

**CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, JANUARY 9, 2025, 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. November 26, 2024, Meeting Minutes
3. Public Hearing
 - a. A Request to Plat Lebanon Acreage from Two Lots to Three Lots located at 400 Block Sloan Street
4. Commission Action
 - a. Commission Action to approve a Plat of Lebanon Acreage from Two Lots to Three Lots located at 400 Block Sloan Street
5. Commission and Staff Discussion
6. Adjournment

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MINUTES
NOVEMBER 26, 2024

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on November 26, 2024 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: Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, Kristen Waterman, David Wheeler. Absent: None.

A quorum was declared.

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

Approval of Minutes

October 10, 2024, Meeting

Randy Wall moved and Chris Meckem seconded that the Commission approve the minutes as presented.

Motion carried as follows: Yea: (9) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, Kristen Waterman, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Public Hearing

Carrie Plassmeyer moved and Chris Meckem seconded that the Council move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (9) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, Kristen Waterman, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for the approval of a Preliminary Plat of Lebanon Acreage from Four Lots to Three Lots located at 2426 S Jefferson Avenue

Planning and Zoning Manager Mark Scott reported that this was a Preliminary Plat and the owners were requesting to take two residential lots to combine as one lot, resulting in three lots instead of four lots in this location.

Commission Member Carrie Plassmeyer inquired if there were any proposed final plat questions, and Mark Scott advised those questions were being asked.

Chris Meckem moved and Randy Wall seconded that the Council move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (9) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, Kristen Waterman, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission Action

Commission Action on a request for the approval of a Preliminary Plat of Lebanon Acreage from Four Lots to Three Lots located at 2426 S Jefferson Avenue

Randy Wall moved and David Wheeler seconded that the Commission approve a Request for a Preliminary Plat of Lebanon Acreage from Four Lots to Three Lots located at 2426 S Jefferson Avenue. Motion carried as follows: Yea: (9) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, Kristen Waterman, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Commission and Staff Discussion

Code Administrator Christina Wagner shared that there would be no meeting in December.

Adjournment

Chairman Stokes declared the meeting adjourned at 6:04 p.m.

Secretary Carrie Plassmeyer

ATTEST:

Code Administrator Christina Wagner

Minutes Approved



To: Zoning and Planning Commission

Proposed for the Meeting Date of: January 9, 2025

Staff Informational Sheet

Topic: A Request to Plat Lebanon Acreage from Two Lots to Three Lots located at 400 Block Sloan Street

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Plat of Lebanon acreage from two lots to three lots, 400 block Sloan Street.

Background (problem/explanation):

This is zoned RS-2 residential

Staff Recommendation:

Sec.48-34 (Property must be properly platted for any new construction)

Submitted By:

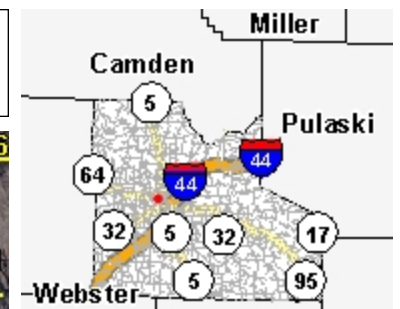
Department: Code Administration

Date:

ATTACHMENTS:

1. 400 Blk Sloan St

Laclede County, MO



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary
- LOMRs
- River Mile Markers
- Cross-Sections
- Base Flood Elevations
- Levees
- Flood Hazard Zones
 - 1% Annual Chance Flood Hazard
 - Regulatory Floodway
 - Special Floodway
 - Area of Undetermined Flood Hazard
 - 0.2% Annual Chance Flood Hazard
 - Future Conditions 1% Annual Chan
 - Area with Reduced Risk Due to Lev

Notes

161.8 0 80.92 161.8 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