

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, MARCH 13, 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. February 13, 2025, Regular Meeting
3. Public Hearing
 - a. Request for a Final Plat for Aero Landing Phase 1 at 2400 S Block of South Jefferson Avenue
 - b. Request for a Rezone from C-L Limited Commercial to RS-2 Residential for Aero Landing Phase 1 at 2400 Block of South Jefferson
 - c. Request for a Conditional Use at 2400 Block of South Jefferson
 - d. Request for a Final Plat of ISC Billboard located at 1560 E Rt. 66
 - e. Request for a Replat of Lot 12 and the South Half of Lot 11 of Block 16, Lewis Addition at 418 Harwood Avenue
 - f. Request for a Final Plat of Phase One and Final Plat of Phase Two of Ridge Creek Subdivision at 1100 Block of Daytona Drive and 1500 Rolling Hills Road
 - g. Request for a Conditional Use to Construct a Duplex at 171 Lee Street
4. Commission Action
 - a. Request for a Final Plat for Aero Landing Phase 1 at 2400 S Block of South Jefferson Avenue
 - b. Request for a Rezone from C-L Limited Commercial to RS-2 Residential for Aero Landing Phase 1 at 2400 Block of South Jefferson
 - c. Request for a Conditional Use at 2400 Block of South Jefferson
 - d. Request for a Final Plat of ISC Billboard located at 1560 E Rt. 66
 - e. Request for a Replat of Lot 12 and the South Half of Lot 11 of Block 16, Lewis Addition at 418 Harwood Avenue
 - f. Request for a Final Plat of Phase One of Ridge Creek Subdivision at 1100 Block of Daytona Drive and 1500 Rolling Hills Road
 - g. Request for a Final Plat of Phase Two of Ridge Creek Subdivision at 1100 Block of Daytona Drive and 1500 Rolling Hills Road
 - h. Request for a Conditional Use to Construct a Duplex at 171 Lee Street
5. Commission and Staff Discussion
6. Adjournment

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.

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
FEBRUARY 13, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on February 13, 2025 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. Absent: Randy Wall, Kristen Waterman, David Wheeler.

A quorum was declared.

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

APPROVAL OF MINUTES

January 9, 2025, Regular Meeting

Shirley Tarwater moved and Carrie Plassmeyer seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Wall, Kristen Waterman, David Wheeler.

PUBLIC HEARING

Randy Randolph moved and Shirley Tarwater seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Wall, Kristen Waterman, David Wheeler.

CONDITIONAL USE REQUEST TO CONSTRUCT A DUPLEX LOCATED AT 1235/1237 DARA DRIVE

Planning and Zoning Manager Mark Scott shared that this was a Conditional Use Request in an RS-2 Residential zoning for a multi-family dwelling.

Owner Chuck Knight shared that he is the owner of the duplex and has other duplexes on this road.

REQUEST FOR A FINAL PLAT OF MASTERS SUBDIVISION LOCATED IN THE 2000 BLOCK OF PHILLIPS DRIVE

Planning and Zoning Manager Mark Scott stated that the property was being plated for new construction and was zoned RS-2.

Cricket Skaggs explained that the plat consisted of two lots, with one lot intended for sale and the owners planning to construct a dwelling on the remaining lot.

REQUEST FOR A FINAL PLAT FROM TWO LOTS TO ONE LOT TO CONSTRUCT A DUPLEX LOCATED AT 171 LEE STREET

Planning and Zoning Manager Mark Scott explained that this was a request for a final plat to

consolidate two lots into one. He noted that both lots are currently vacant and advised that a conditional use request for construction would be presented to the Commission at the next meeting.

Carrie Plassmeyer moved and Chris Meckem seconded that the Commission move out of Public Hearing and into Regular Session. Motion as follows: Yea: (6) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Wall, Kristen Waterman, David Wheeler.

COMMISSION ACTION

Conditional Use Request to construct a Duplex located at 1235/1237 Dara Drive

Carrie Plassmeyer moved and Randy Randolph seconded that the Commission approve a Request for a Conditional Use to construct a Duplex located at 1235/12537 Dara Drive. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Wall, Kristen Waterman, David Wheeler.

Request for a Final Plat of Masters Subdivision located in the 2000 Block of Phillips Drive

Michall Holmes moved and Chris Meckem seconded that the Commission approve a Request for a Final Plat of Masters Subdivision located in the 2000 Block of Phillips Drive. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Wall, Kristen Waterman, David Wheeler.

Request for a Final Plat from Two Lots to One Lot to Construct a Duplex located at 171 Lee Street

Chris Meckem moved and Carrie Plassmeyer seconded that the Commission approve a Request for a Final Plat from Two Lots into One Lot to Construct a Duplex located at 171 Lee Street. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Wall, Kristen Waterman, David Wheeler.

COMMISSION AND STAFF DISCUSSION

Code Administrator Christina Wagner shared that Kristen Waterman was stepping down and would be looking at potential new members.

Adjournment

Chairman Stokes declared the meeting adjourned at 6:09 p.m.

ATTEST:

Secretary Carrie Plassmeyer

Code Administrator Christina Wagner

Minutes Approved



To: Zoning and Planning Commission Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Final Plat for Aero Landing Phase 1 at 2400 S Block of South Jefferson Avenue

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a final plat for Aero Landing phase 1 located at 2400 block S Jefferson Avenue

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: Christina Wagner, Code Administrator

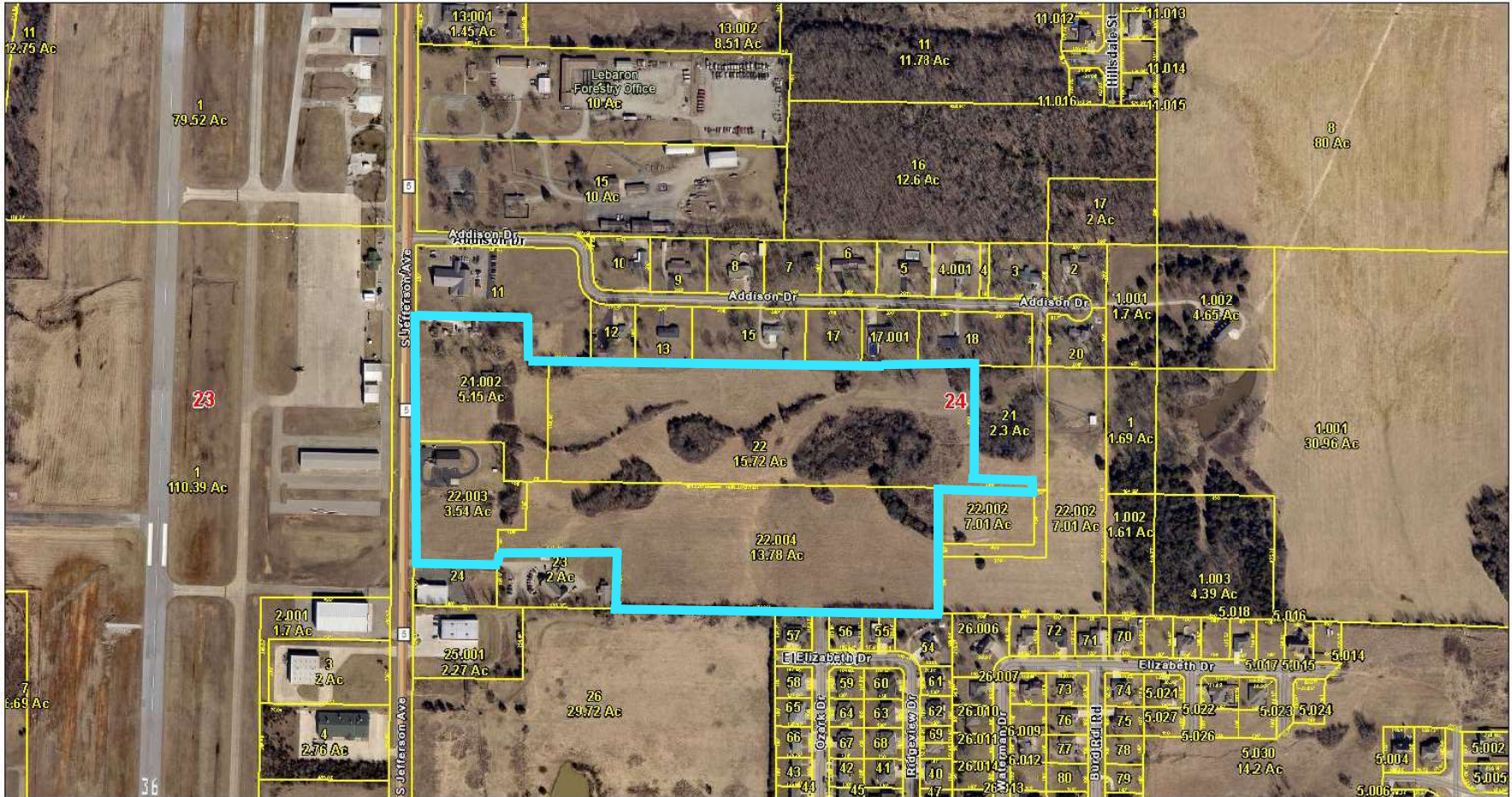
Department: Code Administration

Date: 03/04/2025

ATTACHMENTS:

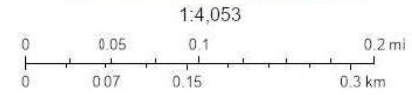
1. 2426 S Jefferson Ave_GIS Map - 4 lots
2. Aero Landing Phase 1-Signed

2426 S Jefferson Avenue



10/24/2024, 2:21:31 PM

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
 - Parcel Number/Acres
 - Corporate Limit Line
- Section
 - County Boundary
 - 2022 Aerial Photography
 - Red: Band_1
- Green: Band_2
- Blue: Band_3

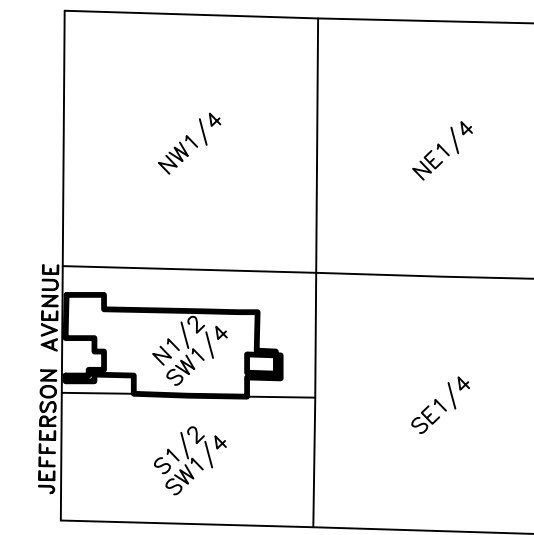


State of Missouri, Maxar, Esri Community Maps Contributors, Laclede County, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,

FINAL PLAT AERO LANDING PHASE 1

LOCATED IN THE NORTH ONE-HALF OF THE SOUTHWEST QUARTER
OF SECTION 24, T34N, R16W OF THE 5th. P.M.
IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

SECTION 24, T34N, R16W
LOCATION SKETCH
SCALE: 1"=2000'



RECORDER OF DEEDS STAMP

Lot Area Table

Lot #	SQ. Ft.	Acres
1	11670.22	0.27
2-25	7500.00	0.17
26	7550.42	0.17
27	10318.51	0.24
28	7937.88	0.18
29-45	7500.00	0.17
46	7865.85	0.18
47	9904.76	0.23
48	10512.33	0.24
49	10503.60	0.24
50	14015.79	0.32

LINE	BEARING	DISTANCE
L1	N 01°05'50" E	109.99
L2	S 88°55'10" E	38.45
L3	S 88°55'10" E	0.17
L4	N 01°15'10" E	226.19
L5	S 88°53'40" E	97.53
L6	S 88°54'10" E	43.80
L7	S 88°54'10" E	43.80
L8	S 88°53'40" E	35.93
L9	S 88°54'10" E	24.94
L10	S 88°54'10" E	21.16
L11	S 88°54'10" E	50.06
L12	S 88°54'10" E	24.94
L13	S 88°54'10" E	50.06
L14	S 88°54'10" E	24.94
L15	S 88°53'40" E	50.06
L16	S 88°54'10" E	55.80
L17	S 88°55'10" E	19.20
L18	S 88°55'10" E	19.19
L19	S 88°54'10" E	55.81

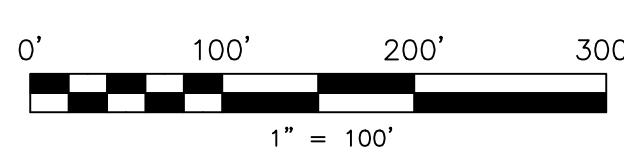
GRID NORTH
NOTE: ALL BEARINGS ARE BASED ON GPS OBSERVATIONS IN THIS PROJECT MO CENTRAL ZONE

BASIS FOR COORDINATES
BASED ON THE MISSOURI COORDINATE SYSTEM OF 1983, CENTRAL ZONE USING MDDOT SYSTEM

ELEVATION NOTE:
NOTE: ELEVATION DATA BASED ON GPS OBSERVATION USING 2018 GEOID MODEL CONTOUR INTERVAL = 1'

LEGEND

- △ — CALCULATED POINT
- — FOUND EXISTING IRON PIN AS NOTED.
- — EXISTING IRON PIN BY PLS-1941.
- — SET IRON PIN WITH PLS-2002014103 CAP.
- — SET PERMANENT MONUMENT
- (M) — MEASURED (D) — DEED (BSL) — BUILDING SETBACK LINE.



SUBDIVIDER/OWNER:
3BE HOLDINGS, LLC

30 N. GOLD Ste R
SHERIDAN, WYOMING 82801

Professional Engineer: Michael B. Stalzer P.E.
1658 W. Riverside Street
Springfield, MO 65807

N: 660056.5348
E: 1597155.5405

N: 659756.7073
E: 1597152.2988

- FINAL PLAT NOTES:**
- TOTAL AREA - 614508.94 Sq. Ft. (14.11 ACRES)
 - LARGEST LOT - LOT 50 14015.79 Sq. Ft. (0.32 ACRES)
 - SMALLEST LOTS - LOTS 2-25, 29-45, 7500 Sq. Ft. (0.17 ACRES)
 - TOTAL NUMBER OF LOTS - 50
 - CURRENT PROPERTY ZONING - RS-2
 - A 15.0' WIDE UTILITY EASEMENT SHALL BE AT THE FRONT AND BACK OF ALL LOTS.
 - BUILDING SETBACK LINES:
FRONT YARD: 25'
SIDE YARD: 10'
REAR YARD: 25'
 - CORNER ON EAST END OF L3 IS A CALCULATED POINT. CORNER NOT SET.
 - 3BE, LLC A WYOMING LIMITED LIABILITY COMPANY; Ref. T.W.D. IN BOOK 2024 AT PAGE 4906.
 - COVENANTS AND RESTRICTIONS SHALL BE RECORDED WITH THE RECORDER OF DEEDS IN LACLEDE COUNTY, MISSOURI.
 - THIS PLAT MEETS OR EXCEEDS THE REQUIREMENTS OF RSMO 445.020.

FLOOD PLAIN NOTE APPLICABLE TO SUBDIVISION:

THE SUBDIVISION AS SHOWN ON THIS SURVEY FALLS INTO FEMA FLOOD HAZARD ZONE "X" ACCORDING TO F.E.M.A. FLOOD HAZARD BOUNDARY MAP No. 29105C0219C, EFFECTIVE DATE 09/29/2010. SAID PROPERTY IS ALSO SUBJECT TO ANY EXISTING SINKHOLES AND STORM WATER DRAINAGE IN LOW LYING AREAS.

CERTIFICATE OF OWNERSHIP:

THE UNDERSIGNED OWNERS OF THE TRACT OF LAND HEREIN PLATTED AND FURTHER DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THIS PLAT AND SAID SUBDIVISION IS HEREAFTER TO BE KNOWN AS:

AERO LANDING PHASE 1

STREETS AND EASEMENTS AS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC USE AS SUCH, IN WITNESS WHEREOF, WE, THE UNDERSIGNED, HAVE SET OUR HAND THIS _____ DAY OF _____ 20____.

RYAN CALDWELL, MEMBER: 3BE HOLDINGS, LLC
AKA 3BE, LLC

SAMUEL GARRETT, MEMBER: 3BE HOLDINGS, LLC
AKA 3BE, LLC

MATTHEW WICKLUND, MEMBER: 3BE HOLDINGS, LLC
AKA 3BE, LLC

ACKNOWLEDGEMENT: }
STATE OF MISSOURI }
COUNTY OF LACLEDE }

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED RYAN CALDWELL, SAMUEL GARRETT AND MATTHEW WICKLUND, TO ME PERSONALLY KNOWN, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND PERSONALLY KNOWN, WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC _____

MAYOR'S CERTIFICATE:

I, JARED CARR, MAYOR OF THE CITY OF LEBANON, MISSOURI DO CERTIFY THAT THIS PLAT OF AERO LANDING PHASE 1, A SUBDIVISION TO THE CITY OF LEBANON, MISSOURI WAS DULY SUBMITTED TO THE CITY COUNCIL OF THE CITY OF LEBANON, MISSOURI, HAVING BEEN APPROVED BY THE CITY COUNCIL AT A MEETING HELD ON THE _____ DAY OF _____, 20____ BY ORDINANCE NUMBER _____.

MAYOR
JARED CARR
CITY OF LEBANON, MISSOURI

ATTEST:
LACEY BRACKETT
CITY CLERK, CITY OF LEBANON, MISSOURI

COLLECTOR'S CERTIFICATE:

I HEREBY CERTIFY THAT ALL TAXES AGAINST THE LAND DESCRIBED IN THIS PLAT HAVE BEEN PAID, DATED THIS _____ DAY OF _____, 20____.

TONI MORRIS, COLLECTOR OF REVENUE
LACLEDE COUNTY, MISSOURI

RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____, 20____. PLAT FILED AT _____.

JENNIFER RAEF, RECORDER OF DEEDS
LACLEDE COUNTY, MISSOURI

AERO LANDING PHASE 1 DESCRIPTION:

A PART OF THE NORTH (N1/2) OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP THIRTY-FOUR NORTH (T34N), RANGE SIXTEEN WEST (R16W) OF THE 5TH P.M. IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SW1/4 OF SAID SECTION 24; THENCE S88°53'00"E, 41.11 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE EAST RIGHT OF WAY LINE OF JEFFERSON AVENUE; THENCE S03°32'50"W, 300.88 FEET ALONG SAID EAST RIGHT OF WAY LINE TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN LACLEDE COUNTY DEED RECORDS AT BOOK 2021, PAGE 4305; THENCE S03°37'10"W ALONG SAID EAST RIGHT OF WAY LINE, 149.61 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S03°37'10"W ALONG SAID EAST RIGHT OF WAY LINE, 299.85 FEET TO THE NORTHWEST CORNER OF A PARCEL DESCRIBED IN LACLEDE COUNTY DEED RECORDS AT BOOK 188, PAGE 8575; THENCE S88°49'50"E, ALONG THE NORTH LINE OF SAID BOOK 188, PAGE 8575 PARCEL, 294.83 FEET TO ITS NORTHEAST CORNER; THENCE N01°06'20"E, 40.29 FEET; THENCE S88°55'10"E, 887.39 FEET; THENCE S01°15'10"W, 92.71 FEET; THENCE S88°44'50"E, 903.24 FEET; THENCE N01°15'10"E, 97.53 FEET; THENCE S88°55'10"E, 106.71 FEET; THENCE N00°31'40"E, 257.70 FEET; THENCE N88°53'40"W, 200.06 FEET; THENCE N88°54'10"W, 399.68 FEET; THENCE N88°55'10"W, 1392.39 FEET TO THE TRUE POINT OF BEGINNING.

HAVING AN AREA OF 614508.94 SQUARE FEET, 14.11 ACRES

CERTIFICATION NOTES:

MONUMENTS AND IRON PINS SHOWN AS SET WERE PLACED UNDER THE PERSONAL SUPERVISION OF BRADLEY N. MACKEY, PLS-2002014103. LOCATION OF IMPROVEMENTS AS SHOWN HEREON WAS TAKEN FROM VISUAL INSPECTION OF PHYSICAL EVIDENCE ON THE PREMISES AND EASEMENTS, IF ANY ARE SHOWN, ARE THOSE WRITTEN, PROVIDED, OR DISCOVERED; AND THESE ITEMS MAY NOT BE ALL INCLUSIVE. PROPERTY BOUNDARIES AS SHOWN ARE GENERALLY BASED ON DEEDS OF RECORD. VARIATIONS FOUND OUT OF HARMONY AGREEMENT WITH RECORD TITLE LINES ARE AS SHOWN. THIS SURVEY IS CLASSIFIED AS URBAN.

CERTIFICATION:

I, BRADLEY N. MACKEY, PROFESSIONAL LAND SURVEYOR #2002014103, HEREBY CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY UNDER MY SUPERVISION AND THE RESULTS OF SAID SURVEY ARE REPRESENTED ON THIS PLAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF. I DID ATTEMPT TO MEET THE CURRENT STANDARDS FOR PROPERTY BOUNDARY SURVEYS OF THE MISSOURI DEPARTMENT OF AGRICULTURE, AND THE STANDARDS ADOPTED BY THE BOARD FOR ARCHITECTS, PROFESSIONAL ENGINEERS, PROFESSIONAL LAND SURVEYORS AND PROFESSIONAL LANDSCAPE ARCHITECTS, IN WITNESS BY SIGNATURE, REGISTRATION NUMBER AND SEAL THIS 19th DAY OF FEBRUARY, 2025.

BRADLEY N. MACKEY
LAND SURVEYORS AND PLANNERS

162 OAK TREE ACRES LANE, BRANSON, MISSOURI 65616

CLIENT: **3BE HOLDINGS, LLC** 417-300-1781

DATE OF PREPARATION: 09/09/2024 JOB No.: 25-1338-7

DESCRIPTION: FINAL PLAT DATE: 02/19/2025

LOCATION: PART OF N1/2, SW1/4, SEC. 24, T34N, R16W OF THE 5th. P.M. IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI. SCALE: 1" = 100'

ORDERED BY: MATT WICKLUND, SAM GARRETT DWG. No.: 1338-7-1 PAGE No.: 1 OF 1



To: Zoning and Planning Commission Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Rezone from C-L Limited Commercial to RS-2 Residential for Aero Landing Phase 1 at 2400 Block of South Jefferson

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone from C-L to RS-2 at Aero Landing phase 1 at 2400 block S Jefferson Ave.

Background (problem/explanation):

This is zoned RS- 2 Residential

Sec. 1-5. - Certain ordinances not affected by Code.

Nothing in this Code or the ordinance adopting this Code shall affect any ordinance, when not inconsistent with this Code:

(14)Pertaining to zoning or to the rezoning of specific property.

Staff Recommendation:

Aero Landing phase1 entrance aligning S. Jefferson Avenues is designated C-L, a rezone is required.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date: 03/04/2025

ATTACHMENTS:

1. Zoning Map 2500 Blk S Jefferson Ave





To: Zoning and Planning Commission Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Conditional Use at 2400 Block of South Jefferson

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a conditional use to construct duplexes at Aero Landing Phase 1 at 2400 block S Jefferson Ave.

Background (problem/explanation):

This is zoned RS- 2 Residential Section 48-35.

RS-2 Residential district multi-family requires a conditional use

Staff Recommendation:

Sec.48-34

Conditional Use is required to build multifamily housing in RS-2

Submitted By:

Department: Code Administration

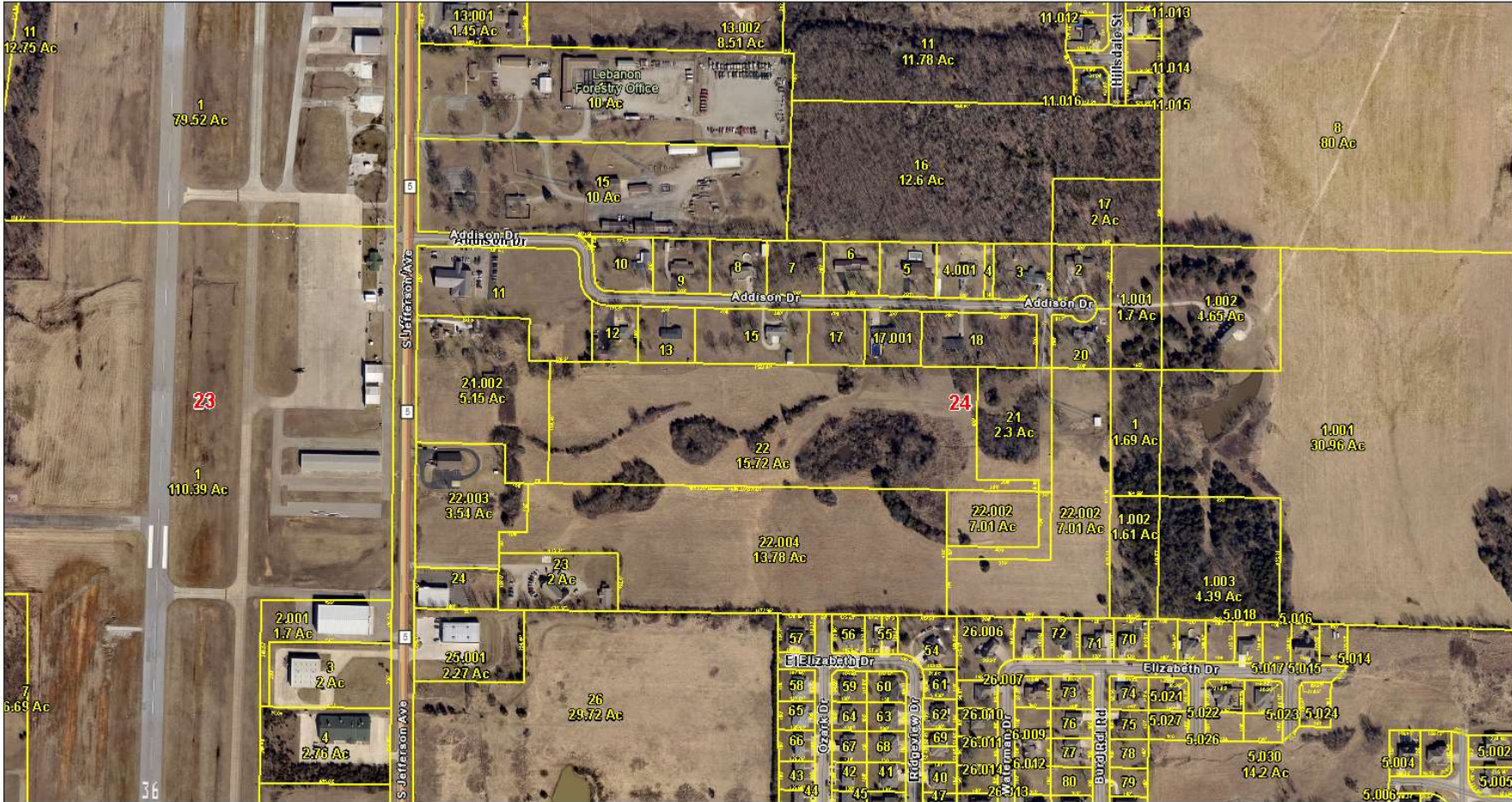
Date: 03/04/2025

ATTACHMENTS:

1. Zoning Map 2500 Blk S Jefferson Ave
2. 2400 Block S Jefferson Ave_GIS Map

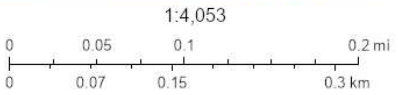


2426 S Jefferson Avenue



10/24/2024, 2:21:31 PM

- Road Parcel Section Green: Band_2
- Interstate Parcel Number/Acres County Boundary Blue: Band_3
- State Highway Corporate Limit Line 2022 Aerial Photography
- Street Red: Band_1



State of Missouri, Maxar, Esri Community Maps Contributors, Laclede County, Missouri Dept. of Conservation, Missouri DNR, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS,



To: Zoning and Planning Commission Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Final Plat of ISC Billboard located at 1560 E Rt. 66

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request final plat of ISC Billboard located at 1560 E Rt 66.

Background (problem/explanation):

C-1

Property must be properly platted for any new construction.

A billboard sign is planned for the location, Mo-dot has issued a sign permit

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date: 03/04/2025

ATTACHMENTS:

1. ISC Billboard Subdivision Plat
2. 1560 E Rt 66 Zoning Map

Final Plat of ISC BILLBOARD

Being a Fractional Part of E1/2 Lot 1 NE1/4 Sec. 1,
T34N, R16W; Lebanon, Laclede County, Missouri

CERTIFICATE OF OWNERSHIP AND DEDICATION

Independent Stave Company, Inc. hereby certifies that it is the owner 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 "ISC BILLBOARD." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2025

INDEPENDENT STAVE
COMPANY, INC.

By: _____
David Waugh, Secretary

"DEDICATOR"

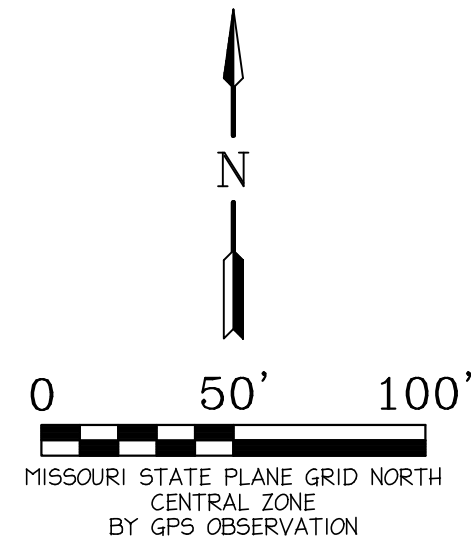
STATE OF MISSOURI)
) SS.
COUNTY OF LACLEDE)

On this ____ day of _____, 2025 before me appeared David Waugh, to me personally known, who, being by me duly sworn did say: That he is the Secretary of Independent Stave Company, Inc. and that said instrument was signed in their behalf, and acknowledged said instrument to be the free act and deed of said Independent Stave Company, Inc.

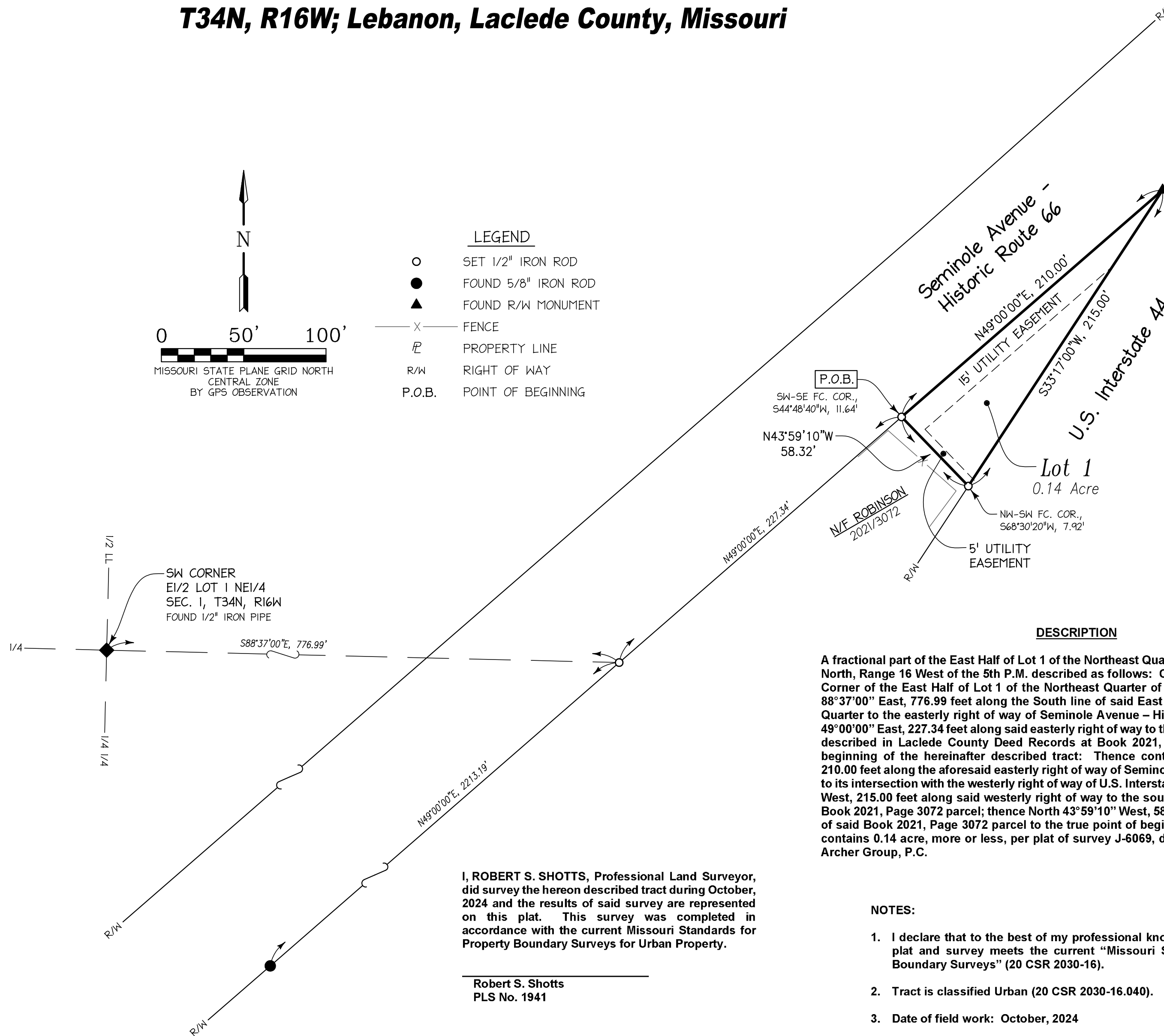
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, the day and year first above written.

My Commission Expires: _____

NOTARY PUBLIC



- LEGEND**
- SET 1/2" IRON ROD
 - FOUND 5/8" IRON ROD
 - ▲ FOUND R/W MONUMENT
 - X — FENCE
 - P — PROPERTY LINE
 - R/W RIGHT OF WAY
 - P.O.B. POINT OF BEGINNING

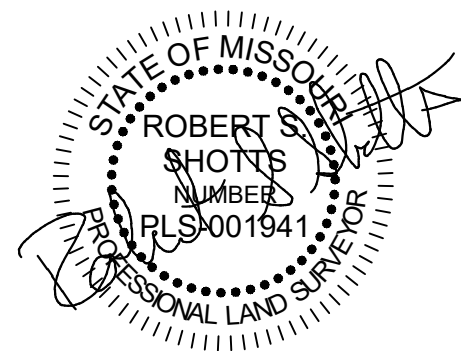


DESCRIPTION

A fractional part of the East Half of Lot 1 of the Northeast Quarter of Section 1, Township 34 North, Range 16 West of the 5th P.M. described as follows: Commencing at the Southwest Corner of the East Half of Lot 1 of the Northeast Quarter of said Section 1; thence South 88°37'00" East, 776.99 feet along the South line of said East Half of Lot 1 of the Northeast Quarter to the easterly right of way of Seminole Avenue - Historic Route 66; thence North 49°00'00" East, 227.34 feet along said easterly right of way to the northeast corner of a parcel described in Laclede County Deed Records at Book 2021, Page 3072, the true point of beginning of the hereinafter described tract: Thence continuing North 49°00'00" East, 210.00 feet along the aforesaid easterly right of way of Seminole Avenue - Historic Route 66 to its intersection with the westerly right of way of U.S. Interstate 44; thence South 33°17'00" West, 215.00 feet along said westerly right of way to the southeast corner of the aforesaid Book 2021, Page 3072 parcel; thence North 43°59'10" West, 58.32 feet along the easterly line of said Book 2021, Page 3072 parcel to the true point of beginning. Above described tract contains 0.14 acre, more or less, per plat of survey J-6069, dated February 3, 2025, by CM Archer Group, P.C.

I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract during October, 2024 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



2-5-25

NOTES:

1. 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).
2. Tract is classified Urban (20 CSR 2030-16.040).
3. Date of field work: October, 2024
4. Tract is part of lands described at 176/8612.
5. Dimensions shown are measured. For record dimensions, see document(s) noted.
6. 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.
7. There may be buried utilities located on this tract.
8. See applicable City of Lebanon codes for conditions that might affect the development of this tract.

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "ISC BILLBOARD," 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 _____, 2025 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 2024 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 _____, 2025. Plat filed at _____.

Jennifer Raef
Recorder of Deeds
Laclede County, Missouri

Date

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 ISC BILLBOARD Lebanon, Laclede County, Missouri Independent Stave Co., Inc. 1078 S. Jefferson Ave.; Lebanon, Missouri 65536	
		DRAWN BY	MEP
		SCALE	1" = 50'
		SURVEY NO.	J6069
		DATE	Feb. 5, 2025



x

1560 E Rt 66 zoning map depiction



To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Replat of Lot 12 and the South Half of Lot 11 of Block 16, Lewis Addition at 418 Harwood Avenue

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Replat of Lot 12 and the South Half of Lot 11 Block 16, Lewis Addition at 418 Harwood Ave

Background (problem/explanation):

Sec.48-35 RS-2 Residential

Property must be properly platted for any new construction.

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date: 03/04/2025

ATTACHMENTS:

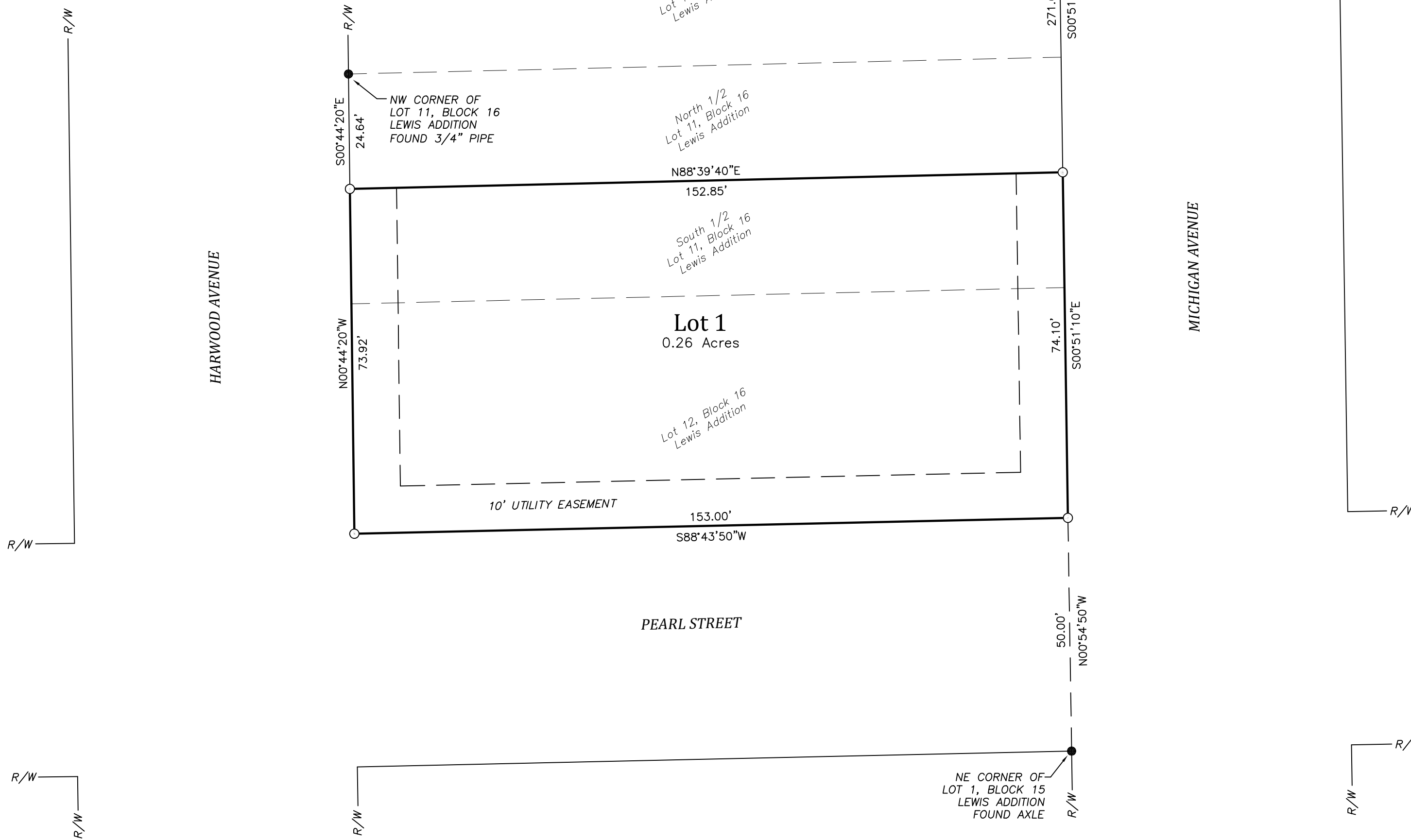
1. 418 Harwood Plat

**Replat of Lot 12 and the South Half of Lot 11
Block 16, Lewis Addition
Lebanon, Missouri**



- SET 1/2" IRON ROD
- FOUND MONUMENT AS NOTED
- FOUND FENCE CORNER POST
- ⊙ CALCULATED POSITION

STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



DESCRIPTION
All of Lot 12 and the South Half of Lot 11 in Block 16 of Lewis Addition to the City of Lebanon, Laclede County, Missouri, According to the recorded plat thereof.

DEDICATION
Whereas, Tristan Lambert 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

Replat of Lot 12 and the
South Half of Lot 11
Block 16, Lewis Addition
Lebanon, Missouri

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

Tristan Lambert _____ Date _____

NOTARY CERTIFICATE
State of Missouri }
County of Laclede } SS.

On this _____ day of _____, 2025, before me personally appeared Tristan Lambert, 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.

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:
Replat of Lot 12 and the
South Half of Lot 11
Block 16, Lewis Addition
Lebanon, Missouri

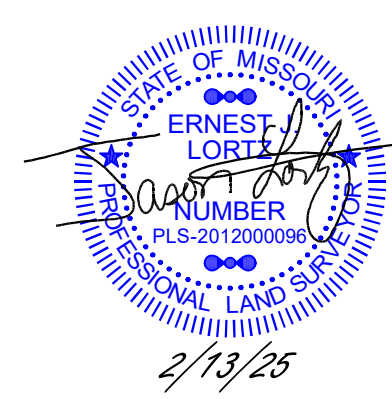
was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2025 by ordinance no. _____

Attest: _____
Jared Carr, Mayor, City of Lebanon 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 2024 and all prior years.

Toni Morris _____ Date _____
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE



SURVEYOR'S DECLARATION
I, Jason Lortz, did perform an original survey of the lot shown hereon at the request of Tristan Lambert during the month of December 2024. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

- 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: Lot is the lands described in Book 2024, Page 989.
 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

Replat of Lot 12 and the South Half of Lot 11, Block 16, Lewis Addition
Lebanon, Missouri

Tristan Lambert
Lebanon, Missouri

Drawn by SIM	Scale 1" = 20'	Survey No.
Checked by EJL	Date 2/13/2025	L-2320



To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Final Plat of Phase One and Final Plat of Phase Two of Ridge Creek Subdivision at 1100 Block of Daytona Drive and 1500 Rolling Hills Road

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for Ridge Creek subdivision final plats of phase 1 and 2 at 1100 block Daytona Dr and 1500 Rolling Hills Rd

Background (problem/explanation):

Sec.48-35 RS-2 Residential

Property must be properly platted for any new construction

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Lacey Brackett, City Clerk

Department: Code Administration

Date:

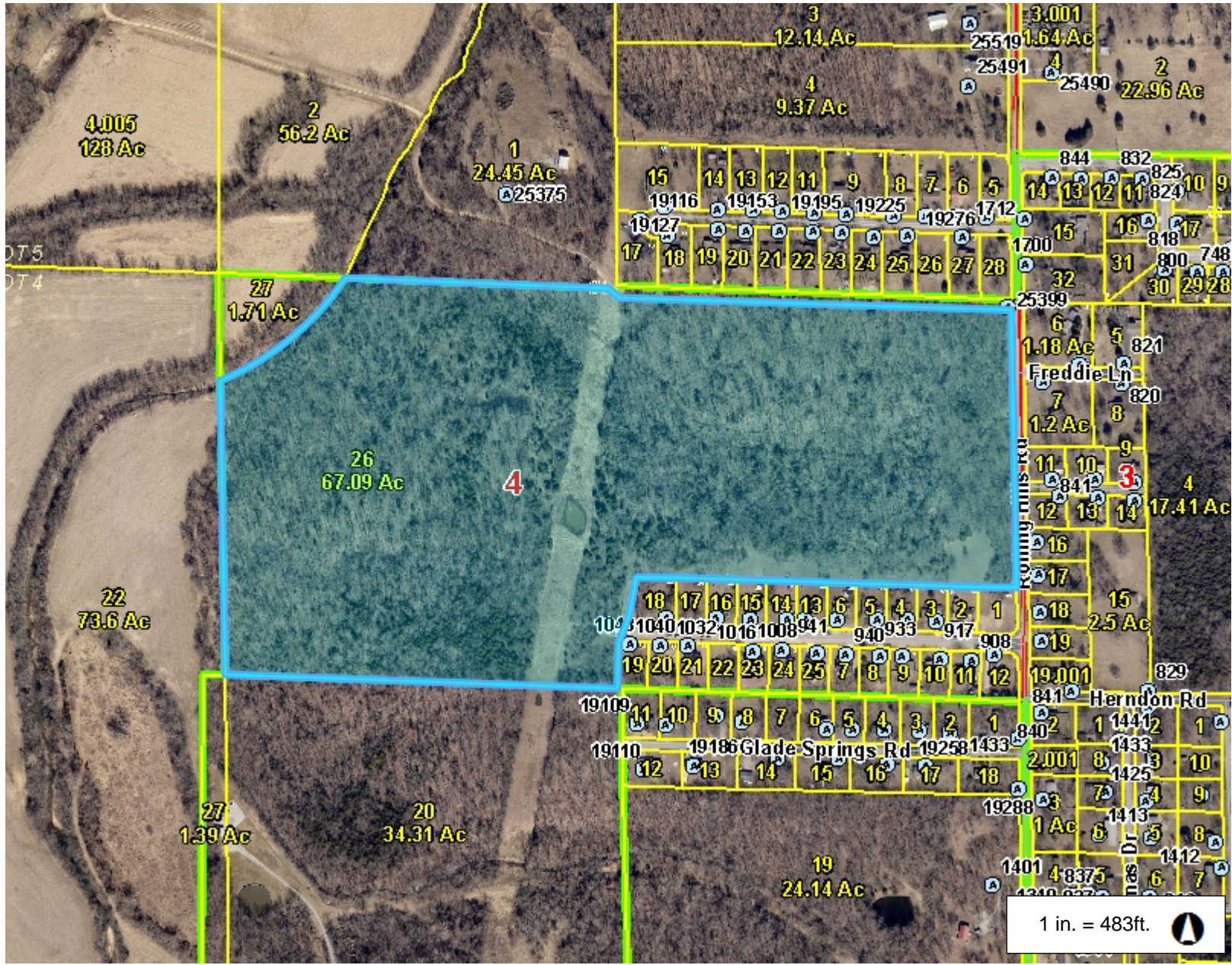
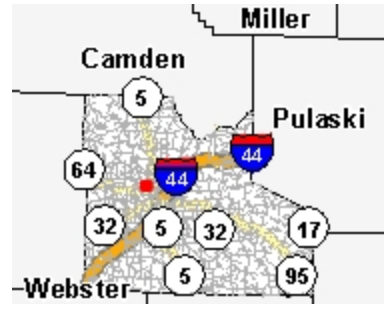
ATTACHMENTS:

1. 1000 block Daytona Drive highlighted zoning map depiction
2. 1100 block Daytona Drive GIS
3. Ridge Creek Phase One plat
4. Ridge Creek Phase Two Plat



1100 block Daytona Drive zoning map depiction

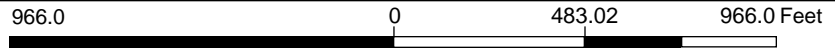
Laclede County, MO



Legend

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

1 in. = 483ft.

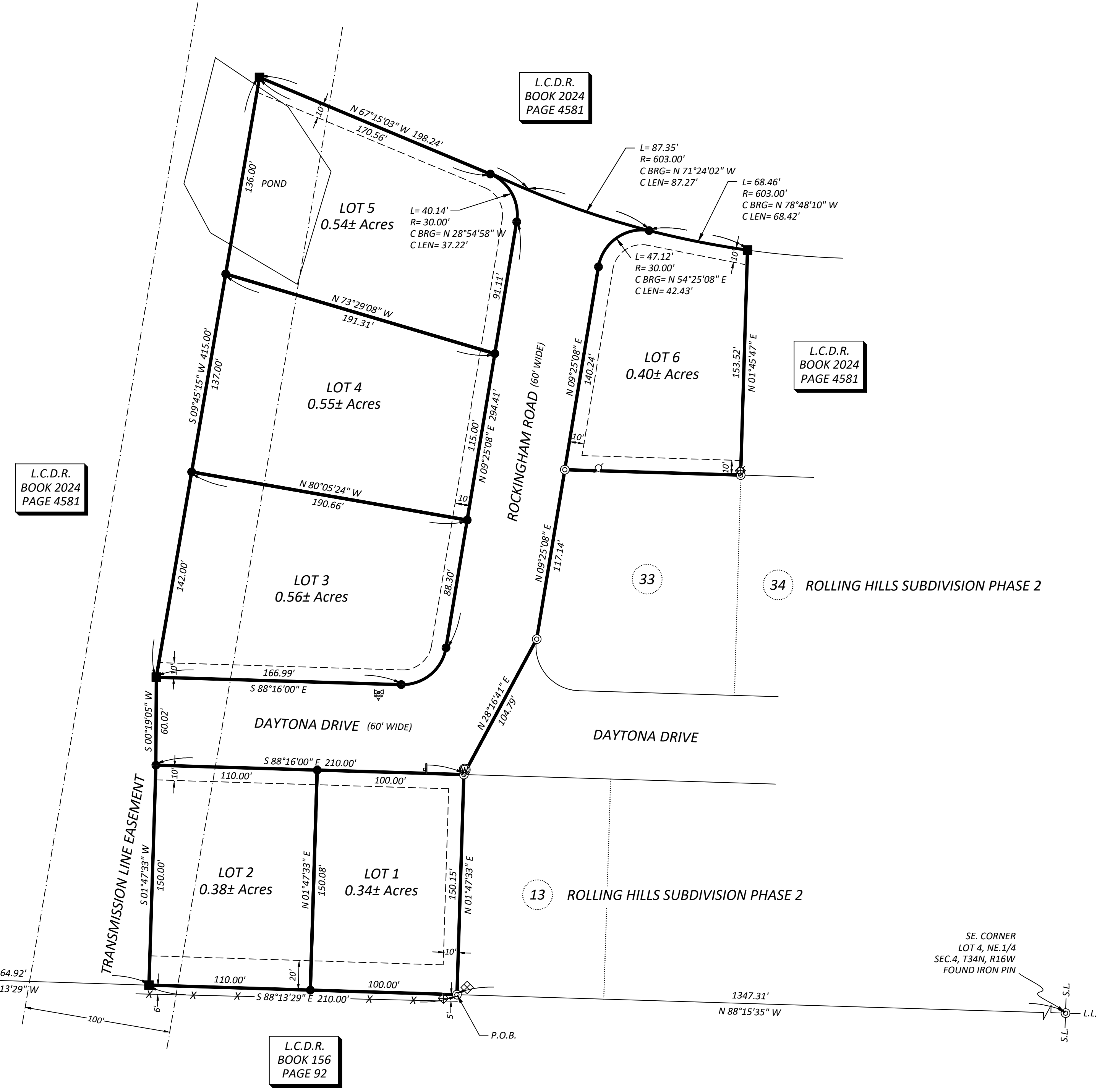


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

FINAL PLAT OF
RIDGE CREEK PHASE 1
 A SUBDIVISION TO LEBANON, LACLEDE COUNTY, MISSOURI
 LOCATED IN LOT 4 OF THE NORTHEAST QUARTER
 SECTION 4, TOWNSHIP 34 NORTH, RANGE 16 WEST

GEODETIC NORTH



CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS BRYANTS ESTATES, LLC, ARE THE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO LOTS, AND EASEMENT CORRIDORS IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "RIDGE CREEK PHASE 1" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE BRYANTS ESTATES, LLC, DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS SHOWN ON THIS PLAT; AND THAT THE DESCRIBED PREMISES SHALL HEREINAFTER BE KNOWN AS AND NAMED "RIDGE CREEK PHASE 1" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

MICHAEL BRYANT, OWNER
 BRYANTS ESTATES, LLC

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS)
 COUNTY OF LACLEDE)

ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED: MICHAEL BRYANT, OWNER OF BRYANTS ESTATES, LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "RIDGE CREEK PHASE 1" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF "RIDGE CREEK PHASE 1", A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, 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 _____, 20____ BY ORDINANCE NO. _____

MAYOR: JARED CARR _____ DATE _____

ATTEST:

CITY CLERK: LACY BRACKETT _____ DATE _____

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20____ AND ALL PRIOR YEARS.

TONI MORRIS
 COLLECTOR OF REVENUE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M, PLAT RECORDED IN BOOK _____ AT PAGE _____.

JENNIFER RAEF
 RECORDER OF DEEDS
 LACLEDE COUNTY, MISSOURI

PROPERTY DESCRIPTION

A part of Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the 5th P.M., described as follows: Commencing at the Southeast corner of Lot 4 of the Northeast Quarter of said Section 4; thence N 88°15'35" W 1347.31 feet along the South line of said Lot 4 of the Northeast Quarter to the Southwest corner of Rolling Hills Subdivision Phase 2 to Lebanon, Laclede County, Missouri; thence N 01°47'33" E 150.15 feet, and N 28°16'41" E 104.79 feet, and N 09°25'08" E 117.14 feet, all along the Westerly boundary of said Rolling Hills Subdivision Phase 2; thence S 88°13'56" E 119.91 feet to the Northeast corner of Lot 33 of said Rolling Hills Subdivision Phase 2; thence N 01°45'47" E 153.52 feet; thence along a curve turning to the right with an arc length of 68.46 feet, with a radius of 603.00 feet, with a chord bearing of N 78°48'10" W, with a chord length of 68.42 feet; thence along a curve turning to the right with an arc length of 87.35 feet, with a radius of 603.00 feet, with a chord bearing of N 71°24'02" W, with a chord length of 87.27 feet; thence N 67°15'03" W 198.24 feet; thence S 09°45'15" W 415.00 feet; thence S 00°19'05" W 60.02 feet; thence S 01°47'33" W 150.00 feet to the South line of said Lot 4 of the Northeast Quarter; thence S 88°13'29" E 210.00 feet along said South line to the true place of beginning. Subject to all easements of record. Description as per Survey C-10995 made by Carmack Surveying and Engineering.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. PARENT DEED RECORDED IN LACLEDE COUNTY DEED RECORD BOOK 2024 AT PAGE 4581, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.
3. MINIMUM FRONT AND REAR YARD DEPTH IS 30 FEET, MINIMUM SIDE YARD DEPTH IS 10 FEET.
4. PROPERTY IS ZONED R-1
5. TOTAL ACREAGE OF SUBDIVISION IS 3.55 ± ACRES.

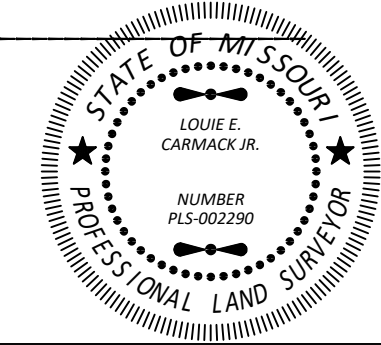
LEGEND

- These standard symbols will be found in the drawing.
- TRANSMISSION LINE EASEMENT
 - - - UTILITY EASEMENT LINE
 - x - x - FENCE LINE
 - P.O.B. PLACE OF BEGINNING
 - L.C.D.R. LACLEDE COUNTY DEED RECORD
 - SET 5/8" REBAR
 - UTILITY POLE
 - ↑ SIGN
 - ◇ HIGH VOLTAGE BOX
 - ⊙ FOUND IRON PIN
 - ⚡ TELEPHONE RISER
 - ⊕ WATER VALVE
 - ⊙ WATER METER
 - SET 1/2" REBAR
 - ⚡ FIRE PLUG

CARMACK SURVEYING AND ENGINEERING
 13071 HWY. 32
 ROBY, MO. 66557
 PH: 417-458-4798

SURVEYOR'S CERTIFICATION
 I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

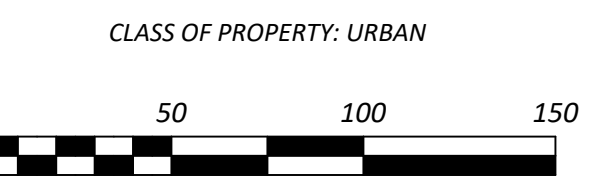
C. OF A. NO. 2009021547.
 DATE FIELD WORK COMPLETED: 2/6/2025
 LOUIE E. CARMACK JR.



SURVEY FOR MICHAEL BRYANT

DRAWN	DATE	LACLEDE COUNTY, MO.
RLS	02/17/25	
APPROVED	DATE	SEC. 4
LEC	02/17/25	T34N, R16W
SCALE	SHEET	PROJECT NO.
1" = 50'	1 OF 1	C-10995

THIS MAP COMPLIES WITH THE MISSOURI MAP ACCURACY STANDARD. ACCURACY STANDARD IS CLASS 1



FINAL PLAT OF
RIDGE CREEK PHASE 2
 A SUBDIVISION TO LEBANON, LACLEDE COUNTY, MISSOURI
 LOCATED IN LOT 4 OF THE NORTHEAST QUARTER
 SECTION 4, TOWNSHIP 34 NORTH, RANGE 16 WEST

GEODETIC NORTH

NE CORNER
 LOT 4, NE 1/4
 SEC 4, T34N, R16W
 FOUND IRON PIN

L.C.D.R.
 BOOK 2024
 PAGE 4581

L.C.D.R.
 BOOK 2024
 PAGE 4581



ROLLING HILLS SUBDIVISION PHASE 2

ROLLING HILLS SUBDIVISION PHASE 1

THIS MAP COMPLIES WITH THE
 MISSOURI MAP ACCURACY STANDARD.
 ACCURACY STANDARD IS CLASS 1

CLASS OF PROPERTY: URBAN



CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS BRYANTS ESTATES, LLC, ARE THE RIGHTFULL OWNER(S) OF THE PARCEL DESCRIBED ON THIS PLAT; AND WHEREAS THEY HAVE CAUSED THE DESCRIBED PREMISES TO BE SUBDIVIDED INTO LOTS, AND EASEMENT CORRIDORS IN THE MANNER SHOWN ON THIS PLAT; AND WHEREAS IT IS THEIR DESIRE TO ENTITLE THE DESCRIBED PREMISES WITH THE NAME "RIDGE CREEK PHASE 2" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE BRYANTS ESTATES, LLC, DO HEREBY DEDICATE TO PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS SHOWN ON THIS PLAT; AND THAT THE DESCRIBED PREMISES SHALL HEREINAFTER BE KNOWN AS AND NAMED "RIDGE CREEK PHASE 2" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

MICHAEL BRYANT, OWNER
 BRYANTS ESTATES, LLC

ACKNOWLEDGEMENT

STATE OF MISSOURI)
) SS)
 COUNTY OF LACLEDE)

ON THIS _____ DAY OF _____ 20____, BEFORE ME PERSONALLY APPEARED: MICHAEL BRYANT, OWNER OF BRYANTS ESTATES, LLC, TO ME KNOWN TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO BEING DULY SWORN, ACKNOWLEDGE THAT THEY EXECUTED THE FOREGOING DEDICATION OF "RIDGE CREEK PHASE 2" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN _____, MISSOURI, ON THIS, THE DAY, MONTH AND YEAR FIRST ABOVE WRITTEN.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

MY COMMISSION EXPIRES: _____

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF "RIDGE CREEK PHASE 2", A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, 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 _____, 20____ BY ORDINANCE NO. _____

MAYOR: JARED CARR _____ DATE _____

ATTEST:

CITY CLERK: LACY BRACKETT _____ DATE _____

COUNTY TAX RELEASE

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENTS AGAINST THE REAL ESTATE DESCRIBED ON THIS PLAT HAVE BEEN PAID IN FULL FOR 20____ AND ALL PRIOR YEARS.

TONI MORRIS
 COLLECTOR OF REVENUE

RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THIS _____ DAY OF _____ 20____ AT _____ O'CLOCK _____ M, PLAT RECORDED IN BOOK _____ AT PAGE _____.

JENNIFER RAEF
 RECORDER OF DEEDS
 LACLEDE COUNTY, MISSOURI

LEGEND

These standard symbols will be found in the drawing.

- UTILITY EASEMENT LINE
- x-x- FENCE LINE
- P.O.B. PLACE OF BEGINNING
- L.C.D.R. LACLEDE COUNTY DEED RECORD
- SET 5/8" REBAR
- ⊕ UTILITY POLE
- ⊙ FOUND IRON PIN
- ⊕ TELEPHONE RISER
- ≡ WATER VALVE
- ⊕ SEWER MANHOLE
- SET 1/2" REBAR
- ⊕ FIRE PLUG
- ⊕ SEWER LIFT STATION

PROPERTY DESCRIPTION

A part of Lot 4 of the Northeast Quarter of Section 4, Township 34 North, Range 16 West of the 5th P.M., described as follows: Commencing at the Southeast corner of Lot 4 of the Northeast Quarter of said Section 4; thence N 00°43'28" W 359.82 feet along the East line of said Lot 4 of the Northeast Quarter; thence N 88°13'49" W 22.39 feet to the Northeast corner of Rolling Hills Subdivision Phase 1 to Lebanon, Laclede County, Missouri; thence continuing N 88°13'49" W 627.11 feet to the Northwest corner of said Rolling Hills Subdivision Phase 1; thence N 01°48'06" E 149.93 feet; thence N 21°52'49" W 65.50 feet; thence N 01°45'47" E 260.00 feet; thence S 88°14'13" E 631.00 feet to the Westerly right of way line of Rolling Hills Road, as located February, 2025; thence S 00°56'58" E 470.53 feet along said Westerly right of way line to the true place of beginning. Subject to all easements of record. Description as per Survey C-10995A made by Carmack Surveying and Engineering.

SURVEYOR'S NOTES:

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
2. PARENT DEED RECORDED IN LACLEDE COUNTY DEED RECORD BOOK 2024 AT PAGE 4581, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.
3. MINIMUM FRONT AND REAR YARD DEPTH IS 30 FEET, MINIMUM SIDE YARD DEPTH IS 10 FEET.
4. PROPERTY IS ZONED R-1
5. TOTAL ACREAGE OF SUBDIVISION IS 6.82 ± ACRES.

CARMACK SURVEYING AND ENGINEERING
 13071 HWY. 32
 ROBY, MO. 65557
 PH: 417-458-4798

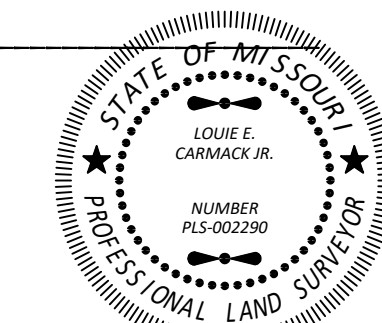
SURVEYOR'S CERTIFICATION

I, LOUIE E. CARMACK JR., MISSOURI REGISTERED LAND SURVEYOR, NO. 2290, DECLARE THAT THE SURVEY SHOWN ON THIS PLAT WAS MADE BY ME OR UNDER MY DIRECTION, AND IS CERTIFIED TO BE IN ACCORDANCE WITH THE CURRENT MISSOURI STANDARDS FOR PROPERTY BOUNDARY SURVEYS.

C. OF A. NO. 2009021547.

DATE FIELD WORK COMPLETED: 2/6/2025

LOUIE E. CARMACK JR.



SURVEY FOR MICHAEL BRYANT

DRAWN	DATE	LACLEDE COUNTY, MO.
RLS	02/17/25	
APPROVED	DATE	SEC. 4
LEC	02/17/25	T34N, R16W
SCALE	SHEET	PROJECT NO.
1" = 50'	1 OF 1	C-10995A



To: Zoning and Planning Commission Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Conditional Use to Construct a Duplex at 171 Lee Street

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a conditional use to construct a duplex at 171 Lee Street.

Background (problem/explanation):

This is zoned RS-2 residential.

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

Conditional use is required to build a duplex in RS-2 residential

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Christina Wagner, Code Administrator

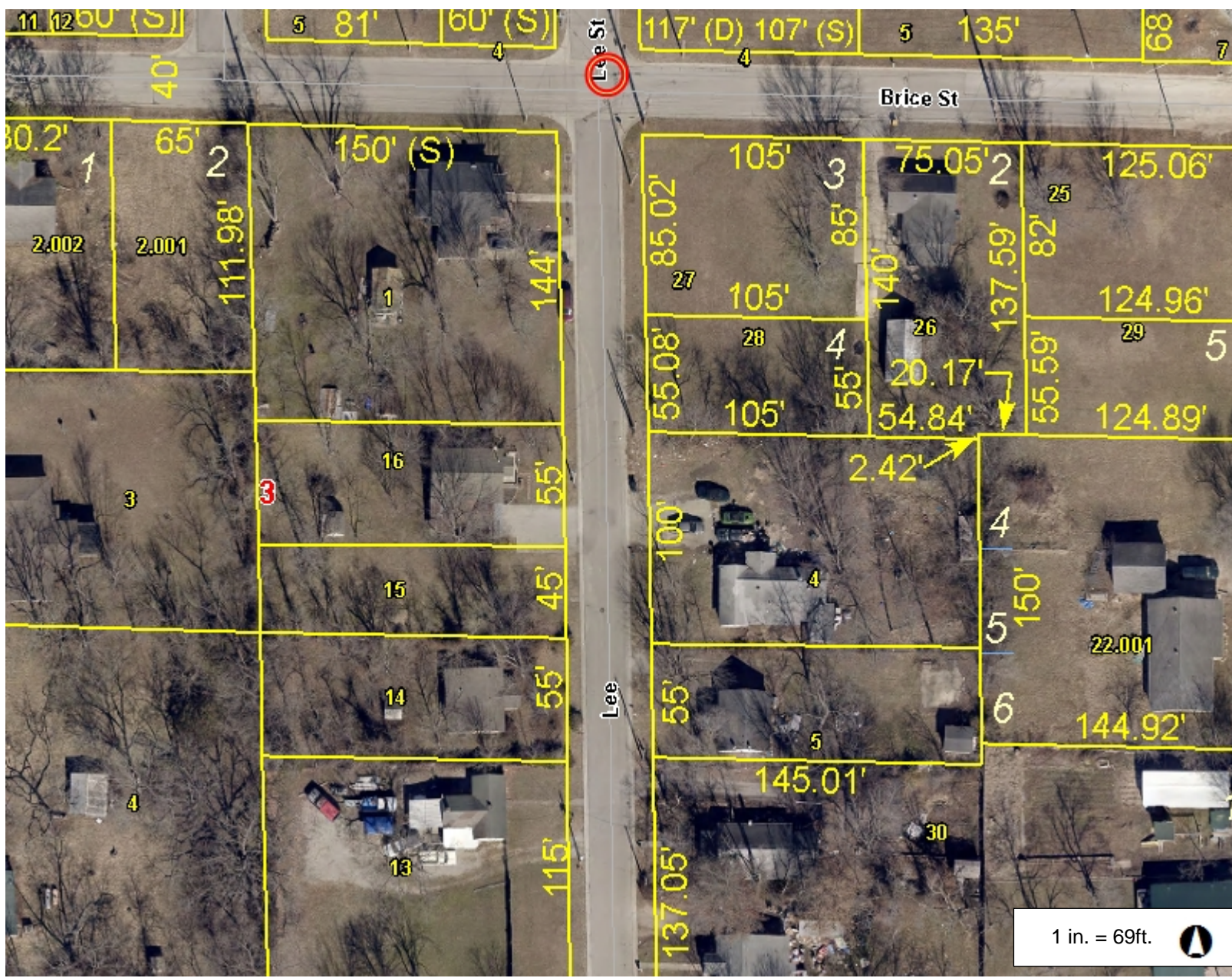
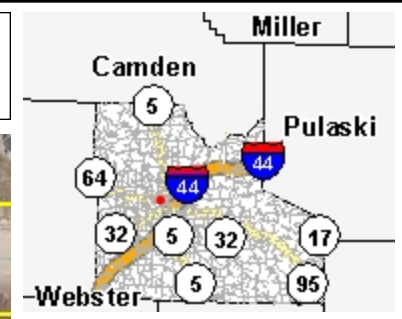
Department: Code Administration

Date:

ATTACHMENTS:

1. 151 & 171 Lee St_GIS Map

Laclede County, MO



Legend

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

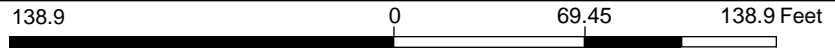
Lot #14,
 PN 13-2.0-03-003-006-015.000
 Legal: Leb. Acreage 3-34-16 PT
 NWSW1/4 50x165 FT
 Situs Address: 171 Lee St
 Subdivision: Lebanon Acreage

Lot #15,
 PN 13-2.0-03-003-006-014.000
 Legal: Leb. Acreage 3-34-16 PT
 NWSW1/4 50'x150' FT
 Situs Address: 151 Lee St
 Subdivision: Lebanon Acreage

Owner Travis Trudgeon
 25211 Hwy AA, Lebanon

Zoned District: RS-2

1 in. = 69ft.



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

Notes



To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Final Plat for Aero Landing Phase 1 at 2400 S Block of South Jefferson Avenue

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a final plat for Aero Landing phase 1 located at 2400 block S Jefferson Avenue

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: Christina Wagner, Code Administrator

Department: Code Administration

Date:

ATTACHMENTS:

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Rezone from C-L Limited Commercial to RS-2 Residential for Aero Landing Phase 1 at 2400 Block of South Jefferson

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone from C-L to RS-2 at Aero Landing phase 1 at 2400 block S Jefferson Ave.

Background (problem/explanation):

This is zoned RS- 2 Residential

Sec. 1-5. - Certain ordinances not affected by Code.

Nothing in this Code or the ordinance adopting this Code shall affect any ordinance, when not inconsistent with this Code:

(14)Pertaining to zoning or to the rezoning of specific property.

Staff Recommendation:

Aero Landing phase1 entrance aligning S. Jefferson Avenues is designated C-L, a rezone is required.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date:

ATTACHMENTS:

None



To: Zoning and Planning Commission Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Conditional Use at 2400 Block of South Jefferson

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a conditional use to construct duplexes at Aero Landing Phase 1 at 2400 block S Jefferson Ave.

Background (problem/explanation):

This is zoned RS- 2 Residential Section 48-35.

RS-2 Residential district multi-family requires a conditional use

Staff Recommendation:

Sec.48-34

Conditional Use is required to build multifamily housing in RS-2

Submitted By:

Department: Code Administration

Date:

ATTACHMENTS:

None



To: Zoning and Planning Commission Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Final Plat of ISC Billboard located at 1560 E Rt. 66

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request final plat of ISC Billboard located at 1560 E Rt 66.

Background (problem/explanation):

C-1

Property must be properly platted for any new construction.

A billboard sign is planned for the location, Mo-dot has issued a sign permit

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date:

ATTACHMENTS:

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Replat of Lot 12 and the South Half of Lot 11 of Block 16, Lewis Addition at 418 Harwood Avenue

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Replat of Lot 12 and the South Half of Lot 11 Block 16, Lewis Addition at 418 Harwood Ave

Background (problem/explanation):

Sec.48-35 RS-2 Residential

Property must be properly platted for any new construction.

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date:

ATTACHMENTS:

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Final Plat of Phase One of Ridge Creek Subdivision at 1100 Block of Daytona Drive and 1500 Rolling Hills Road

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for Ridge Creek subdivision final plats of phase 1 and 2 at 1100 block Daytona Dr and 1500 Rolling Hills Rd

Background (problem/explanation):

Sec.48-35 RS-2 Residential

Property must be properly platted for any new construction

Staff Recommendation:

Staff sees no issues with this request.

Submitted By: Lacey Brackett, City Clerk

Department: Code Administration

Date:

ATTACHMENTS:

None



To: Zoning and Planning Commission

Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Final Plat of Phase Two of Ridge Creek Subdivision at 1100 Block of Daytona Drive and 1500 Rolling Hills Road

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Background (problem/explanation):

Staff Recommendation:

Submitted By:

Department: Code Administration

Date:

ATTACHMENTS:

None



To: Zoning and Planning Commission Proposed for the Meeting Date of: March 13, 2025

Staff Informational Sheet

Topic: Request for a Conditional Use to Construct a Duplex at 171 Lee Street

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a conditional use to construct a duplex at 171 Lee Street.

Background (problem/explanation):

This is zoned RS-2 residential.

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

Conditional use is required to build a duplex in RS-2 residential

Staff Recommendation:

Staff sees no issue with this request.

Submitted By: Christina Wagner, Code Administrator

Department: Code Administration

Date:

ATTACHMENTS:

None