

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:


Code Administrator Christina Wagner
City Clerk Lacey Brackett


Secretary Carrie Plassmeyer

March 13, 2025

Minutes Approved