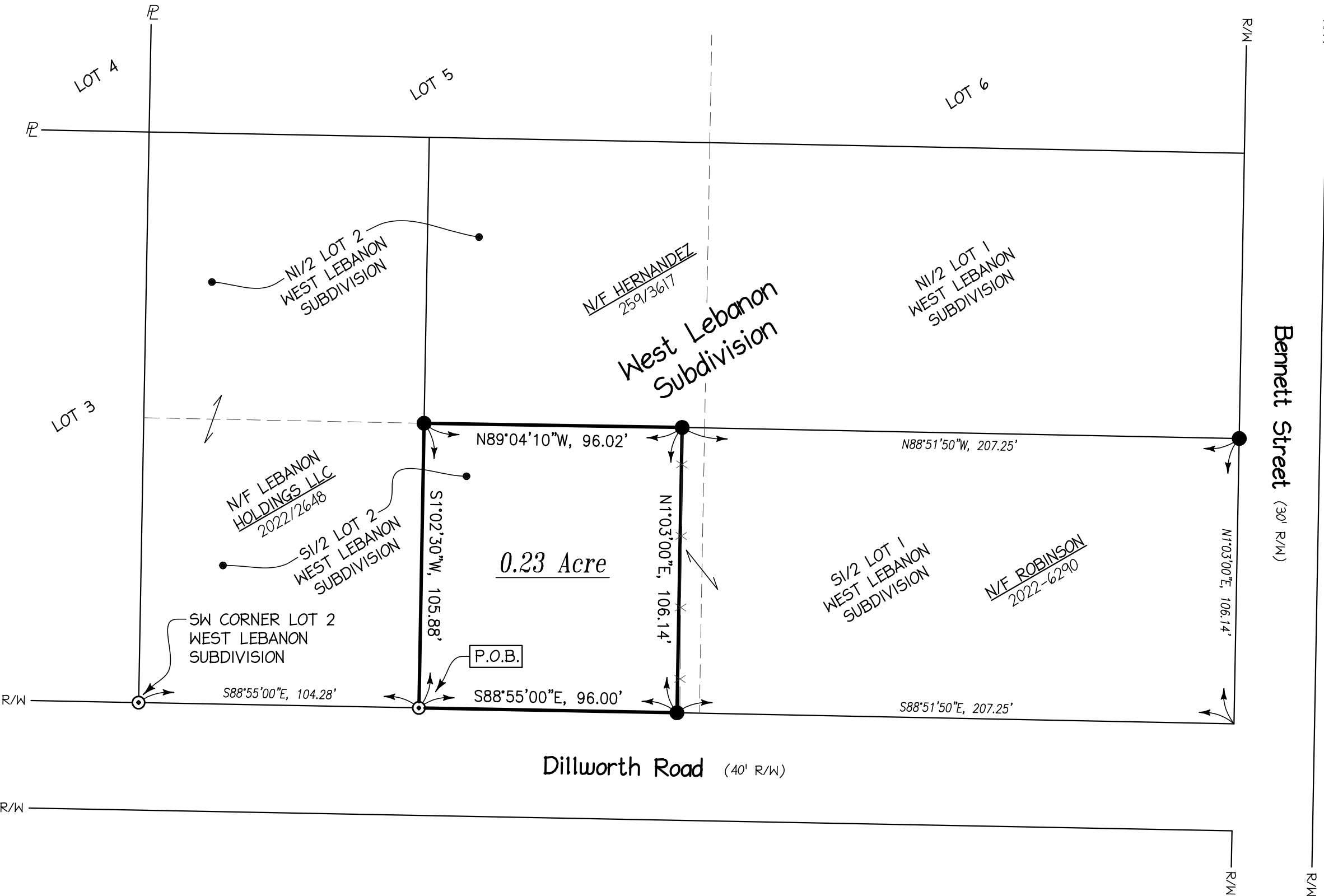
I hereby certify that all property taxes levied by the County of Laclede against the real estate described on this plat have been paid in full for 2025 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri
Date

RECORDER'S CERTIFICATE

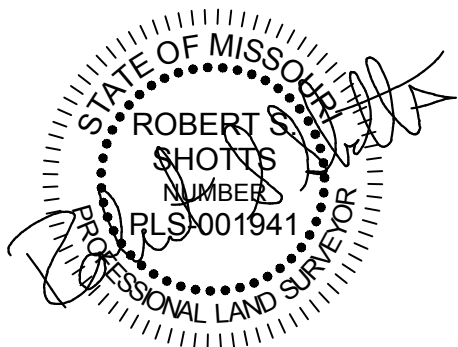
This plat was filed for record in my office on this ____ day of _____, 2026. Plat filed at _____.

Jennifer Raef
Recorder of Deeds
Laclede County, Missouri
Date



I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract on March 27, 2026 and the results of said survey are represented on this plat. This survey was completed in accordance with the current Missouri Standards for Property Boundary Surveys for Urban Property.

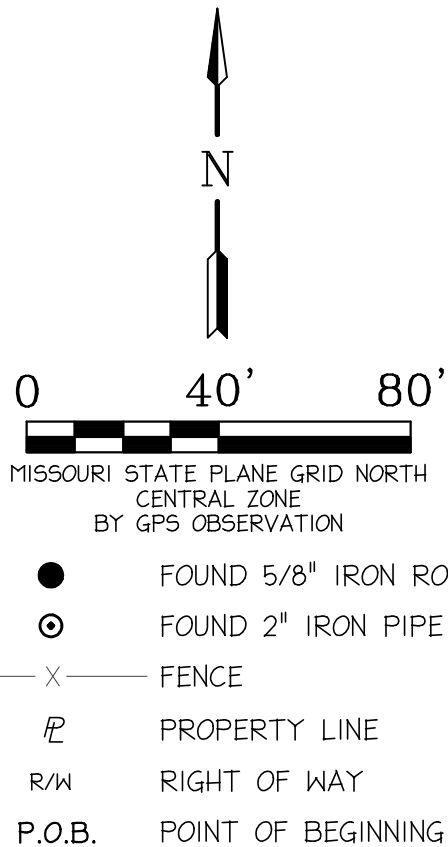
Robert S. Shotts
PLS No. 1941



3-31-26

NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.040).
- Date of field work: March 27, 2026
- Plat represents a survey and subdivision of lands described at 2026/1991.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- Tract is wholly within the corporate limits of Lebanon, Missouri.
- There may be buried utilities located on this tract.
- There may be structures and improvements located on these lands which are not shown hereon.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.



CM Archer Group, P.C. dba:			
ARCHER-ELGIN-SHOTTS			
310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362		ENGINEERING SURVEYING ARCHITECTURE	
267 East 3rd Street Lebanon, Missouri 65536 Phone: 417-588-7877		Corporate Authority: CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179	
REVISIONS		Final Plat of FRACTIONAL PART S1/2 LOT 2 OF WEST LEBANON SUBDIVISION Lebanon, Laclede County, Missouri Tristan Gunther 1976 Hwy 32; Phillipsburg, Missouri 65722	
DRAWN BY MEP		SCALE 1"=40'	
CHK'D RSS		DATE Mar. 31, 2026	
		SURVEY NO. J6756	



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 16, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use for a Halfway/Rehabilitation Housing located at 488 Knight Street

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Conditional Use for a halfway/rehabilitation house located at 488 Knight St.

Background (problem/explanation):

Owner is wanting to turn the house into a halfway/rehabilitation house for women until their new building is constructed in a year.

Per code section. 48-32 a halfway/rehabilitation house requires a conditional use in an RS-2 residential district

Staff Recommendation:

Code Administration sees no issue with the request.

Submitted By: Kim Schomaker, Compliance Specialist

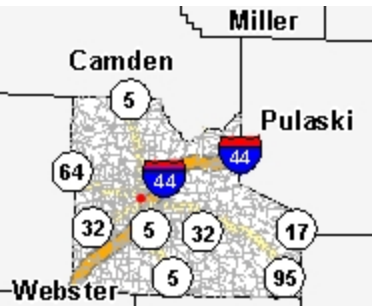
Department: Code Administration

Date: 06/15/2026

ATTACHMENTS:

1. GIS-488 Knight St

488 Knight St



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

Conditional
Use
area

1 in. = 42ft.

Notes

Zoned RS-2
residential

83.3 0 41.67 83.3 Feet

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: July 16, 2026

Staff Informational Sheet

Topic: Request for a Replat of 14 Lots to 1 Lot located at 601 Lynn Street, Donnelly Addition

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a re plat from 14 lots to 1 lot located at 601 Lynn Ave.

Background (problem/explanation):

Owner wants to combine all 14 lots to 1 lot.

Staff Recommendation:

Code Administration sees no issues with the request.

This re plat will clean up the cemetery property.

Submitted By: Kim Schomaker, Compliance Specialist

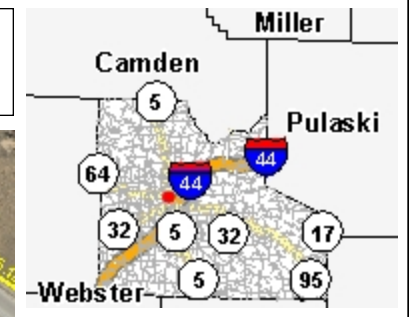
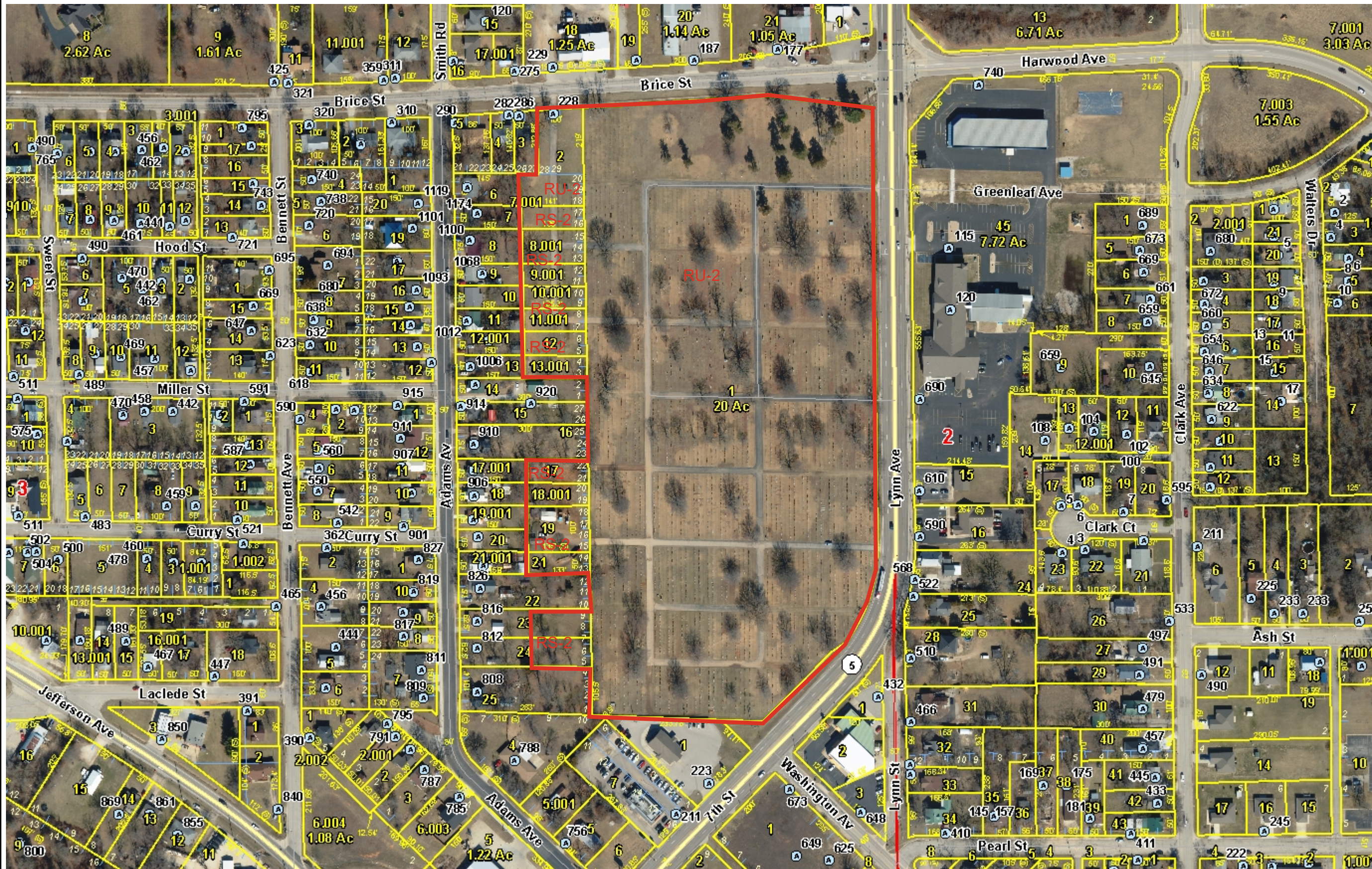
Department: Code Administration

Date: 05/06/2026

ATTACHMENTS:

1. GIS -Replat 601 Lynn Cemetary
2. L-2899-18x24 Repat

601 Lynn Ave



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

Replat Area

14 lots to
1 lot

1 in. = 207ft.

Notes

Lot 1 & 2 are RU-2
Rual + Cemetary

Lots 17,16,15,14,13,
12,11,10,9,8,7,6,5,4
3,22,21,20,19,18,17,
16,15,14,13,9,8,7,6,5
Zoned RS-2
Residential

414.5 0 207.25 414.5 Feet

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

LEBANON CEMETERY ADDITION

A SUBDIVISION IN THE CITY OF LEBANON
BEING A REPLAT OF ALL OF LOTS 15 AND 16
AND PART OF LOTS 13, 14, AND 17-22
OF BLOCK 1, DONNELLY ADDITION AND A REPLAT OF
ALL OF LOTS 28 AND 29 AND RESERVE TRACT
AND PART OF LOTS 3-20
OF BLOCK 1, DONNELLY'S SECOND ADDITION
AND A REPLAT OF ALL OF LOT 3 DONNELLY ADDITION NO. 3
TO THE CITY OF LEBANON, MISSOURI
AND PART OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 16 WEST

0' 80' 160' 240'

- SET 1/2" IRON ROD (UNLESS NOTED)
- FOUND 5/8" IRON ROD (UNLESS NOTED)
- FOUND 1/2" IRON ROD
- FENCE CORNER
- ▲ FOUND RIGHT OF WAY MARKER

BRICE STREET
ROW VARIES

FOUND 3/8"
IRON ROD

S83°28'00"E 236.24'

Lot 1
21.76 Acres

DEDICATION

Whereas, The Lebanon Cemetery Association, the owners of the premises described on this plat, herein called the "Dedicator" and

Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:

"LEBANON CEMETERY ADDITION"

Right-of-ways and easements as shown on this plat are dedicated to public use as such.

Jeff Stokes
The Lebanon Cemetery Association

Date

NOTARY CERTIFICATE

State of Missouri }
County of Laclede } SS.

On this _____ day of _____, 2026, before me personally appeared Jeff Stokes of the Lebanon Cemetery Association, known to me to be persons who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

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

Notary Public

My Commission expires:
(Notary Seal)

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

"LEBANON CEMETERY ADDITION"

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, City of Lebanon

Attest:

Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2025 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE

DESCRIPTION

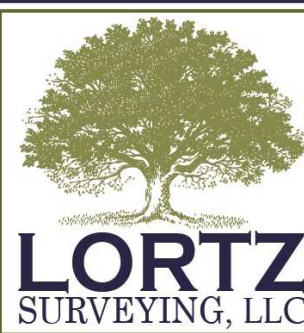
All that part of the of Block 1, Donnelly Addition and Block 1 Donnelly's 2nd Addition and all of Lot 3 Donnelly Addition 3 to the City of Lebanon, and part of Section 3, Township 34 North, Range 16 West of the 5th P.M. described as follows: Beginning at the Southeast corner of Lot 3 of Donnelly Addition No. 3; thence North 89°15'00" West, 133.15 feet to the Southwest corner of said Lot 3; thence North 01°00'30" West, 125.03 feet to the Northwest corner of said Lot 3; thence South 89°13'50" East, 133.16 feet to the Southeast corner of Lot 10 of Block 1 of Donnelly Addition; thence North 00°42'20" West, 75.27 feet to the Northeast corner of Lot 12 of said Block 1 of Donnelly Addition; thence along the North line of said Lot 12 North 89°22'40" West, 133.53 feet; thence North 01°00'00" West, 49.96 feet to the South line of Lot 15 of said Block 1 of Donnelly Addition; thence North 89°28'30" West, 150.00 feet along said South line to the Southwest corner of said Lot 15; thence North 01°00'30" West, 49.70 feet to the Northwest corner of Lot 16 of said Block 1 of Donnelly Addition; thence along the North line of said Lot 16 South 89°34'20" East, 150.00 feet; thence North 00°58'40" West, 150.79 feet to the South line of Lot 23 of said Block 1 of Donnelly Addition; thence South 89°28'20" East, 134.76 feet along said South line to the Southeast corner of said Lot 23 of Donnelly Addition; thence North 00°42'20" West, 175.63 feet to the Northeast corner of Lot 2 of of Block 1 of Donnelly's 2nd Addition; thence North 89°41'20" West, 135.71 feet along the North line of said Lot 2; thence North 01°03'30" West, 376.27 feet to the South line of Lot 18 of said Block 1 of Donnelly's 2nd Addition; thence North 89°44'30" West, 5.00 feet along said South line; thence North 01°13'40" West, 68.61 feet to the North line of Lot 20 of said Block 1 of Donnelly's 2nd Addition; thence along said North line South 89°44'30" East, 40.15 feet to the Southwest corner of Lot 28 of said Block 1 of Donnelly's 2nd Addition; thence North 01°00'30" West, 141.71 feet to the Northwest corner of said Lot 28 and the Southerly right of way of Brice Street; thence along said right of way North 86°08'50" East, 103.47 feet to the Northeast corner of Reserve Lot in Block 1, Donnelly's 2nd Addition; thence continuing along said right of way North 86°25'40" East, 398.56 feet and South 83°28'00" East, 236.24 feet to the West right of way of Highway 5; thence South 00°42'40" East, 946.33 feet and South 89°17'20" West, 5.00 feet and 228.72 feet along the arc of a curve turning to the right with a radius of 369.30 feet, the chord of which bears South 17°11'40" West, 225.08 feet and South 60°55'40" West, 37.74 feet and South 43°18'30" West, 210.96 feet and North 87°55'50" West, 11.22 feet and North 88°34'00" West, 88.49 feet all along said right of way; thence North 88°37'40" West, 276.98 feet to the Southeast corner of Lot 1 of Block 1 of Donnelly Addition; thence North 01°00'20" West, 105.25 feet along the East line of said Block 1 to the Point of Beginning. Contains 21.76 acres per Survey No. L-2899 by Lortz Surveying, LLC.

SURVEYOR'S NOTES

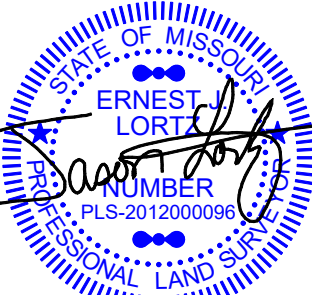
1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Lots are the lands described in Book 201, Page 5895, and Book 200, Page 9603, Book 202, Page 3590, Book 214, Page 1125, Book 208, Page 2836, Book 207, Page 8047, Book 199, Page 5089, Book 197, Page 6219, Book 220, Page 8023, Book 204, Page 3748, Book 208, Page 8611.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

LORTZ SURVEYING

P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsveying.com • LS: 2012028494



Survey in
Sec. 3, T34N, R16W
Lebanon
Laclede County, Missouri
Lebanon Cemetery Association
Lebanon, Missouri
Drawn by
SJM
Scale
1" = 80'
Survey No.
L-2899
Checked by
EJL
Date
6/9/2026



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lot shown hereon at the request of The Lebanon Cemetery Association during the month of June, 2026. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 16, 2026

Staff Informational Sheet

Topic: Request for a Rezone to RU-2 located at 601 Lynn Street, Donnelly Addition

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a rezone from RS-2 residential to RU-2 rural district, including cemetery.

Background (problem/explanation):

Owner has lots that are RS-2 residential and lots that are RU-2 rural district, including cemetery.

Owner wants to rezone all lots to RU-2.

Staff Recommendation:

Code Administration sees no issues with this request.

This rezone will clean up the cemetery property.

Submitted By: Kim Schomaker, Compliance Specialist

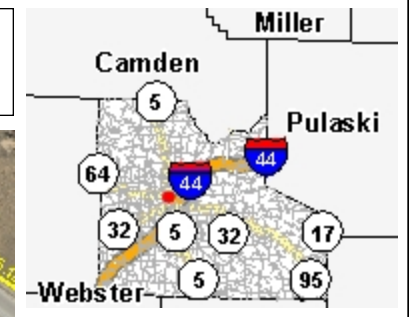
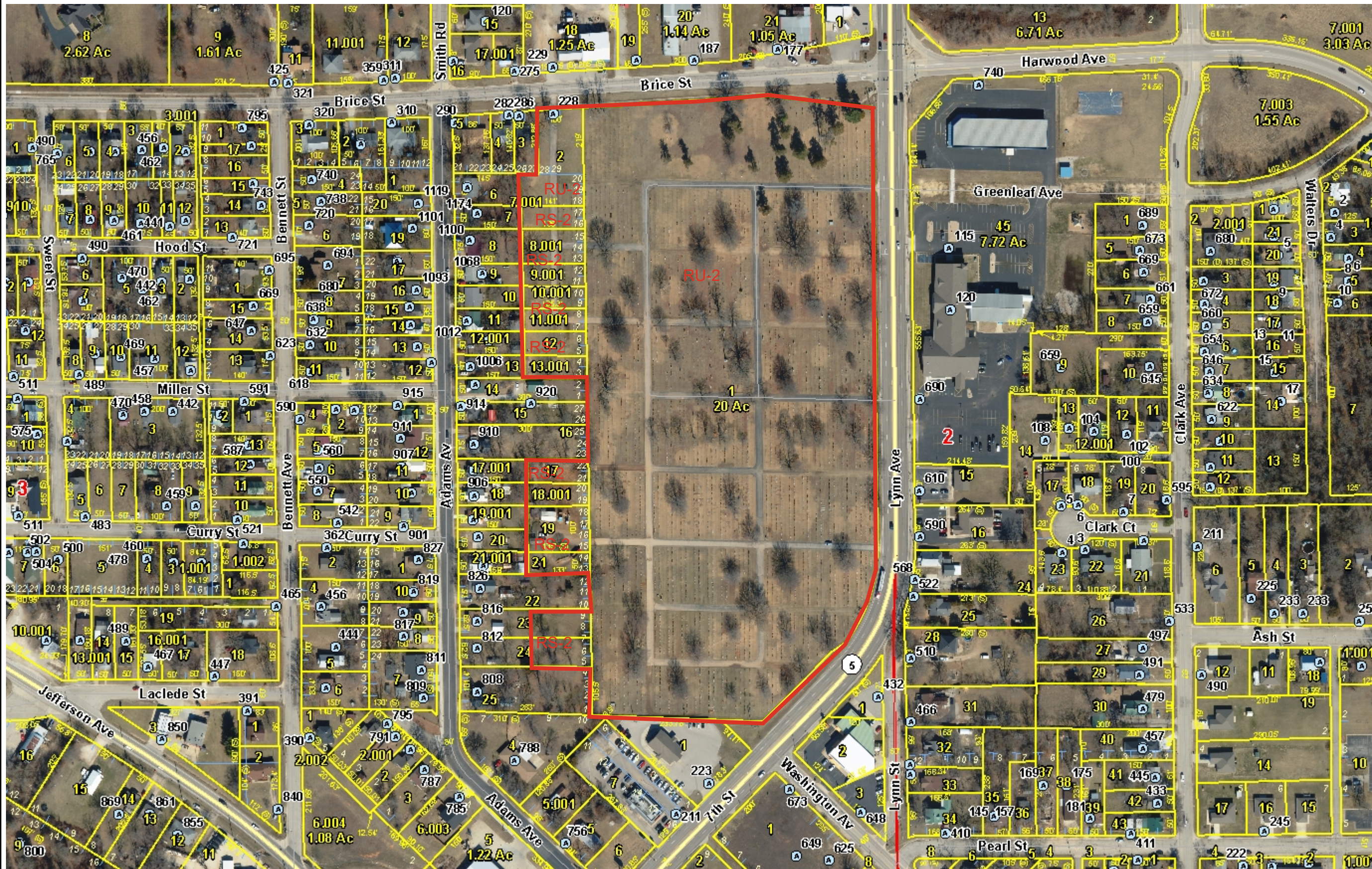
Department: Code Administration

Date: 05/06/2026

ATTACHMENTS:

1. GIS-Rezone- 601 Lynn Cemetery
2. Zoning Map- 601 Lynn St

601 Lynn Ave



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

Rezone
area
From RS-2
residential to
RU-2 rural
district including
cemetery

1 in. = 207ft.

Notes

Lot 1 & 2 are RU-2
Rual + Cemetary

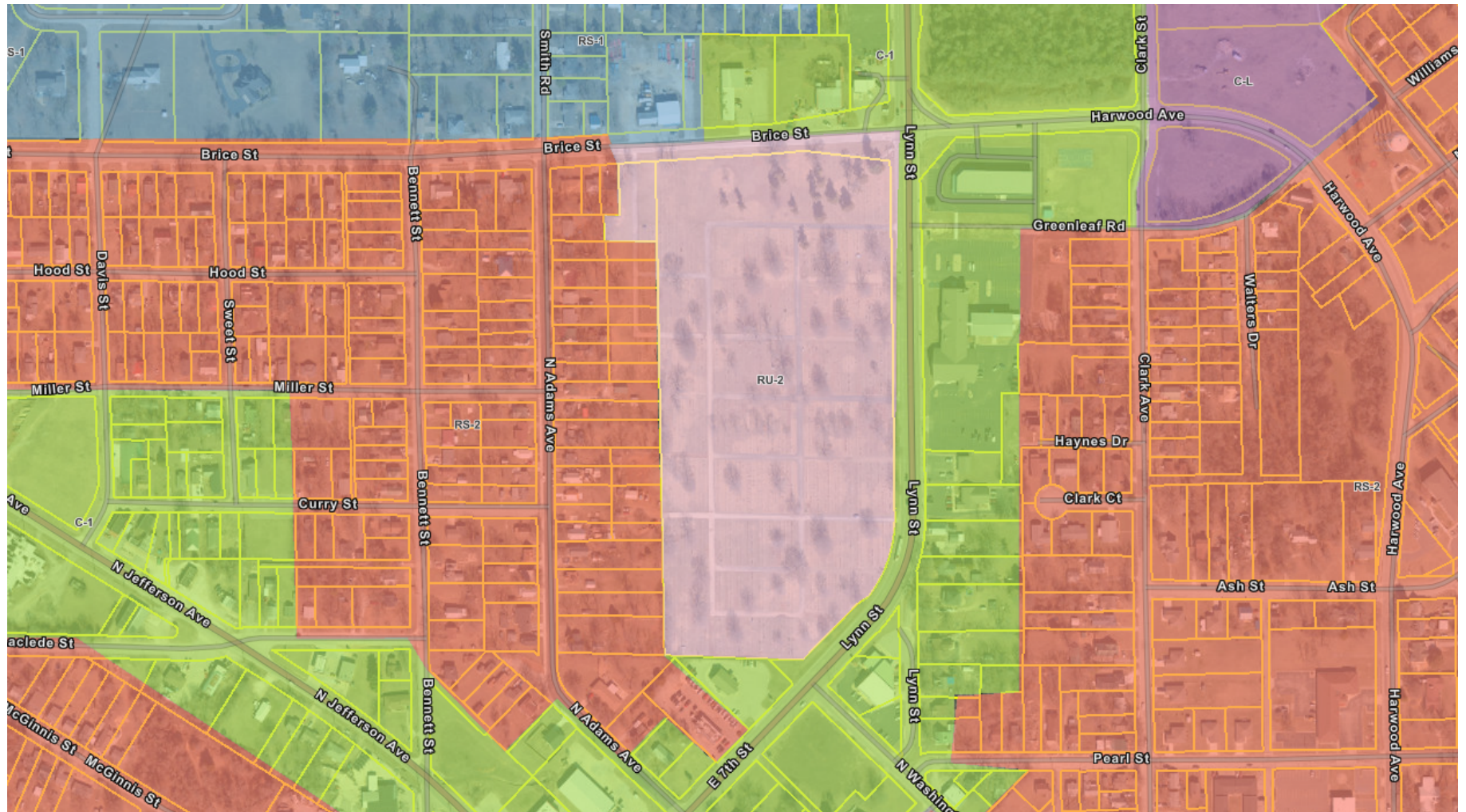
Lots 17,16,15,14,13,
12,11,10,9,8,7,6,5,4
3,22,21,20,19,18,17,
16,15,14,13,9,8,7,6,5
Zoned RS-2
Residential

414.5 0 207.25 414.5 Feet

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

601 LYNN ST- Zoning Map





To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 16, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use for Agricultural Product Sales located at 700 N Jefferson Ave

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Conditional Use for Agricultural product sales located at 700 N Jefferson Ave.

Background (problem/explanation):

Owner is a temporary itinerant vendor right now. She will be at this location till the end of Labor Day and wants this to be a permanent location all year.
This will require the lot to be hard surfaced.

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Kim Schomaker, Compliance Specialist

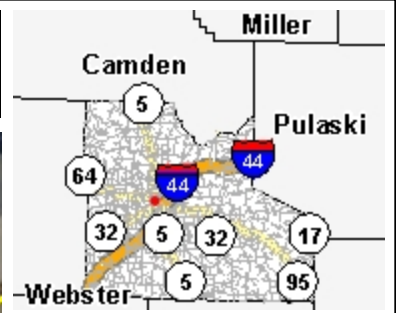
Department: Code Administration

Date: 06/15/2026

ATTACHMENTS:

1. GIS- 700 N Jefferson Ave

700 N Jefferson Ave



Legend

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

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

Conditional
Use
Area

1 in. = 57ft.



Notes

Zoned
C-1
general
commercial

114.3	0	57.15	114.3 Feet
-------	---	-------	------------

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: July 16, 2026

Staff Informational Sheet

Topic: Request for a Conditional Use at Freedom Church of the Nazarene, for the operation of a hybrid school facility at the existing church location, located at 1701 Lynn Street

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Conditional Use to convert a church into a school located at 1701 Lynn Ave.

Background (problem/explanation):

The owner is wanting to add a private christian academy to the church.

This will be a mixed use occupancy; the church is A assembly and the school will be E educational.

The owner, code administration, and the architect/engineer will be working together on the remodel building drawings.

Sec.48-32- private academy in a church requires a conditional use.

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Kim Schomaker, Compliance Specialist

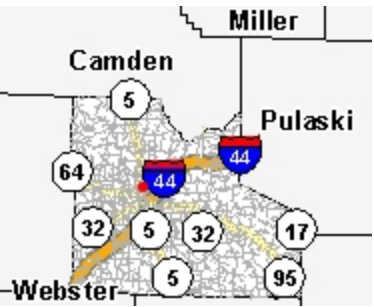
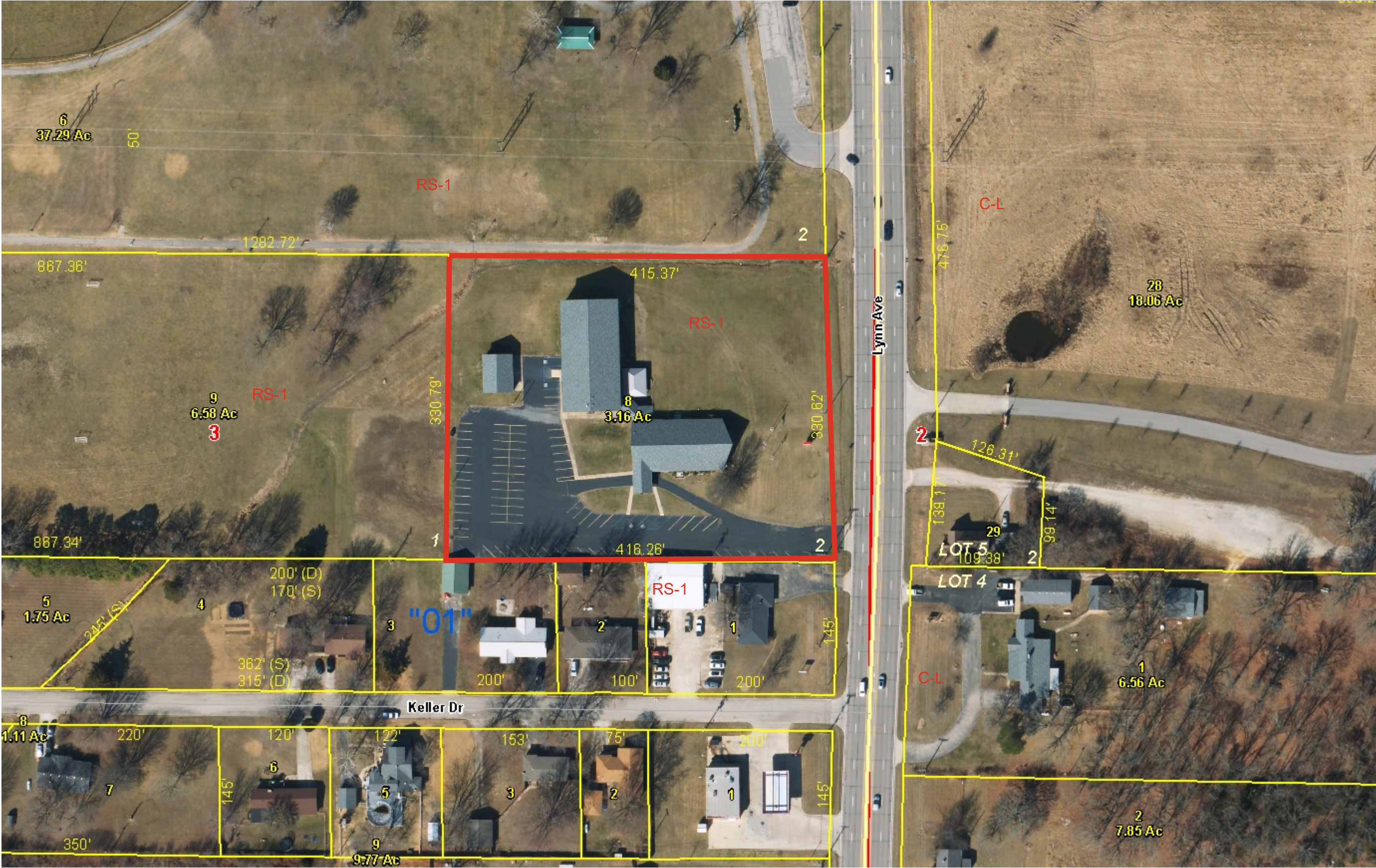
Department: Code Administration

Date: 06/15/2026

ATTACHMENTS:

1. GIS- 1701 Lynn

1701 Lynn St



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

Conditional Use
area

1 in. = 106ft.



Notes

Zoned RS-1
residential

212.3 0 106.14 212.3 Feet

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: July 16, 2026

Staff Informational Sheet

Topic: Request for a Final Plat from Lebanon Acreage to Lebanon Mall from 1 Lot to 2 Lots located at 2300 Evergreen Pkwy

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a Final Plat from Lebanon Acreage to Lebanon Mall located at 2300 Evergreen Pkwy.

Background (problem/explanation):

Code sec. 48-42 (a) property must be platted for any new construction.

Owner is wanting to build an additional building behind the existing building and is working with code administration on the building process.

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Melissa Richardson, Deputy City Clerk

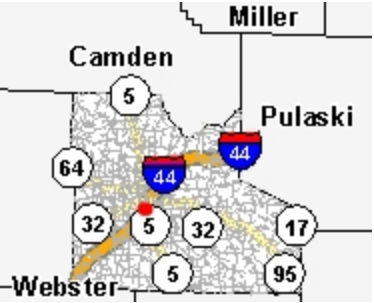
Department: Planning and Zoning

Date: 05/18/2026

ATTACHMENTS:

1. GIS- 2300 Evergreen Pkwy
2. Lebanon Mall Plat 6-8-26

2300 Evergreen Pkwy



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

**REPLAT
AREA**

1 in. = 333ft.

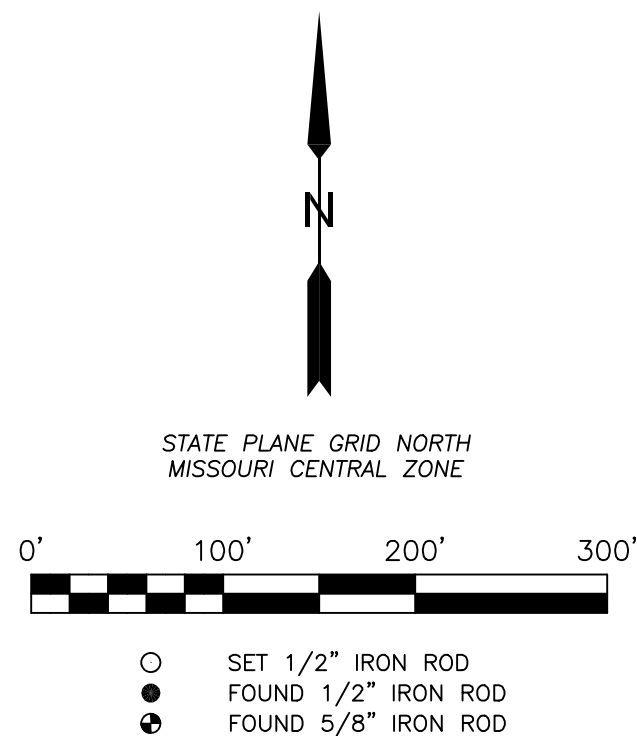


Notes

Zoned
C-1
General Commercial

666.7 0 333.33 666.7 Feet

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



FINAL PLAT OF
LEBANON MALL

A SUBDIVISION IN THE CITY OF LEBANON
BEING A PART OF THE NORTH HALF OF THE NORTHWEST
QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 16 WEST
LACLEDE COUNTY, MISSOURI

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

"LEBANON MALL"

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, City of Lebanon

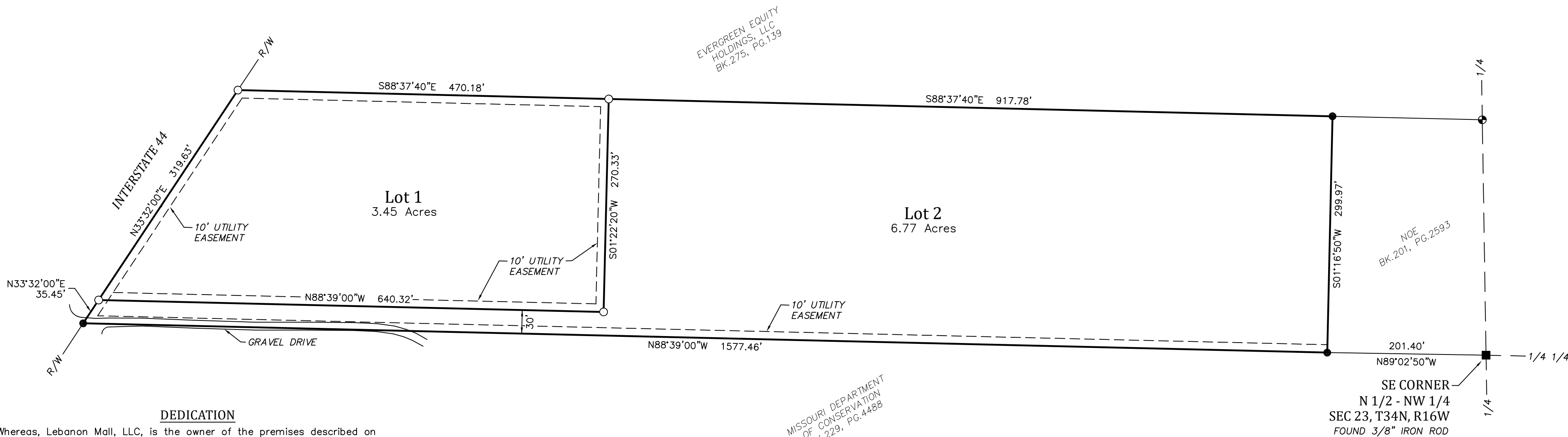
Attest: Lacey Brackett
City Clerk, City of Lebanon

COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2025 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date



DEDICATION

Whereas, Lebanon Mall, LLC, is the owner of the premises described on this plat, herein called the "Dedicator" and

Whereas, Dedicator desires to subdivide the land as shown on this plat with said subdivision to be named:

"LEBANON MALL"

Right-of-ways and easements as shown on this plat are dedicated to public use as such.

Stephen Plaster
Lebanon Mall, LLC

Date

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this_____day of_____, 2026, before me personally appeared Stephen Plaster of Lebanon Mall, LLC, known to me to be the person who executed the within final plat and acknowledged to me that he executed the same for the purposes therein stated.

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

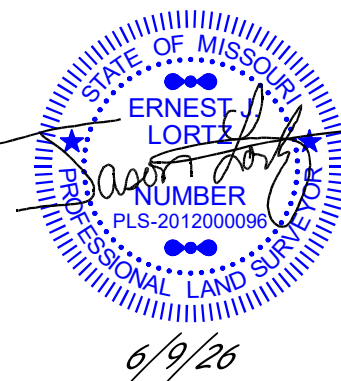
My Commission expires:

Notary Public

(Notary Seal)

DESCRIPTION

All that part of the North Half of the Northwest Quarter of Section 23, Township 34 North, Range 16 West of the 5th P.M. described as follows: Commencing at the Southeast corner of the North Half of the Northwest Quarter of said Section 23; thence North 89°02'50" West, 201.40 feet along the South line of the North Half of the Northwest Quarter to the Point of Beginning; thence continuing along said South line, North 88°39'00" West, 1577.46 feet to the Southeast right of way of Interstate 44; thence North 33°32'00" East, 355.08 feet along said right of way; thence South 88°37'40" East, 1387.96 feet; thence South 01°16'50" West, 299.97 feet to the Point of Beginning.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform a survey of the tract shown hereon at the request of Lebanon Mall, LLC on April 24, 2026. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

RECORDER'S CERTIFICATE

SURVEYOR'S NOTES

1. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants or any other facts that an accurate and current title search may disclose.
2. Record Title Reference: Tract represents of the lands described in Document 2021-7015.
3. Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
4. There may be structures and improvements located on this tract which are not shown.

LORTZ SURVEYING
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494

LORTZ
SURVEYING, LLC

Survey in the N 1/2 - NW 1/4
Sec. 23, T34N, R16W
Laclede County, Missouri

Lebanon Mall, LLC
Laclede County, Missouri

Drawn by CRR	Scale 1" = 100'	Survey No.
Checked by EJL	Date 6/9/2026	L-2847



To: Zoning and Planning Commission

Proposed for the Meeting Date of: July 16, 2026

Staff Informational Sheet

Topic: Request for a Preliminary Plat located at 20800 Ostrich Drive

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a preliminary plat from Lebanon City Annex to Tallgrass Subdivision located around 20800 Ostrich Dr.

Background (problem/explanation):

Owner is platting to be able to start phase 1 for 30 single family homes.

Code section 48-36 (b) requires property to be properly platted for new construction.

Staff Recommendation:

Code administration sees no issue with the request.

Submitted By:

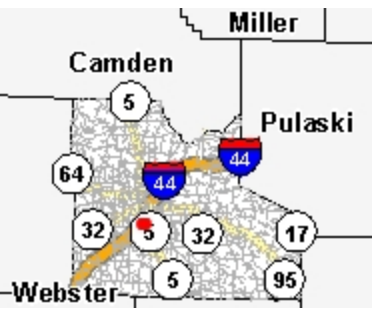
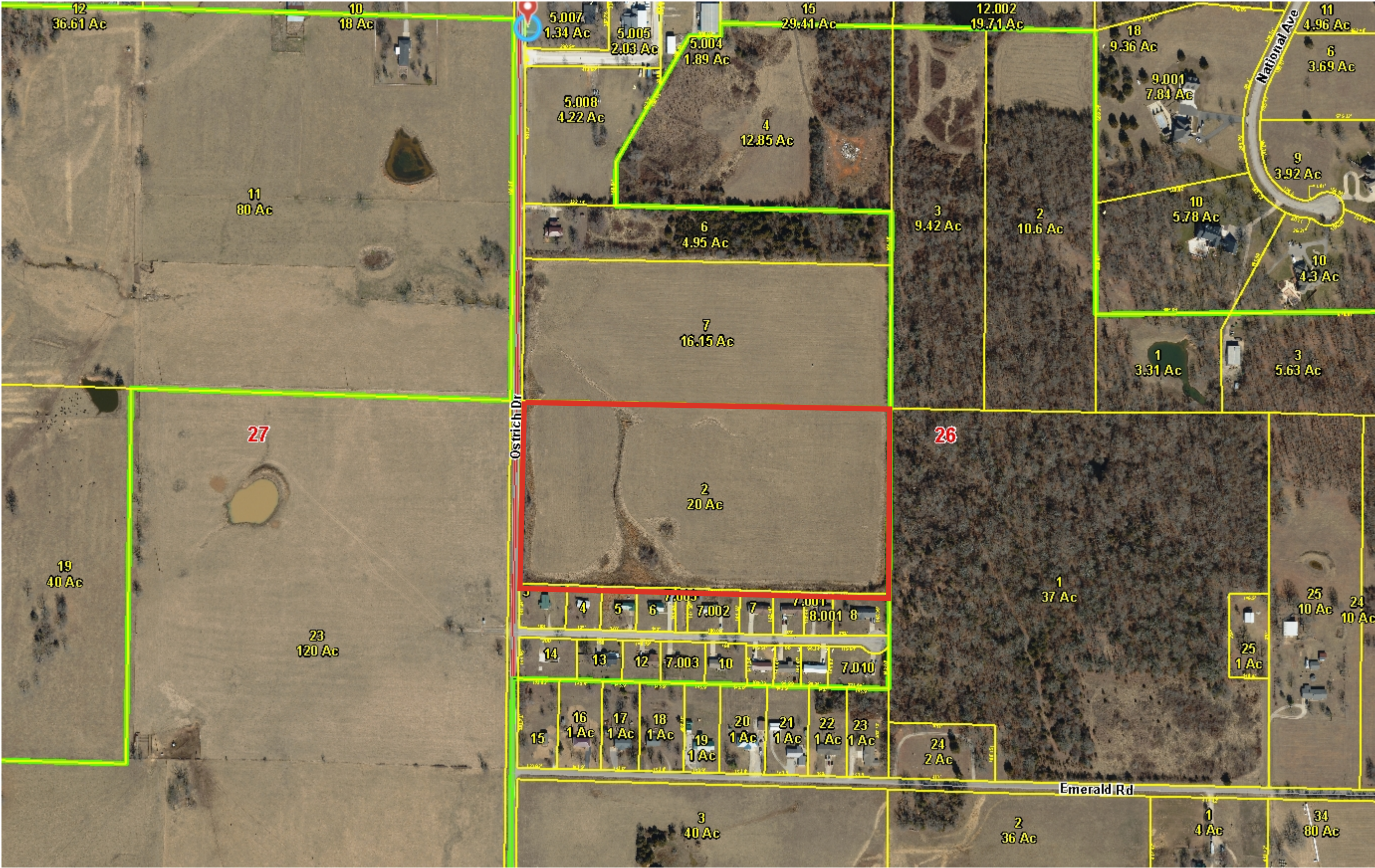
Department: City Clerk

Date: 06/15/2026

ATTACHMENTS:

1. GIS- 20800 Ostrich Dr
2. 2026-032 2nd Rev Pre Plat

20800 Ostrich Dr



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

Preliminary
plat
area

Phase 1

1 in. = 333ft.

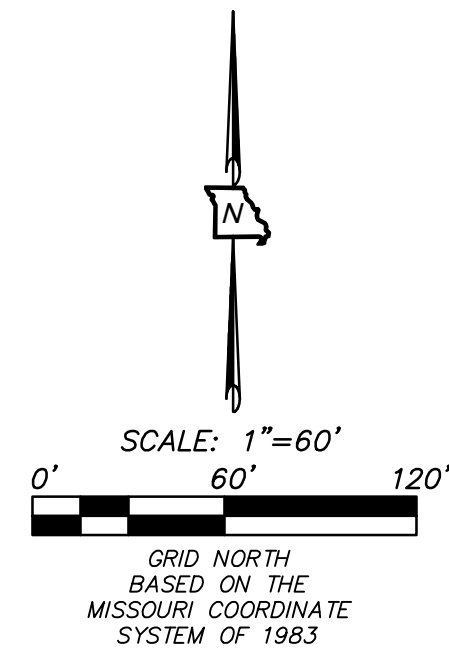
Notes

Zoned
RS-2
residential

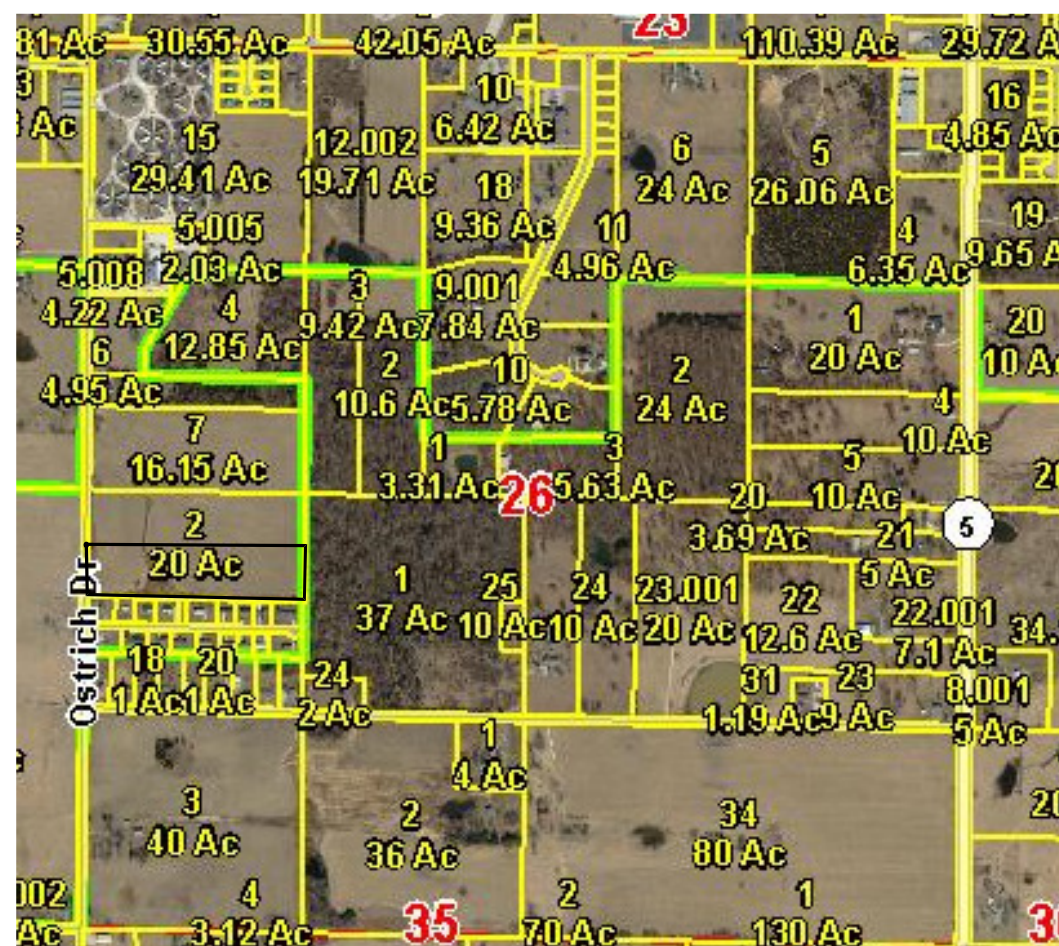
666.7 0 333.33 666.7 Feet

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

CURVE NUMBER	RADIUS	ARC DISTANCE	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	25.00'	39.27'	90°00'00"	S46°23'29"W	35.36'
C2	25.00'	39.27'	90°00'00"	N43°36'31"W	35.36'
C3	25.00'	39.27'	90°00'00"	S46°23'29"W	35.36'
C4	25.00'	18.69'	42°50'04"	N20°01'33"W	18.26'
C5	50.00'	68.08'	78°00'31"	N02°26'16"W	62.94'
C6	50.00'	54.00'	61°52'38"	N67°30'19"E	51.41'
C7	50.00'	31.22'	35°46'52"	S63°39'57"E	30.72'
C8	25.00'	18.69'	42°50'04"	S67°11'29"E	18.26'



- SYMBOL INDEX
- EXISTING 5/8" IRON PIN "LS 1941" (EXCEPT AS NOTED)
 - SET 5/8" IRON PIN W/ALUM. CAP
 - "WHITE LAND SURVEYING WLS 200300370"



VICINITY MAP
SECTION 26,
TOWNSHIP 34 NORTH,
RANGE 16 WEST

PRELIMINARY PLAT OF TALLGRASS ESTATES

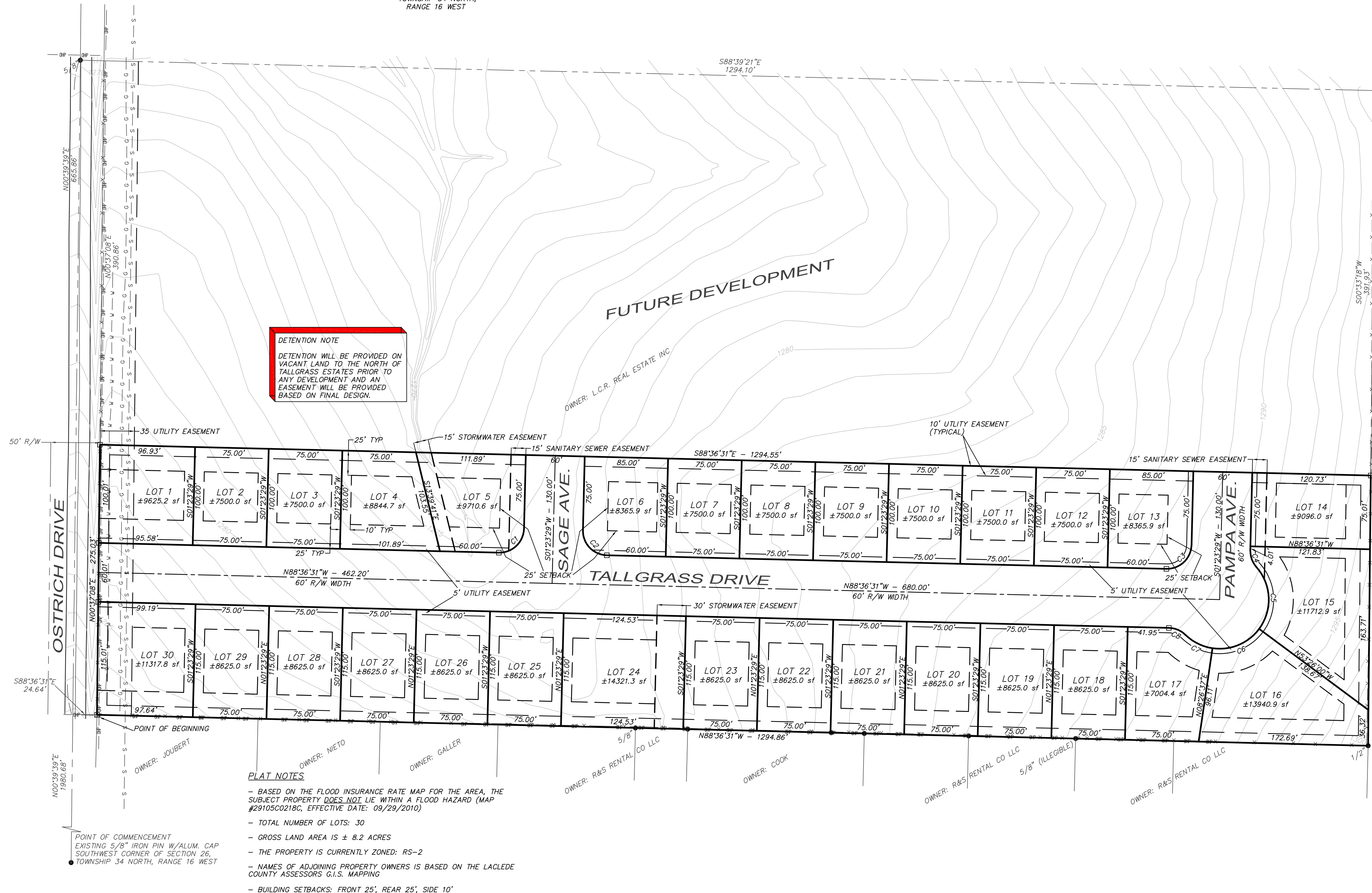
PROJECT LOCATION: SW/4 SECTION 26,
TOWNSHIP 34 NORTH, RANGE 16 WEST
LEBANON, LACLEDE COUNTY, MISSOURI

OWNER / DEVELOPER

L.C.R. REAL ESTATE, INC.
20671 POTOMAC DRIVE
LEBANON, MO 65536

ENGINEER

PINNACLE DESIGN CONSULTANTS
304 W ERIE STREET
SPRINGFIELD, MO 65807



PLAT NOTES

- BASED ON THE FLOOD INSURANCE RATE MAP FOR THE AREA, THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD MAP #29105C00218C, EFFECTIVE DATE: 09/29/2010
- TOTAL NUMBER OF LOTS: 30
- GROSS LAND AREA IS ± 8.2 ACRES
- THE PROPERTY IS CURRENTLY ZONED: RS-2
- NAMES OF ADJOINING PROPERTY OWNERS IS BASED ON THE LACLEDE COUNTY ASSESSORS' G.I.S. MAPPING
- BUILDING SETBACKS: FRONT 25', REAR 25', SIDE 10'

DESCRIPTION OF PLATTED AREA

THAT CERTAIN PARCEL OR TRACT OF LAND BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 34 NORTH, RANGE 16 WEST, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING 5/8" IRON PIN WITH AN ALUMINUM CAP AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4;

THENCE, N00°39'39"E, ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1980.68 FEET; THENCE, S88°36'31"E, A DISTANCE OF 24.64 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370"; AND THE POINT OF BEGINNING;

THENCE, N00°37'08"E, ALONG THE APPARENT EAST RIGHT-OF-WAY LINE OF OSTRICH DRIVE, A DISTANCE OF 275.03 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";

THENCE, S88°36'31"E, A DISTANCE OF 1294.55 FEET TO A SET 5/8" IRON PIN WITH AN ALUMINUM CAP STAMPED "WHITE LAND SURVEYING WLS 2003000370";

THENCE, S00°33'18"W, A DISTANCE OF 275.03 FEET TO AN EXISTING 1/2" IRON PIN;

THENCE, N88°36'31"W, A DISTANCE OF 1294.86 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.2 ACRES, MORE OR LESS, BEING SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

RECORDER'S CERTIFICATE

THIS PLAT OF WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 2026.

JENNIFER RAEFF
RECORDER OF DEEDS
LACLEDE COUNTY, MISSOURI

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF SUBDIVISION "TALLGRASS ESTATES", AN ADDITION TO THE CITY OF LEBANON, MISSOURI, WAS DULY SUBMITTED TO THE CITY OF LEBANON, HAVING BEEN APPROVED BY THE PLANNING AND ZONING COMMISSION OF SAID CITY AS APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THIS _____ DAY OF _____, 2026 BY ORDINANCE NO. _____.

JARED CARR, MAYOR _____ DATE _____

LACEY BRACKETT, CITY CLERK _____ DATE _____

COUNTY & CITY RELEASE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES LEVIED BY THE COUNTY OF LACLEDE AND THE CITY OF LEBANON AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20____ AND ALL PRIOR YEARS.

TONI MORRIS
COLLECTOR OF REVENUE
LACLEDE COUNTY, MISSOURI

CERTIFICATE OF OWNERSHIP AND DEDICATION

L.C.R. REAL ESTATE, INC. HEREBY CERTIFIES THAT AS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN HEREON, WHICH PROPERTY IS LOCATED WITHIN THE SUBDIVISION REGULATION JURISDICTION OF LACLEDE COUNTY, THAT IT HAS CAUSED THIS PROPERTY TO BE PLATTED AS SHOWN HEREON AND THAT SAID PROPERTY SHALL BE KNOWN AS DESIGNATED AS "TALLGRASS ESTATES" LACLEDE INDUSTRIES HEREBY FREELY ADOPTS THIS PLAN OF SUBDIVISION.

DATED: _____
L.C.R. REAL ESTATE, INC.

BY: _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____ SS
COUNTY OF _____

ON THIS _____ DAY OF _____, 202____, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED:

TO ME PERSONALLY KNOWN TO BE THE PERSON(S) DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN SAID COUNTY AND STATE AND DAY AND YEAR LAST WRITTEN ABOVE.

NOTARY PUBLIC

PRINTED NAME: _____

SURVEYORS DECLARATION

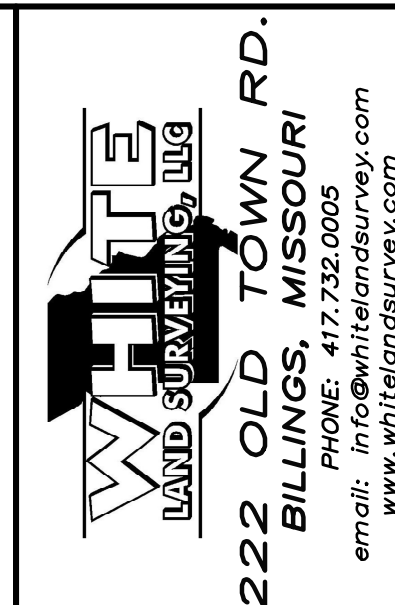
I HEREBY DECLARE TO L.C.R. REAL ESTATE, INC.:

THAT THE INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN, WHICH WAS PERFORMED TO THE BEST OF MY KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR AN URBAN CLASS PROPERTY. LOCATIONS OF IMPROVEMENTS, IF ANY, ARE TAKEN FROM VISUAL INSPECTION OF THE PREMISES. EASEMENTS SHOWN, IF ANY, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED AND MAY NOT BE ALL INCLUSIVE. APPARENT OWNERSHIPS, AS SHOWN, ARE BASED UPON INFORMATION PROVIDED BY OTHERS AND DO NOT REPRESENT AN OPINION OF TITLE.

THIS SURVEY HAS BEEN PREPARED EXCLUSIVELY FOR THE USE OF THE PERSON(S) LISTED ABOVE AND IS NOT TRANSFERABLE TO ANY OTHER PARTY. THERE IS NO IMPLIED WARRANTY OR GUARANTEE WITH THIS SURVEY.

NOTE:

EXISTING FENCES SHOULD NEVER BE DISTURBED WITHOUT THE APPROVAL OF THE ADJOINING PROPERTY OWNER. RARELY DO FENCES LIE ON THE LINE DESCRIBED BY DEED, HOWEVER COULD BECOME THE PROPERTY LINE IN A COURT OF LAW.



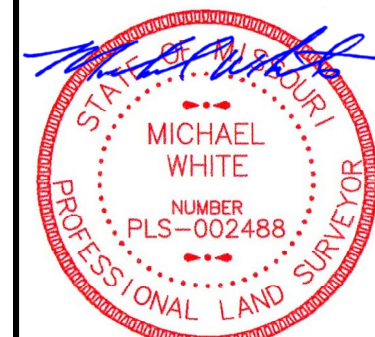
SURVEY DATE: 02.26.2026
DWG DATE: 07.07.2026
DRAWN BY: MW
S/T/R: 26/34/16
PROJECT No.: 2026-032

PREPARED FOR
L.C.R. REAL ESTATE, INC
PROJECT LOCATION: OSTRICH DRIVE
LEBANON, LACLEDE COUNTY, MISSOURI

PREPARED BY:

MICHAEL WHITE - MISSOURI
PROFESSIONAL LAND
SURVEYOR #2488

WHITE LAND SURVEYING, LLC -
MISSOURI PROFESSIONAL
LAND SURVEYING
CORPORATION #2003000370



07/07/2026