

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 Wagner 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 Wagner 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 Wagner 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 Wagner 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 Wagner 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 Wagner 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.

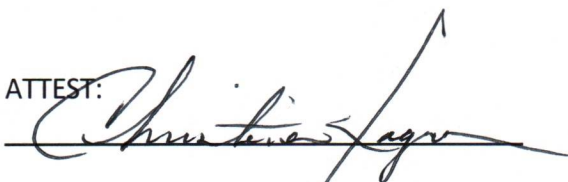
Commission and Staff Discussion

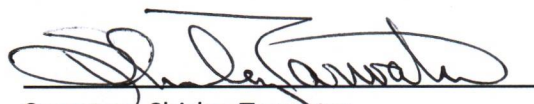
City Administrator Troy Schulte said he was appreciative of the Board and the hard work they do for the City of Lebanon.

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