

**CITY OF LEBANON  
ZONING AND PLANNING COMMISSION MEETING  
THURSDAY, AUGUST 14, 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. July 17, 2025 Meeting Minutes
3. Public Hearing
  - a. Request a plat of Lebanon acreage from 2 lots to 1 lot located at 634 Fremont Drive.
  - b. Request a plat of Lebanon acreage to two lots located at 350 Sloan Street.
4. Commission Action
  - a. Commission Action on a Plat Request of Lebanon acreage from 2 lots to 1 lot located at 634 Fremont Drive.
  - b. Commission Action on a Plat Request of Lebanon acreage to two lots located at 350 Sloan Street.
5. Commission and Staff Discussion
6. Adjournment

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES  
JULY 17, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on July 17, 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, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich. Absent: Chris Meckem, Randy Wall. Randy Randolph entered the meeting at 6:05 pm.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, and Deputy City Clerk Melissa Richardson.

Approval of Minutes

June 12, 2025, Regular Meeting

Shirley Tarwater moved and David Wheeler seconded that the Commission approve the minutes as presented.

Motion carried as follows: Yea: (6) Michall Holmes, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

Public Hearing

Joe Berkich 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, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

Replat Request of lots 21, 22 & 23, Block 17, First Railroad Addition, located at 156 N Monroe Ave.

Code Administrator Christina Wagner stated the request was to replat three lots to 1, and both are owned by Crosscreek.

Rezone Request from RS-1 Residential District to RS-2 Residential District located at 634 Fremont

Code Administrator Christina Wagner stated that this is a rezone request from RS-1 to RS-2, for multifamily development was required.

Property owner Glenn Stuckmeyer spoke regarding the impact it would have on his property, and with the traffic increasing in the area. He asked if there was a plan to expand the road

width on Fremont Road. He hopes that whatever the decision is, it will have a good impact on Lebanon.

Chairman Jeff Stokes asked Code Administrator Christina Wagnor if there was a road improvement in the 2040 plan.

Preliminary Plat Request from Lebanon Acreage from 2 lots to 1 lot located at 634 Fremont Drive.

Code Administrator Christina Wagnor stated this is a preliminary plat request of Lebanon acreage from 2 lots to one lot

Conditional Use Request to build multi-family housing at 634 Fremont Drive

Code Administrator Christina Wagnor shared that this is a conditional use request to build multi-family housing

Final Plat Request of Lebanon Eagle Stop No 2 located at 1840 W Elm Street

Code Administrator Christina Wagnor shared that the plat needs to be lined up at Eagle Stop No 2.

Robert Headly, owner of the business, was there in case anyone had questions.

Replat Request of lots 79 and 80, Flatwood Estates, located at Kay Avenue.

Code Administrator Christina shared the replat request for lots 79 and 80 into four lots at Flatwood Estates.

Comments

Secretary Shirley Tarwater stated this does not meet the requirements set out for replats of this request and the firewall and was not in place to even consider this request. Jeff Stokes stated the road requirement of 52.5 set back which is required was not met so it would not pass. Joe Berkich added it should have been rezoned to RS-3/spit zone.

Conditional Use Request to build duplexes at lots 79 and 80 located at Kay Avenue

Code Administrator Christina Wagnor shared the conditional use request to build duplexes at lots 79 and 80.

Comments

None

Final Plat Request of Lebanon Ready Mix subdivision located at 999 Utah St., Plat of 2 lots into 1 lot.

Code Administrator Christina Wagnor shared the final plat request of 2 plats into one plat to expand building needs.

Planning and Zoning Board Member Joe Berkich indicated the sewer line easement needs to be

added, and the driveway is the City's right-of-way and should be vacated to be cleaned up correctly.

### Commission Action

Replat Request of lots 21, 22 & 23, Block 17, First Railroad Addition, located at 156 N Monroe Ave.

Joe Berkich moved and David Wheeler seconded that the Commission approve a Request for a Replat Request of lots 21, 22 & 23, Block 17, First Railroad Addition, and to amend to delete the 5ft utility easement at Monroe and 2nd Street. Motion carried as follows: Yea: (7) Michall Holmes, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

Rezone Request from RS-1 Residential District to RS-2 Residential District located at 634 Fremont

Joe Berkich moved and Shirley Tarwater seconded that the Commission approve a Request for a Rezone Request from RS-1 Residential District to RS-2 Residential District. Motion carried as follows: Yea: (7) Michall Holmes, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

Preliminary Plat Request from Lebanon Acreage from 2 lots to 1 lot located at 634 Fremont Drive.

Travis Townsend moved and Michall Holmes seconded that the Commission approve a Request for a Preliminary Plat Request from Lebanon Acreage from 2 lots to 1 lot. Motion carried as follows: Yea: (7) Michall Holmes, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

Conditional Use Request to build multi-family housing at 634 Fremont Drive

Michall Holmes moved and Joe Berkich seconded that the Commission approve a Request for a Conditional Use Request to build multi-family housing. Motion carried as follows: Yea: (7) Michall Holmes, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

Final Plat Request of Lebanon Eagle Stop No 2 located at 1840 W Elm Street

David Wheeler moved and Travis Townsend seconded that the Commission approve a Request for a Final Plat Request of Lebanon Eagle Stop No 2, and amend 10-foot utility on the north side of the plat. Motion carried as follows: Yea: (7) Michall Holmes, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

Replat Request of lots 79 and 80, Flatwood Estates, located at Kay Avenue.

Shirley Tarwater moved and David Wheeler seconded that the Commission approve a Request for a Replat Request of lots 79 and 80, Flatwood Estates. Motion Failed as follows: Yea: (0) None; Nay: (7) Michall Holmes, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

Conditional Use Request to build duplexes at lots 79 and 80 located at Kay Avenue

Joe Berkich moved and Travis Townsend seconded that the Commission approve a Request for a Conditional Use Request to build duplexes. Motion Failed as follows: Yea: (0) None; Nay: (7) Michall Holmes, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

Final Plat Request of Lebanon Ready Mix subdivision located at 999 Utah St., Plat of 2 lots into 1 lot.

Shirley Tarwater moved and Michall Holmes seconded that the Commission approve a Request for a Final Plat Request of Lebanon Ready Mix subdivision located at 999 Utah St., Plat of 2 lots into 1 lot contingent on existing sewer line easement and the City vacating right of way to the driveway. Motion carried as follows: Yea: (7) Michall Holmes, Randy Randolph, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Wall.

#### Commission and Staff Discussion

City Administrator Troy Schulte said he was appreciative of the Board and the hard work they do for the City of Lebanon.

#### Adjournment

Chairman Stokes declared the meeting adjourned at 6:56 p.m.

ATTEST:

\_\_\_\_\_  
Code Administrator Christina Wagner

\_\_\_\_\_  
Secretary Shirley Tarwater

\_\_\_\_\_  
August 14, 2025  
Minutes Approved



To: Planning & Zoning

Proposed Meeting Date of:

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## **Staff Informational Sheet**

**Topic:** \_\_\_\_\_

**CIP Number:** \_\_\_\_\_

**Budget Amount:** \_\_\_\_\_

**Funding Source:** \_\_\_\_\_

**Subject matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

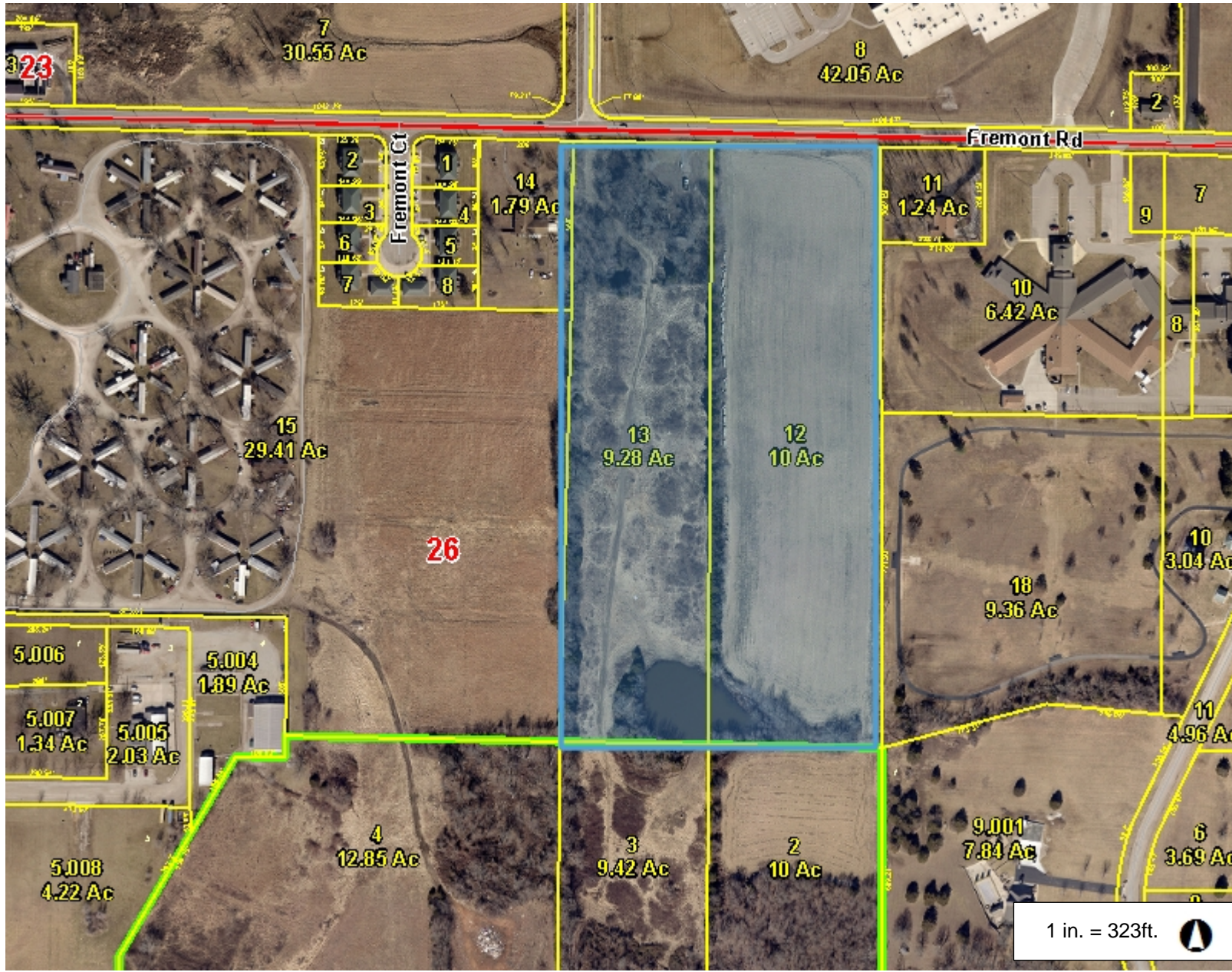
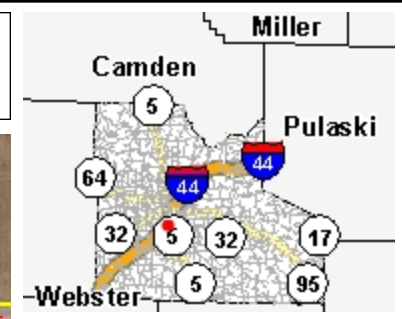
Submitted By: \_\_\_\_\_

Title: \_\_\_\_\_

Department: \_\_\_\_\_

Date: \_\_\_\_\_

# Laclede County, MO

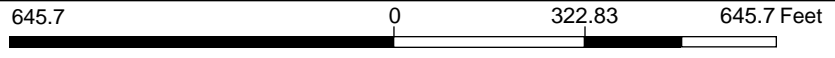


**Legend**

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

**RS-1 to  
RS-2  
634 Fremont  
Rd**

**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

"Exhibit A"



634 Fremont Rd zoning map depiction





To: Zoning and Planning Commission      Proposed for the Meeting Date of: August 14, 2025

**Staff Informational Sheet**

**Topic:** Request a plat of Lebanon acreage to two lots located at 350 Sloan Street.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request a plat of Lebanon acreage to two lots located at 350 Sloan Street.

**Background (problem/explanation):**

Sec 48-35. RS-2 Residential Property must be properly platted for new construction.

**Staff Recommendation:**

Planning and Zoning sees no issues.

**Submitted By:** Mark Scott, Planning and Zoning Manager

**Department:** Planning and Zoning

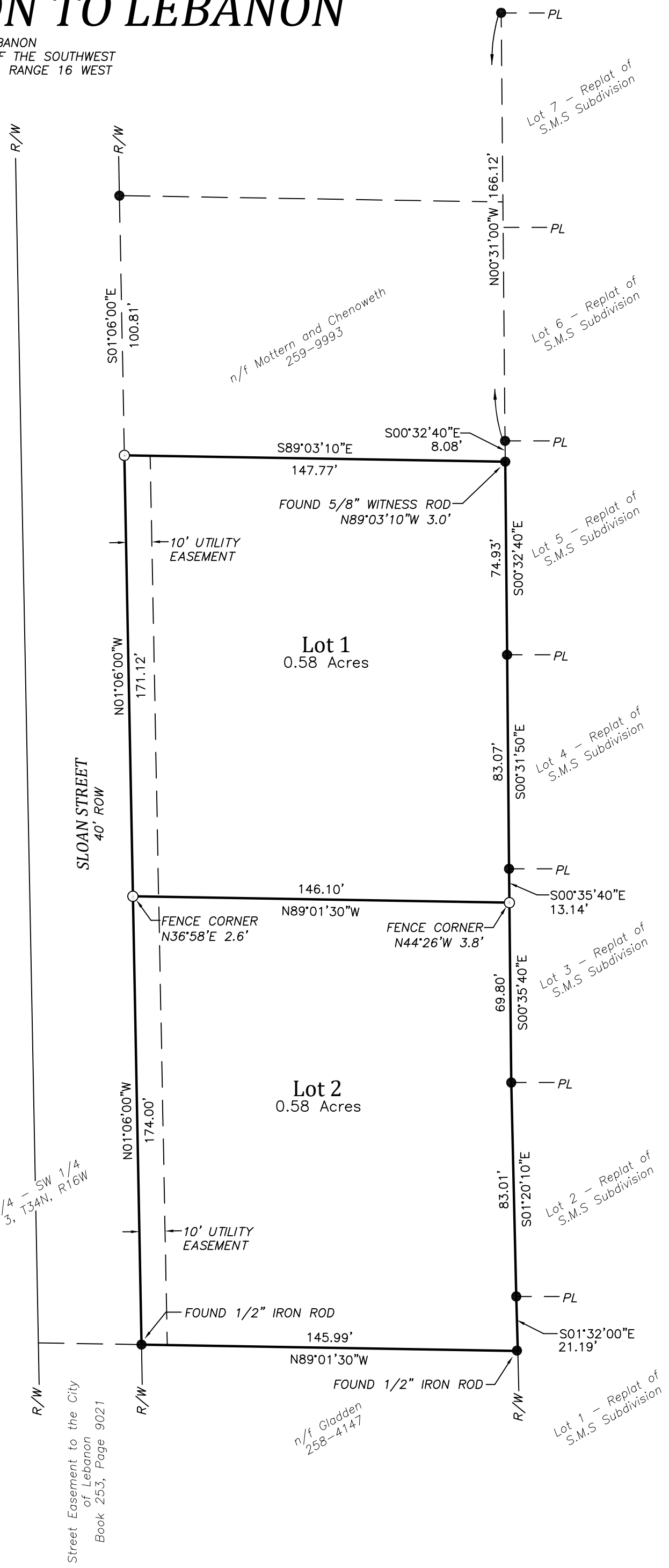
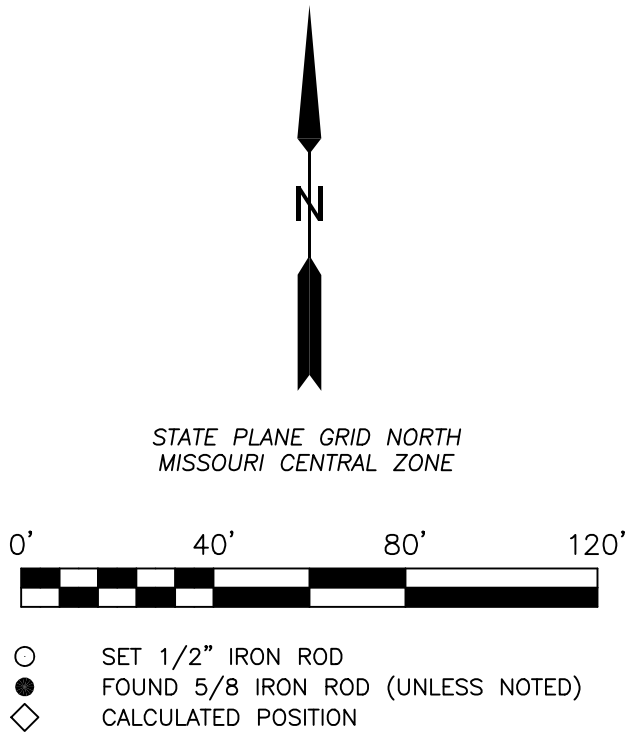
**Date:** 07/28/2025

**ATTACHMENTS:**

1. 350 S Sloan plat depiction
2. 350 Sloan St GIS map depiction
3. 350 Sloan St zoning map depiction.docx

# WILLIAM'S SUBDIVISION TO LEBANON

A SUBDIVISION IN THE CITY OF LEBANON  
BEING A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST  
QUARTER OF SECTION 3, TOWNSHIP 34 NORTH, RANGE 16 WEST  
LACLEDE COUNTY, MISSOURI



## DESCRIPTION

Description taken from Book 200, Page 1158  
All of the South 350 feet of a tract of land described as follows:  
Beginning at a point 40 rod East and 32 rods South of the Northwest  
corner of the Northwest Quarter of the Southwest Quarter of Section 3,  
Township 34, Range 16, thence West 165 rods; thence South 32 rods;  
thence East 10 rods; thence due North 32 rods to the place of  
beginning. Contains 2 acres more or less, all in Laclede County,  
Missouri.

## SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of  
the lots shown hereon at the request of Ronnie  
and Carolyn Williams on July 11, 2025. 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: Lots are the lands described in Book 200 Page 1158.
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.

## DEDICATION

Whereas, Ronnie and Carolyn Williams, the owners 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:

"William's Subdivision to Lebanon"

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

\_\_\_\_\_  
Ronnie Williams Date \_\_\_\_\_

\_\_\_\_\_  
Carolyn Williams Date \_\_\_\_\_

## NOTARY CERTIFICATE

State of \_\_\_\_\_ }  
County of \_\_\_\_\_ } SS.

On this \_\_\_\_\_ day of \_\_\_\_\_, 2025, before me personally appeared Ronnie and Carolyn Williams, known to me to be persons 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:

"William's Subdivision to Lebanon"

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. \_\_\_\_\_

\_\_\_\_\_  
Jared Carr Mayor, City of Lebanon

Attest: \_\_\_\_\_  
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



## LORTZ SURVEYING

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

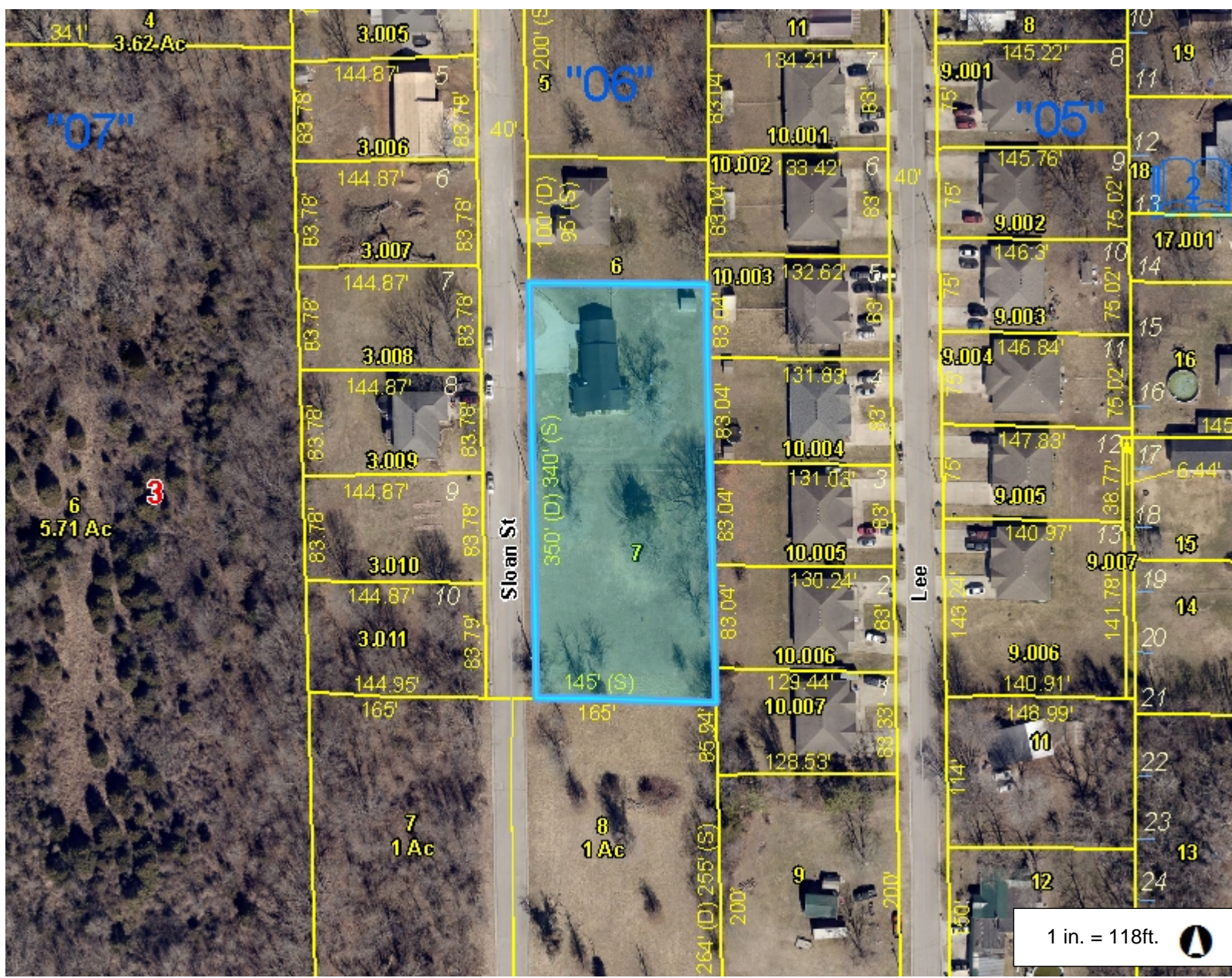
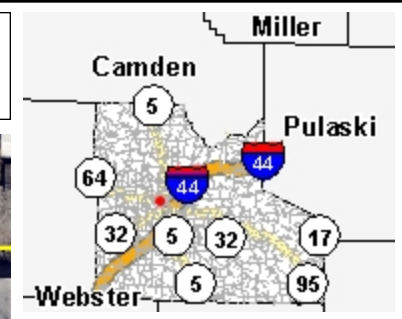


Survey in the NW 1/4 - SW 1/4  
Sec. 3, T34N, R16W  
Lebanon, Laclede County, Missouri

Ronnie and Carolyn Williams  
Lebanon, Missouri

Drawn by SJM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 7/14/2025	L-2571

# Laclede County, MO



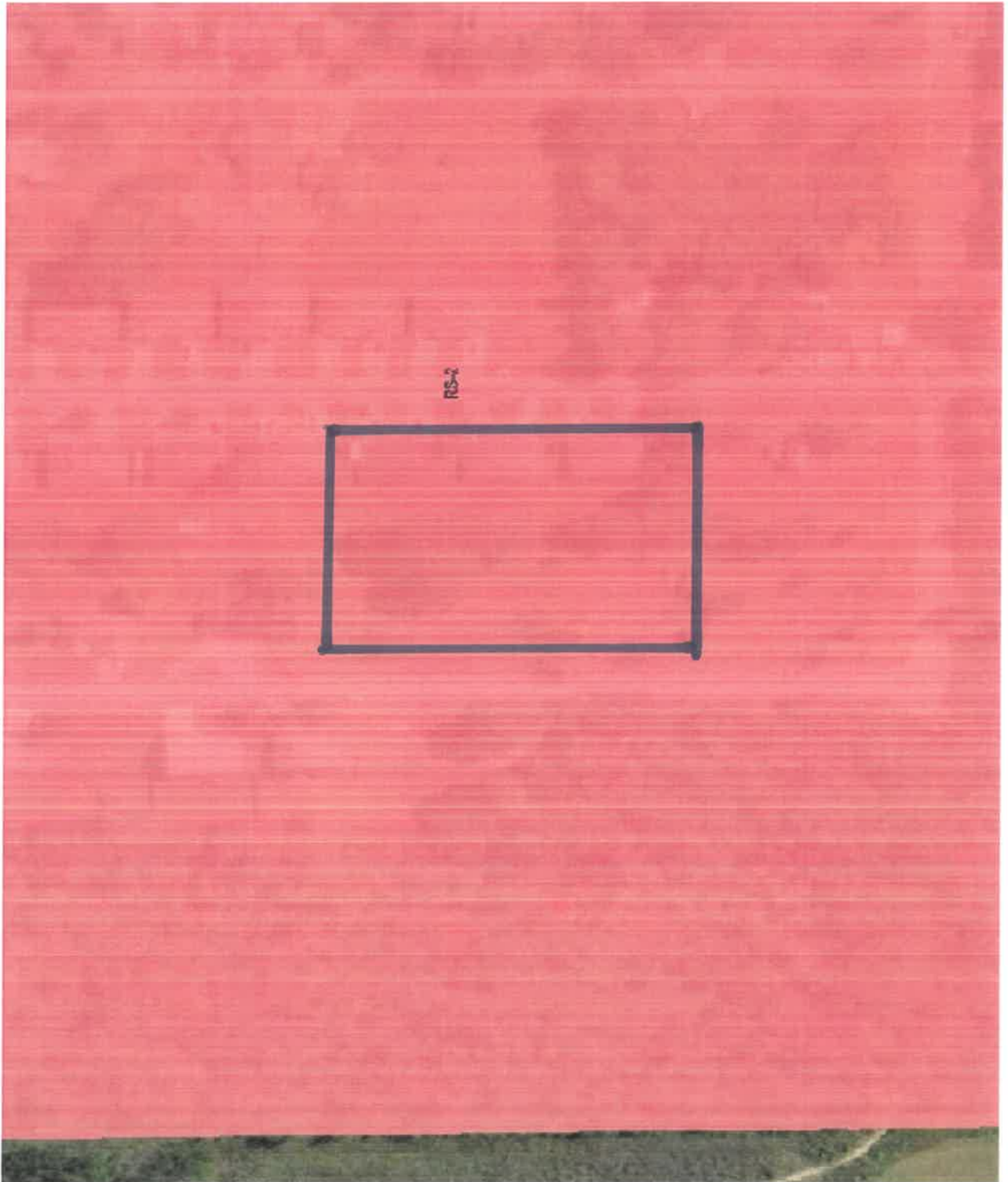
**Legend**

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

**Notes**

236.4 0 118.20 236.4 Feet

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350 Sloan St zoning map depiction.