

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

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on March 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, Randy Wall, and David Wheeler. Absent: None.

A quorum was declared.

Kristen Waterman resigned from the Board on February 13, 2025; therefore, the Commission currently consists of 8 members with one vacancy.

Staff members and others in attendance: Planning and Zoning Manager Mark Scott and City Clerk Lacey Brackett.

APPROVAL OF MINUTES

February 13, 2025, Regular Meeting

Randy Wall moved and Shirley Tarwater seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

PUBLIC HEARING

Shirley Tarwater moved and Randy Randolph seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Final Plat for Aero Landing Phase 1 at 2400 S Block of South Jefferson Avenue  
Planning and Zoning Manager Mark Scott stated that this plat represents the first of three phases and is currently zoned RS-2 Residential.

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

Planning and Zoning Manager Mark Scott explained that this is a rezoning from Limited Commercial C-L to RS-2 Residential. He noted that the entrance aligning with South Jefferson

Avenue is designated as C-L, so a rezone was required.

Request for a Conditional Use at 2400 Block of South Jefferson

Planning and Zoning Manager Mark Scott stated that the owners intend to construct duplexes, and since the area is zoned RS-2 Residential, a conditional use permit is required.

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

Planning and Zoning Manager Mark Scott stated that this plat was for a planned billboard sign and noted that MoDOT had already issued a sign permit.

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

Planning and Zoning Manager Mark Scott stated that this is a replat of one lot and a portion of a second lot, required for planned construction.

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

Planning and Zoning Manager Mark Scott shared that these were plats for two phases of Ridge Creek Subdivision and that the areas had to be properly plated for planned construction.

Several neighborhood members attended the meeting and expressed their opposition to the plat. However, due to time constraints and the Chairman's limit of three speakers for and against the items in question, they did not provide public comments.

Neighboring resident J.D. Muschany provided the Chairman with a letter from residents regarding their concerns about the construction of Rockingham Road. This letter is attached and made part of the permanent record. Mr. Muschany expressed concerns about the development due to Rockingham Road being extended and stated that he would like it to remain a dead-end street. He questioned whether there was any way to relocate Rockingham Road to mitigate the increase in traffic, which he believes poses a potential safety concern.

Area resident Jeff Decker shared that he had recently moved to the neighborhood and one reason he picked this area was because Daytona Road came to a dead-end.

Commission Member Plassmeyer inquired about the developer being required to put a cul-de-sac in the road of the subdivision and have it not just dead-end. Plassmeyer also acknowledged the citizen's safety concerns and asked that they contact public works and discuss their concerns.

Commission Member Stokes shared that this was just a plat for a development and explained that the Commission's job is to review and see if it would benefit the City. Stokes also inquired about two points of egress in a subdivision.

Area resident Don Biddinger expressed concerns about safety, stating that adding more traffic

to Rolling Hills Road would be unsafe due to the frequent speeding. He shared that he understands why someone would have an interest in putting a development in but recommended another access road.

Area resident Deborah Brown expressed her concern regarding the development of the subdivision.

The Commission had a brief discussion regarding cul-de-sac and turnaround options, expressing concern about the dead-end street for Rockingham as is. Planning and Zoning Manager Mark Scott shared that the owner of the subdivision had agreed to put a cul-de-sac at the end of the road on the plat.

Request for a Conditional Use to Construct a Duplex at 171 Lee Street  
Planning and Zoning Manager Mark Scott shared that this was a conditional use request to construct a duplex due to it being in an RS-2 Residential area.

Randy Randolph moved and Chris Meckem seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

#### COMMISSION ACTION

Request for a Final Plat for Aero Landing Phase 1 at 2400 S Block of South Jefferson Avenue  
David Wheeler moved and Chris Meckem seconded that the Commission approve a Request for a Final Plat for Aero Landing Phase 1. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

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

Shirley Tarwater moved and Randy Wall seconded that the Commission approve a Request for a Rezone from Limited Commercial C-L to RS-2 Residential for Aero Landing Phase 1 at 2400 Block of South Jefferson Avenue. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

#### Request for a Conditional Use at 2400 Block of South Jefferson

Randy Wall moved and David Wheeler seconded that the Commission approve a Request for a Conditional Use in the 2400 Block of South Jefferson Avenue. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

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

Carrie Plassmeyer moved and Chris Meckem seconded that the Commission approve a Request for a Final Plat of ISC Billboard located at 1560 E Rt. 66. Motion carried as follows: Yea: (8)

Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

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

Carrie Plassmeyer moved and Chris Meckem seconded that the Commission approve a Request for a Replat of Lot 12 and the South Half of Lot 11 of Block 16, Lewis Addition at 418 Harwood Avenue. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

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

Randy Wall moved and Michall Holmes seconded that the Commission approve the request for a Final Plat of Phase One of Ridge Creek Subdivision.

Shirley Tarwater moved and Randy Randolph seconded that the Commission amend the motion to approve the request for a Final Plat of Phase One of Ridge Creek Subdivision with the condition that there would be a turnaround constructed on the West end of Daytona Drive and that it meet the requirements approved by the Street Department of Public Works. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Shirley Tarwater moved and Randy Randolph seconded that the Commission approve a Request for a Final Plat of Phase One of Ridge Creek Subdivision with the condition that there would be a turn-a-round constructed on the West end of Daytona Drive and that it meet the requirements approved by the Street Department of Public Works. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

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

Michall Holmes moved and Randy Randolph seconded that the Commission approve a Request for a Final Plat of Phase Two of Ridge Creek Subdivision with the condition that an emergency vehicle turnaround be added and that it be approved by the Street Department of Public Works. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Radolph, Shirley Tarwater, and Randy Wall; Nay: (2) Jeff Stokes and David Wheeler; Abstain: (0) None; Absent: (0) None.

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

Carrie Plassmeyer moved and Shirley Tarwater seconded that the Commission approve a Request for a Conditional Use to Construct a Duplex at 171 Lee Street . Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent:

(0) None.

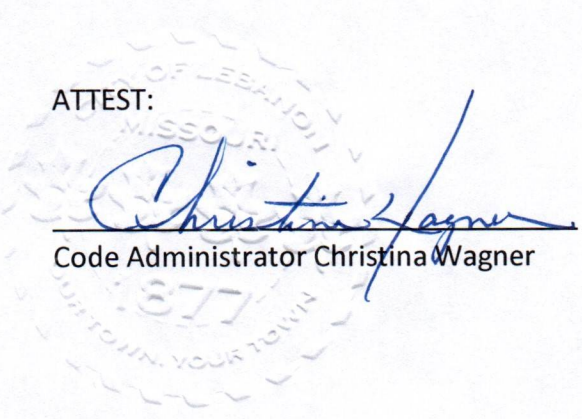
COMMISSION AND STAFF DISCUSSION

None.

Adjournment

Chairman Stokes declared the meeting adjourned at 6:53 p.m.

ATTEST:



Christina Wagner  
Code Administrator Christina Wagner

Carrie Plassmeyer  
Secretary Carrie Plassmeyer

April 10, 2025  
Minutes Approved

CITY OF LEANING MISSOURI

City of Leaning Missouri  
City Clerk's Office  
1000 Main Street  
Leaning, Missouri 64557  
Phone: (417) 337-1234

*[Handwritten Signature]*  
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City Clerk

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City Clerk



3/8/2025

We the residents of Daytona Drive, Lebanon, MO respectfully request Phase 1 of Ridge Creek Construction Plat be reconfigured to eliminate Rockingham Road to insure Daytona Drive residents and their families and future residents have the safety and security we have had for many years.

We look forward to our new neighbors and the extension of Daytona but, it is our belief the construction of Rockingham Road connecting to the future expansion of Ridge Creek of potentiality 40 homes on Darlington Dr. will increase the traffic significantly therefore creating a dangerous environment for residents and future residents of Daytona Drive.

Many of our residents and adjoining neighborhood residents walk Daytona Drive, children play along the street, walk to and from the bus. There are no sidewalks. Increased traffic by adding Rockingham Road cross street will make Daytona Drive more dangerous for all. Many of our residents reported they bought their homes because it was a dead-end street and friendly safe neighborhood.

Research has proved turning a dead-end (cul-de-sac) street into a through road can cause traffic volume to increase many fold along with an increase in average vehicle speed, the result of which is an increase in both vehicle, pedestrian and cyclist accidents.

Thank you for you for considering our request for safety of our small community and the future residents of Ridge Creek Subdivision.

Renee Hensley	1048
Russell Hensley	1048
Herpin	1025
Tom Smith	1008
Chris Smith	1009
John P. Arnold	1017
Jeff Drock	1017
Daniel P. Silbersberg	932
Janet Silberberg	932
Patsy Compton	909
RR Robert Compton	909

3/8/2025 Ridge Creek Construction Plat Phase 1 reconfiguring signatures

John T. Hudson	900
Perry D. Romaker	1040
Kimberly Rodenick	1040
Gene Wilkerson	941
Shendee Funder	925
Tom May	1000
Jeff Lindsey	916
Tyeda Beck	914
Chris Benne	908
Madi Benne	908
John B. B. B.	1030
John B. B. B.	917
John B. B. B.	917
Linda Baker	1016
John B. B. B.	941
Daniel McClain	924
Amber McClain	924
Ethan Johnson	933
Alyssa Johnson	933
Deidra Glantz	1001
Glenda Maschany	1041
Glenda Maschany	1041