

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.

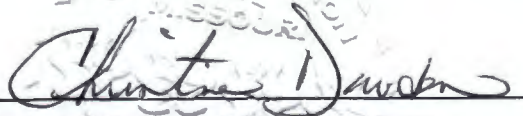
Commission Members John Elmore and Joe Berkich asked about the Farris Market operating at the corner of Seventh Street and N. Jefferson Avenue, and whether they were in compliance. Code Administrator Christina Wagner shared that they are currently operating under an itinerant license and will be coming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

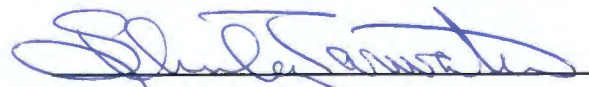
Adjournment

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

ATTEST:




Code Administrator Christina Wagner


Secretary Shirley Tarwater

July 16, 2026

Minutes Approved