

**CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, MAY 8, 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. April 10, 2025, Regular Meeting
3. Public Hearing
 - a. Request for a Final Plat of Replat of Lot 1 and the East Half of Lot 2 in Block of Hough's Addition. (872 East Street).
 - b. Request for Final Plat of Bowlmor Lanes-Route 66 Subdivision (1331 E Route 66).
4. Commission Action
 - a. Commission Action on a Request for a Final Plat of Replat of Lot 1 and the East Half of Lot 2 in Block of Hough's Addition. (872 East Street).
 - b. Commission Action on a Request for Final Plat of Bowlmor Lanes-Route 66 Subdivision (1331 E Route 66).
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
APRIL 10, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on April 10, 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, Jeff Stokes, Shirley Tarwater, Randy Wall. Absent: Carrie Plassmeyer, Randy Randolph, David Wheeler.

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: Code Administration Director Christina Wagner, Planning and Zoning Manager Mark Scott, and Deputy City Clerk Melissa Richardson.

Approval of Minutes

March 13, 2025, Regular Meeting

Shirley Tarwater moved and Randy Wall seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (5) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (3) Carrie Plassmeyer, Randy Randolph, David Wheeler.

Public Hearing

Chris Meckem moved and Randy Wall seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (3) Carrie Plassmeyer, Randy Randolph, David Wheeler.

Request for a Final Plat of Replat of Lots 1 and 2 of Replat of Lots 1, 2, and 3, Finch View Subdivision to the City of Lebanon, Missouri and Fractional Part SW1/4 NW1/4 Sec.10, T34N R16W, Laclede County Missouri.

Planning and Zoning Manager Mark Scott shared that this was Replat of Lots 1 and 2 of Replat of Lots 1, 2 and 3 of Finchview Subdivision.

Randy Wall moved and Chris Meckem seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (3) Carrie Plassmeyer, Randy Randolph, David Wheeler.

Commission Action

Request for a Final Plat of Replat of Lots 1 and 2 of Replat of Lots 1, 2, and 3, Finch View Subdivision to the City of Lebanon, Missouri and Fractional Part SW1/4 NW1/4 Sec.10, T34N R16W, Laclede County Missouri.

Shirley Tarwater moved and Chris Meckem seconded that the Commission approve a Request for a Final Plat of Replat of Lots 1 and 2 of Replat of Lots 1, 2, and 3 Finch View Subdivision and Fractional Parts SW1/4 NW1/4 Sec. 10, T334N, R16W. Motion carried as follows: Yea: (5) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, Randy Wall; Nay: (0) None; Abstain: (0) None; Absent: (3) Carrie Plassmeyer, Randy Randolph, David Wheeler.

Commission and Staff Discussion

None.

Adjournment

Chairman Stokes declared the meeting adjourned at 6:03 p.m.

ATTEST:

Secretary Carrie Plassmeyer

Code Administrator Christina Wagner

Minutes Approved



To: Zoning and Planning Commission

Proposed for the Meeting Date of: May 8, 2025

Staff Informational Sheet

Topic: Request for a Final Plat of Replat of Lot 1 and the East Half of Lot 2 in Block of Hough's Addition. (872 East Street).

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

FINAL PLAT OF REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST

Background (problem/explanation):

This is zoned RS-2 residential

Staff Recommendation:

Planning and zoning see no issues.

Submitted By: Christina Wagner, Code Administrator, Mark Scott, Planning and Zoning Manager

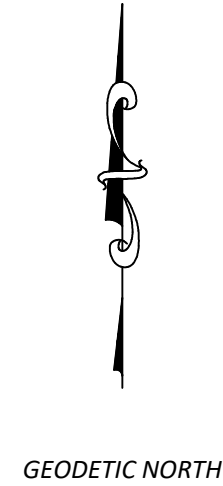
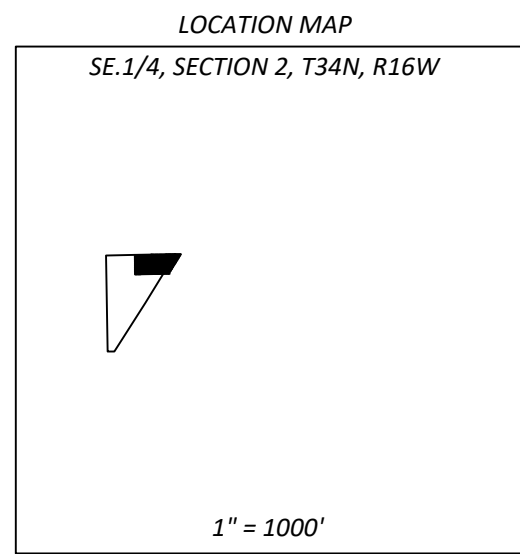
Department: Code Administration

Date: 04/17/2025

ATTACHMENTS:

1. 872 East St final plat depiction
2. 872 East St GIS map depiction
3. 872 East St zoning map depiction

**FINAL PLAT OF
REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2
IN BLOCK 3 OF HOUGH'S ADDITION
TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI
SECTION 2, TOWNSHIP 34 NORTH, RANGE 16 WEST**



LEGEND

These standard symbols will be found in the drawing.

- UTILITY EASEMENT LINE
- BUILDING SET BACK LINE
- (M) MEASURED
- (P) PLAT
- P.O.B. PLACE OF BEGINNING
- L.C.D.R. LACLEDE COUNTY DEED RECORD
- FOUND IRON PIPE
- ⊙ FOUND IRON PIN
- SET 1/2" REBAR
- ⊠ FOUND RAILROAD SPIKE

CERTIFICATE OF OWNERSHIP AND DEDICATION

WHEREAS PATRICIA BRADLEY, A SINGLE PERSON, 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 "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI;

NOW THEREFORE PATRICIA BRADLEY, A SINGLE PERSON, 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 "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION" A SUBDIVISION IN THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI.

PATRICIA BRADLEY, OWNER

PROPERTY DESCRIPTION

All of Lot 1 and the East Half of Lot 2 in Block 3 of Hough's Addition to the City of Lebanon, Laclede County, Missouri, and that part of the West Half of the Abandoned Railroad adjacent to said Lot 1 in Block 3, described as follows: Commencing at the Northeastly corner of Lot 1 in Block 3 of said Hough's Addition; thence S 88°49'48" W 211.20 feet to the Northwest corner of the East Half of said Lot 2 in Block 3; thence S 01°02'13" E 100.56 feet to the Southwest corner of said East Half of Lot 2 in Block 3; thence N 89°02'40" E 146.41 feet to the Southeastly corner of said Lot 1 in Block 3; thence continuing N 89°02'40" E 29.65 feet to the centerline of said Abandoned Railroad; thence N 31°34'27" E 120.34 feet along said centerline to a point in line with the North line of said Lot 1 in Block 3; thence S 88°49'48" W 29.72 feet to the true place of beginning. Subject to all easements of record. Description as per Survey C-10654-R made by Carmack Surveying and Engineering.

ACKNOWLEDGEMENT OF APPROVAL BY CITY COUNCIL

THIS PLAT OF "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION", 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. _____

JARED CARR, MAYOR _____ DATE _____

ATTEST:

LAINA STARNES, CITY CLERK _____ DATE _____

ACKNOWLEDGEMENT

STATE OF MISSOURI)
 SS)
COUNTY OF LACLEDE)

ON THIS _____ DAY OF _____, 20____, BEFORE ME PERSONALLY APPEARED: PATRICIA BRADLEY, A SINGLE PERSON, 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 "REPLAT OF LOT 1 AND THE EAST HALF OF LOT 2 IN BLOCK 3 OF HOUGH'S ADDITION" A SUBDIVISION TO THE CITY OF LEBANON, LACLEDE COUNTY, MISSOURI, AS THEIR OWN FREE ACT AND DEED. IN TESTIMONY WHEREOF, I HAVE HERUNTO 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: _____

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.

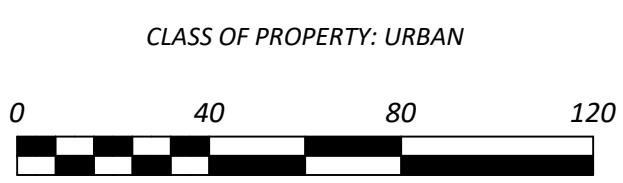
TONI MORRIS
COLLECTOR OF REVENUE
LACLEDE COUNTY, MISSOURI

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

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



- 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 2023 AT PAGE 3645, IN THE RECORDER'S OFFICE OF LACLEDE COUNTY, MISSOURI.

REVISED 4/1/2025: ADDED WEST HALF OF THE ABANDONED RAILROAD.

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.

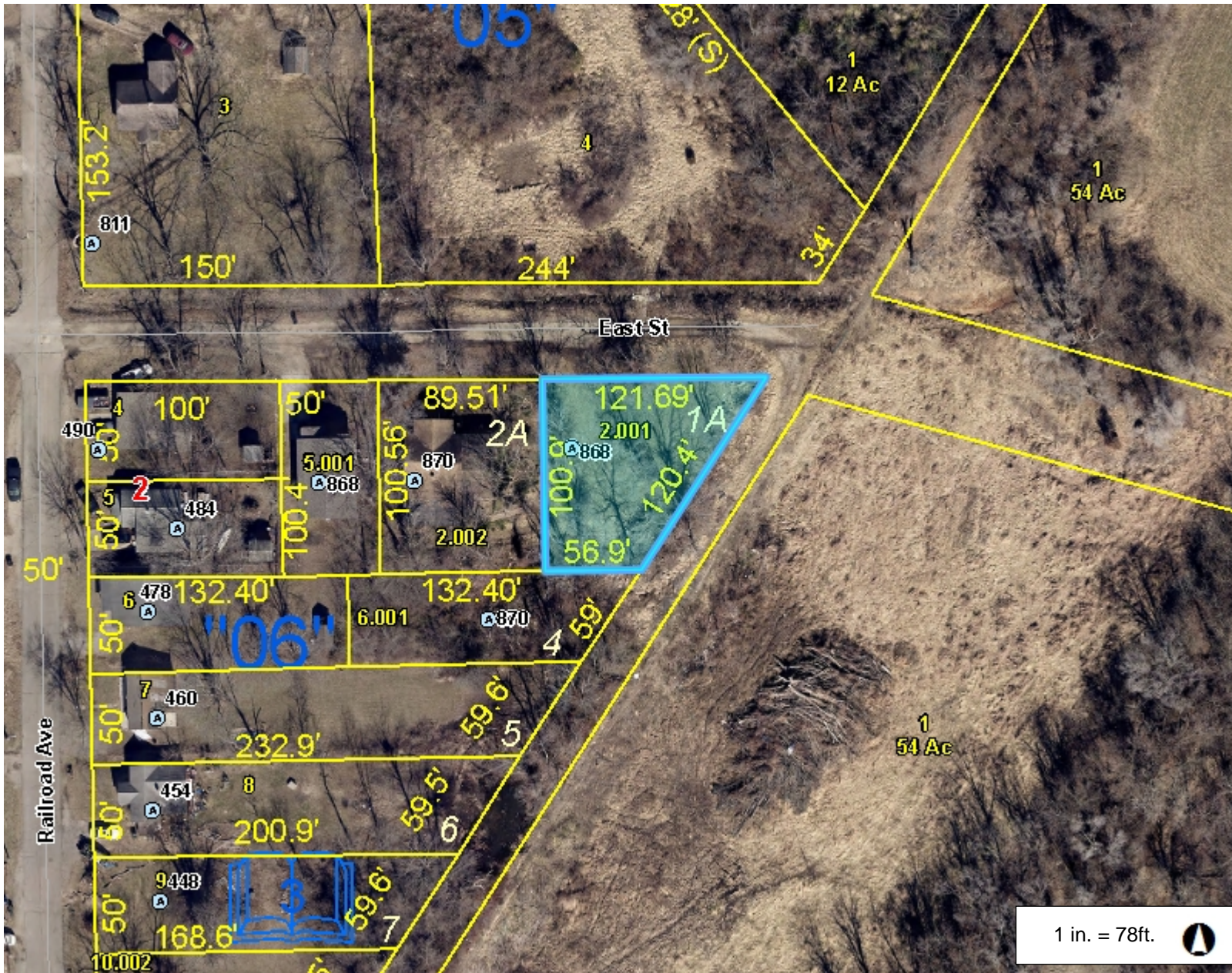
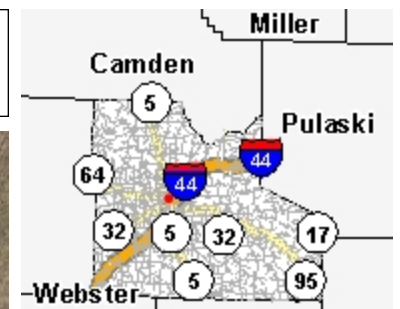
C. OF A. NO. 2009021547.
DATE FIELD WORK COMPLETED: 5/20/2024

LOUIE E. CARMACK JR. _____

SURVEY FOR PATRICIA BRADLEY

DRAWN RLS	DATE 06/12/24	LACLEDE COUNTY, MO.
APPROVED LEC	DATE 06/12/24	SEC. 2 T34N, R16W
SCALE 1" = 40'	SHEET 1 OF 1	PROJECT NO. C-10654-R

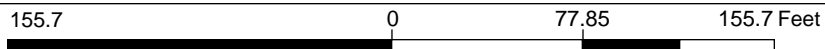
Laclede County, MO



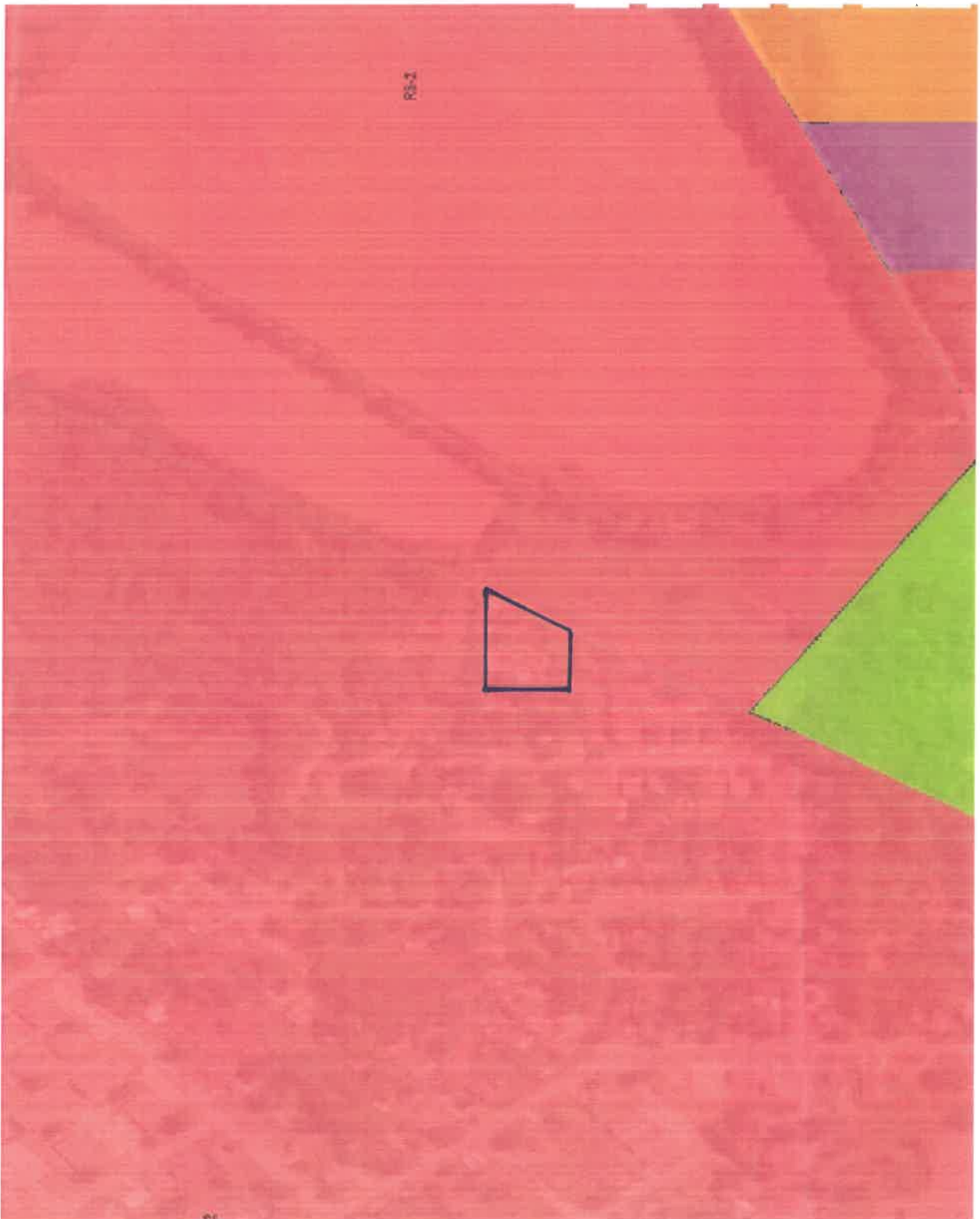
Legend

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

Notes



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



872 East St zoning map depiction



To: Zoning and Planning Commission

Proposed for the Meeting Date of: May 8, 2025

Staff Informational Sheet

Topic: Request for Final Plat of Bowlmor Lanes-Route 66 Subdivision (1331 E Route 66).

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request for a final plat of Bowlmor Lanes-Route 66 Subdivision

Background (problem/explanation):

This is zoned C-1 commercial

Property must be properly platted for new construction

Staff Recommendation:

Planning and Zoning see no issues.

Submitted By: Christina Wagner, Code Administrator, Mark Scott, Planning and Zoning Manager

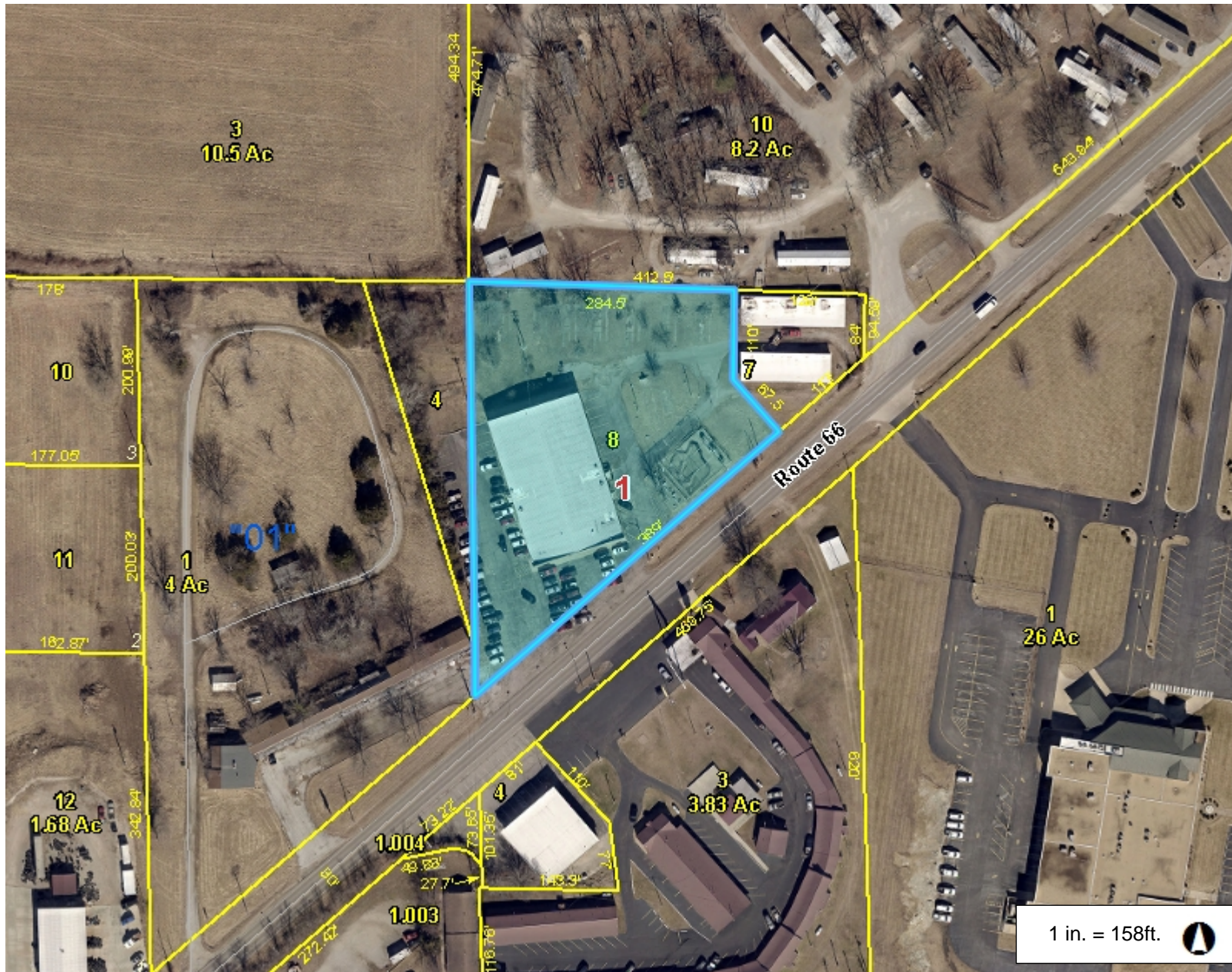
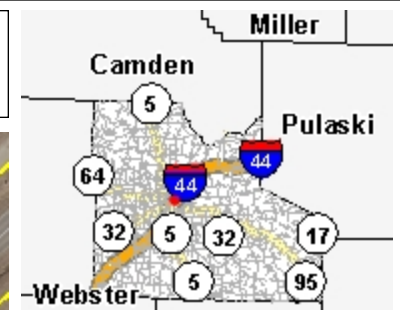
Department: Code Administration

Date:

ATTACHMENTS:

1. 1331 E Rt 66 GIS map lots depiction
2. Bowlmor Lanes-Route 66 18x24

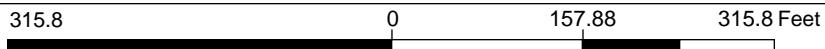
Laclede County, MO



Legend

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

Notes



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THIS MAP IS NOT TO BE USED FOR NAVIGATION

BOWLMOR LANES-ROUTE 66 SUBDIVISION

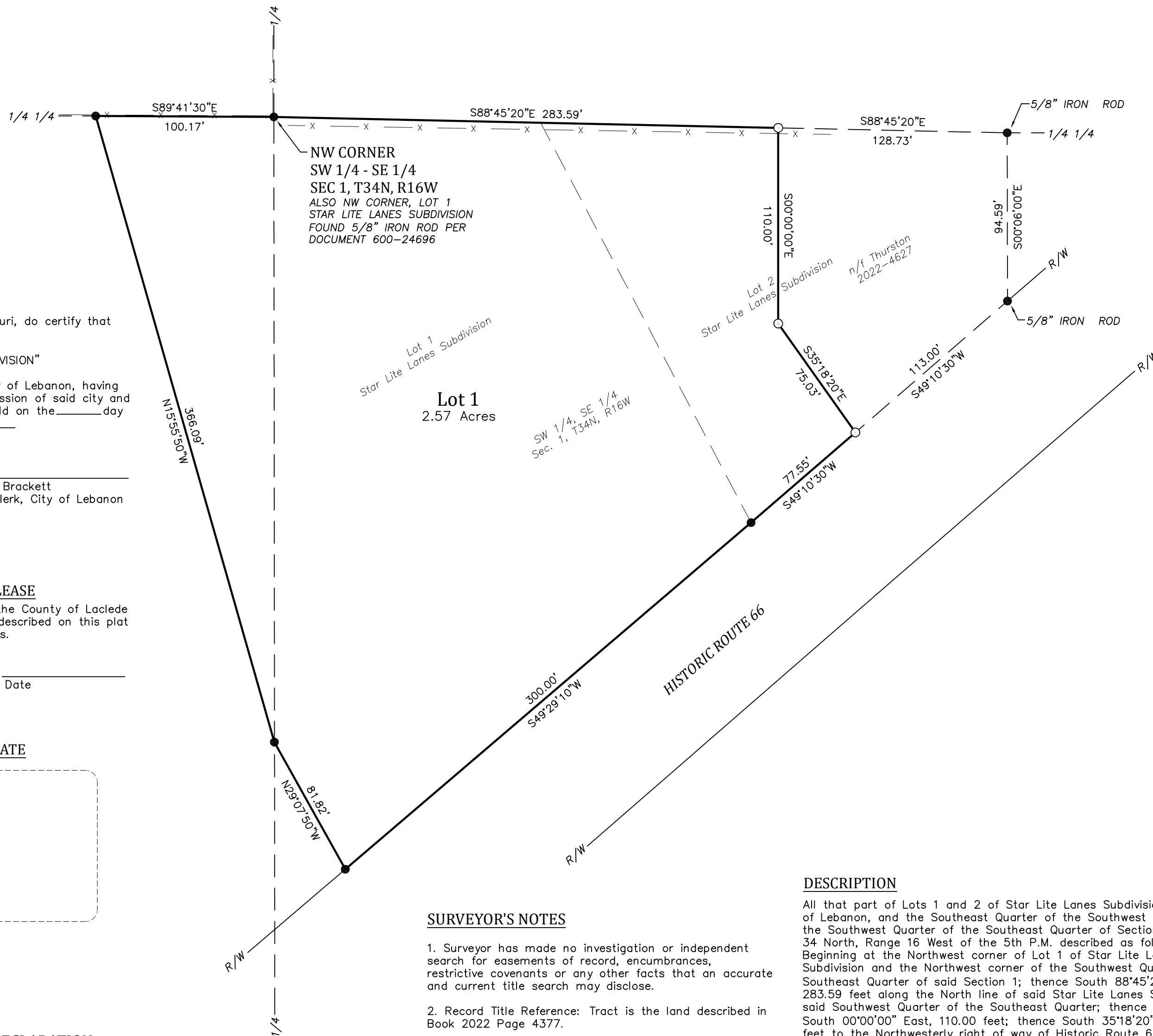
A SUBDIVISION IN THE CITY OF LEBANON BEING A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 34 NORTH, RANGE 16 WEST AND BEING PART OF LOTS 1 AND 2 OF STAR LITE LANES, A SUBDIVISION LOCATED IN THE CITY OF LEBANON LACLEDE COUNTY, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD (UNLESS NOTED)
- ⊙ CALCULATED POSITION



MAYOR'S CERTIFICATE
I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:
"BOWLMOR LANES-ROUTE 66 SUBDIVISION"
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, Collector of Revenue, Laclede County, Missouri
Date

RECORDER'S CERTIFICATE
(Empty box for recording information)

SURVEYOR'S DECLARATION
I, Jason Lortz, did perform an original survey of the lot shown hereon at the request of Troy Popielarz, LLC on March 31, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.
Ernest Lortz, Professional Land Surveyor
4/7/25

- SURVEYOR'S NOTES**
- 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.
 - Record Title Reference: Tract is the land described in Book 2022 Page 4377.
 - Only the record documents noted hereon were provided to or discovered by surveyor. No abstract nor other record title documentation was provided to surveyor.
 - There may be structures and improvements located on this tract which are not shown.

DESCRIPTION
All that part of Lots 1 and 2 of Star Lite Lanes Subdivision to the City of Lebanon, and the Southeast Quarter of the Southwest Quarter and the Southwest Quarter of the Southwest Quarter of Section 1, Township 34 North, Range 16 West of the 5th P.M. described as follows: Beginning at the Northwest corner of Lot 1 of Star Lite Lanes Subdivision and the Northwest corner of the Southwest Quarter of the Southeast Quarter of said Section 1; thence South 88°45'20" East, 283.59 feet along the North line of said Star Lite Lanes Subdivision and said Southwest Quarter of the Southeast Quarter; thence South 00°00'00" East, 110.00 feet; thence South 35°18'20" East, 75.03 feet to the Northwesterly right of way of Historic Route 66; thence South 49°10'30" West, 77.55 feet and South 49°29'10" West, 300.00 feet all along said right of way; thence North 29°07'50" West, 81.82 feet; thence North 15°55'50" West, 366.09 feet to the North line of the Southeast Quarter of the Southwest Quarter of said Section 1; thence South 89°41'30" East, 100.17 feet along said North line to the Point of Beginning. Contains 2.57 acres per Survey No. L-2464 by Lortz Surveying, LLC.

DEDICATION
Whereas, Chris and Jill Popielarz, husband and wife, and Troy and Judy Popielarz, husband and wife, are 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:

"BOWLMOR LANES-ROUTE 66 SUBDIVISION"
Right-of-ways and easements as shown on this plat are dedicated to public use as such.
Chris Popielarz _____ Date _____
Jill Popielarz _____ Date _____
Troy Popielarz _____ Date _____
Judy Popielarz _____ Date _____

NOTARY CERTIFICATE
State of _____ }
County of _____ } SS.
On this _____ day of _____, 2025, before me personally appeared Chris and Jill Popielarz, husband and wife, known to me to be the persons who executed the within final plat and acknowledged to me that he/she 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)
NOTARY CERTIFICATE
State of _____ }
County of _____ } SS.
On this _____ day of _____, 2025, before me personally appeared Troy and Judy Popielarz, husband and wife, known to me to be the persons who executed the within final plat and acknowledged to me that he/she 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)

LORTZ SURVEYING
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsveying.com • LS: 2012028494

Survey in the SE 1/4 - SW 1/4 and the SW 1/4 - SE 1/4 Sec. 1, T34N, R16W Lebanon, Laclede County, Missouri

Troy Popielarz
Lake Ozark, Missouri

Drawn by SJM	Scale 1" = 50'	Survey No.
Checked by ELL	Date 4/7/2025	L-2464