

**CITY OF LEBANON  
ZONING AND PLANNING COMMISSION MEETING  
THURSDAY, SEPTEMBER 11, 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. August 14, 2025 Meeting Minutes
3. Public Hearing
  - a. Request A Preliminary Resubdivision Of Lots 1, 2, and 3 Of Block 2, Clough's 1St Addition.
  - b. Request a Conditional Use for a Short-Term Rental in an RS-2 District located at 1117 Fowler Drive, Lebanon, Missouri.
4. Commission Action
  - a. Commission Action on a Request a Preliminary Resubdivision of Lots 1, 2, and 3 of Block 2, Clough's 1St Addition.
  - b. Commission Action on a Request for a Conditional Use for a Short-Term Rental in an RS-2 District located at 1117 Fowler Drive, Lebanon, Missouri.
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](http://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  
AUGUST 14, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on August 14, 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, Jeff Stokes, Shirley Tarwater, David Wheeler, Travis Townsend, Joe Berkich. Absent: Chris Meckem, Randy Randolph, Randy Wall.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Office Support Assistant Dana Hicks and Deputy City Clerk Melissa Richardson.

APPROVAL OF MINUTES

July 17, 2025 Meeting Minutes

Travis Townsend 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, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Randy Wall.

PUBLIC HEARING

Michall Holmes moved and Shirley Tarwater seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (6) Jeff Stokes, David Wheeler, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Randy Wall.

REQUEST A PLAT OF LEBANON ACREAGE FROM 2 LOTS TO 1 LOT LOCATED AT 634

FREMONT DRIVE

Code Administrator Christina Wagner shared that this was a request for a plat of Lebanon acreage from 2 lots to 1 lot.

REQUEST A PLAT OF LEBANON ACREAGE TO TWO LOTS LOCATED AT 350 SLOAN STREET.

Code Administrator Christina Wagner stated this was a request for a plat of Lebanon acreage to 2 lots.

Shirley Tarwater moved and David Wheeler seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (6) Michall Holmes, Jeff Stokes, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Randy Wall.

COMMISSION ACTION

Commission Action on a Plat Request of Lebanon acreage from 2 lots to 1 lot located at 634 Fremont Drive

Shirley Tarwater moved and David Wheeler seconded that the Commission approve a Request for a Plat of Lebanon acreage from 2 Lots to 1 Lot. Motion carried as follows: Yea: (6) Michall Holmes, Jeff Stokes, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Randy Wall.

Commission Action on a Plat Request of Lebanon acreage to two lots located at 350 Sloan Street.

Shirley Tarwater moved and Joe Berkich seconded that the Commission approve a Request for a Plat of Lebanon acreage to 2 Lots. Motion carried as follows: Yea: (6) Jeff Stokes, David Wheeler, Travis Townsend; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Randy Randolph, Randy Wall.

COMMISSION AND STAFF DISCUSSION

Code Administrator Christina Wagner shared updates on new businesses that were coming to Lebanon. She said there was an interest from someone in the community in providing tiny houses, and more conversation on the subject was expected.

Adjournment

Chairman Stokes declared the meeting adjourned at 6:13 p.m.

ATTEST:

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

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

\_\_\_\_\_  
September 11, 2025

\_\_\_\_\_  
Minutes Approved



To: Zoning and Planning Commission      Proposed for the Meeting Date of: September 11, 2025

**Staff Informational Sheet**

**Topic:** Request A Preliminary Resubdivision Of Lots 1, 2, and 3 Of Block 2, Clough's 1St Addition.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request A Preliminary Resubdivision Of Lots 1,2, and 3 Of Block 2 Clough's 1St Addition.

**Background (problem/explanation):**

This is Zoned RS-2 Residential Sec.48-31-A. Property must be properly Platted for any New Construction. Plat from two Lots to three Lots.

**Staff Recommendation:**

Planning and zoning staff see no issues.

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

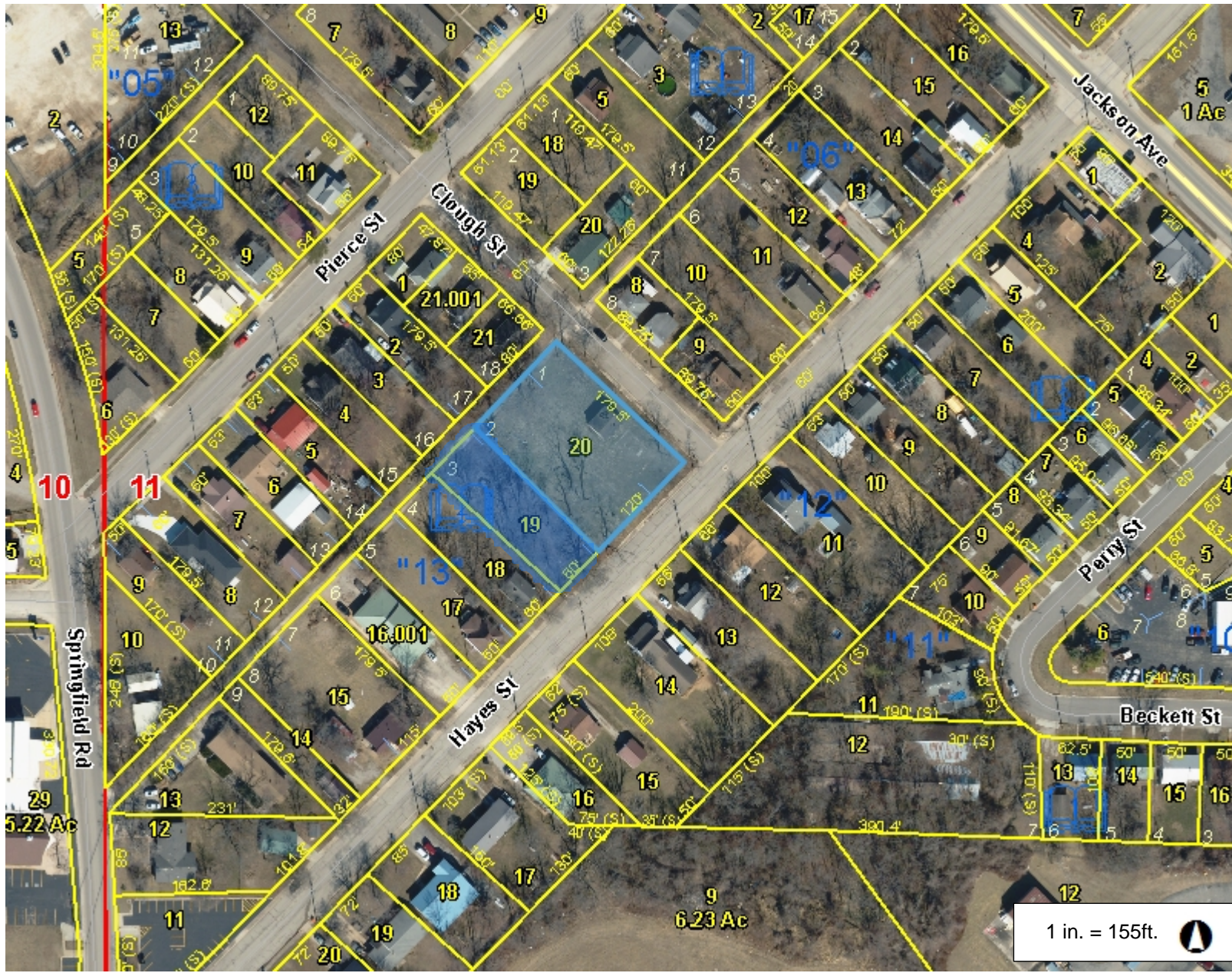
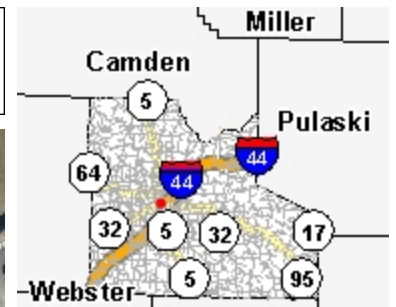
**Department:** Planning and Zoning

**Date:** 08/25/2025

**ATTACHMENTS:**

1. 387 Clough St GIS map depiction
2. 387 Clough St zoning map depiction
3. Resubdivision Clough's 1st Addition Plat
4. Staff Informational Sheet preliminary resubdivision Clough's 1st Addition

# Laclede County, MO

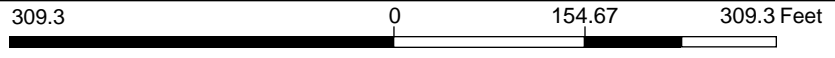


**Legend**

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

**Notes**

1 in. = 155ft.



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



387 Clough St zoning map depiction.



PRELIMINARY PLAN OF  
**RESUBDIVISION OF LOTS 1, 2, AND 3 IN BLOCK 2**  
**CLOUGH'S 1ST ADDITION**  
 LEBANON, LACLEDE COUNTY, MISSOURI



THIS PROPERTY IS ZONED RS-2

CARMACK SURVEYING & ENGINEERING  
 12071 HIGHWAY 32  
 ROBY, MO. 65557  
 PH: 417-458-4798

**LEGEND**

These standard symbols will be found in the drawing.

- UTILITY EASEMENT LINE
- ..... ORIGINAL LOT LINE
- BUILDING SET BACK LINE



**PRELIMINARY PLAN FOR GREG COLLIER**

DRAWN RLS	DATE 08/20/25	LACLEDE COUNTY, MO.
APPROVED LEC	DATE 08/20/25	SEC. 11 T34N, R16W
SCALE 1"= 30'	SHEET 1 OF 1	PROJECT NO. C-11263P2



To: \_\_\_\_\_ Proposed for Meeting Date of: \_\_\_\_\_

**Staff Informational Sheet**

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

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

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

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

**Subject matter:**

**Background (problem/explanation):**

**Staff Recommendation:**

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

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

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

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



To: Zoning and Planning Commission      Proposed for the Meeting Date of: September 11, 2025

**Staff Informational Sheet**

**Topic:** Request a Conditional Use for a Short-Term Rental in an RS-2 District located at 1117 Fowler Drive, Lebanon, Missouri.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Request a Conditional Use for a Short-Term Rental in an RS-2 District located at 1117 Fowler Drive, Lebanon, Missouri.

**Background (problem/explanation):**

This is Zoned RS-2 Residential; a Conditional Use is required for a Short-Term Rental located in an RS-2 District. Located at 1117 Fowler Dr, Lebanon, MO

**Staff Recommendation:**

The Planning and Zoning Staff see no issues.

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

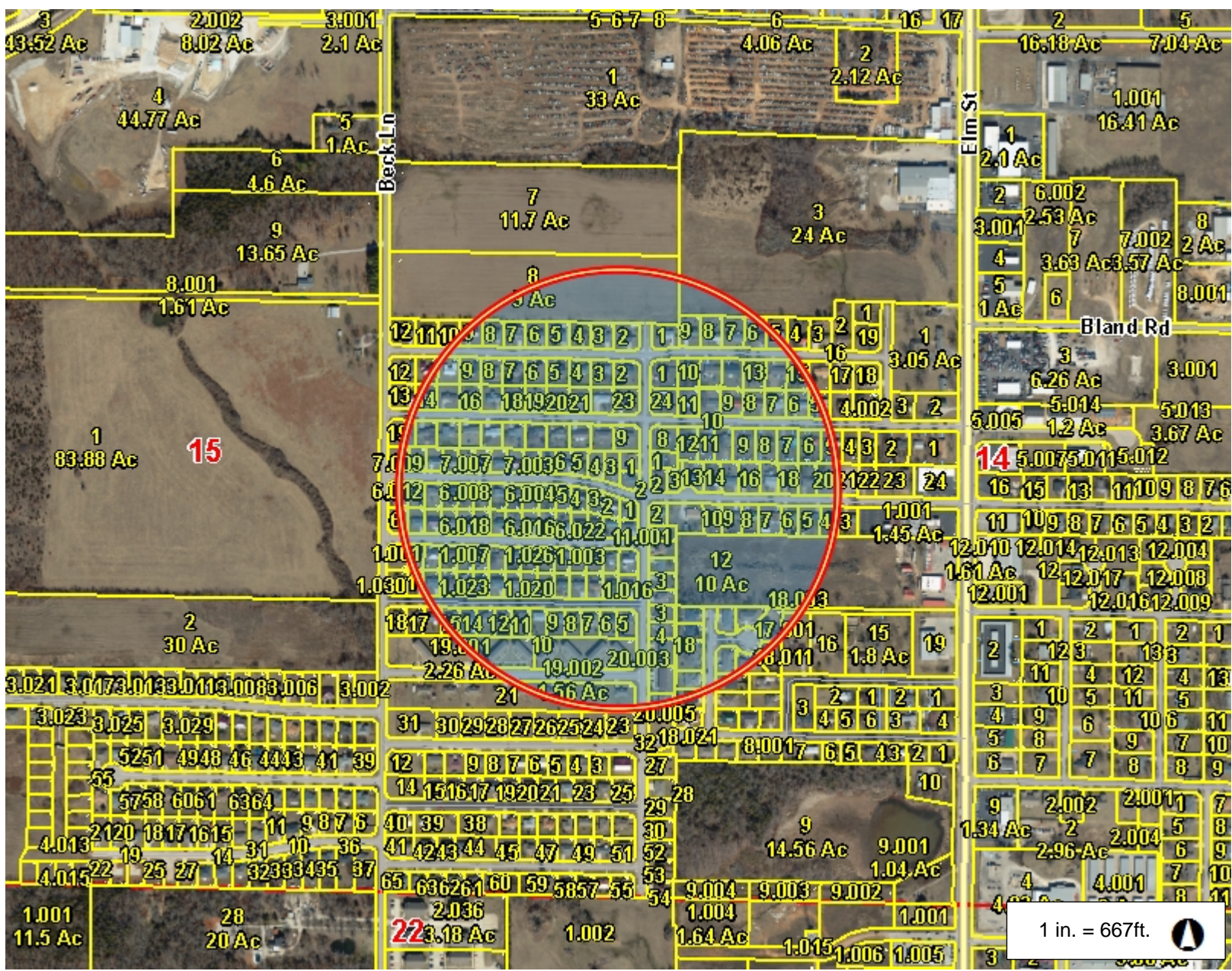
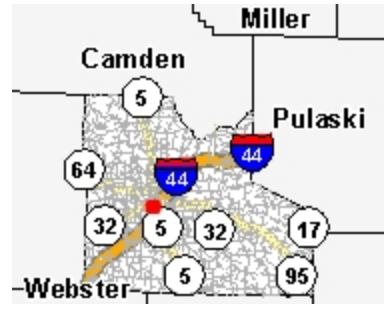
**Department:** Planning and Zoning

**Date:** 08/25/2025

**ATTACHMENTS:**

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2. 1117 Fowler Dr 1000 ft depiction
3. 1117 Fowler Dr GIS map depiction

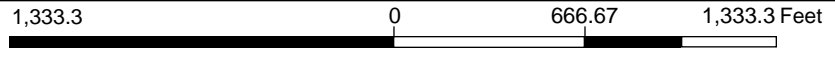
# Laclede County, MO



### Legend

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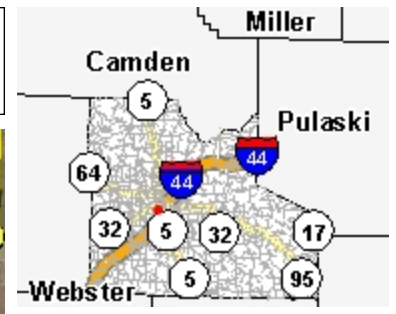
1 in. = 667ft.



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### Notes

# Laclede County, MO



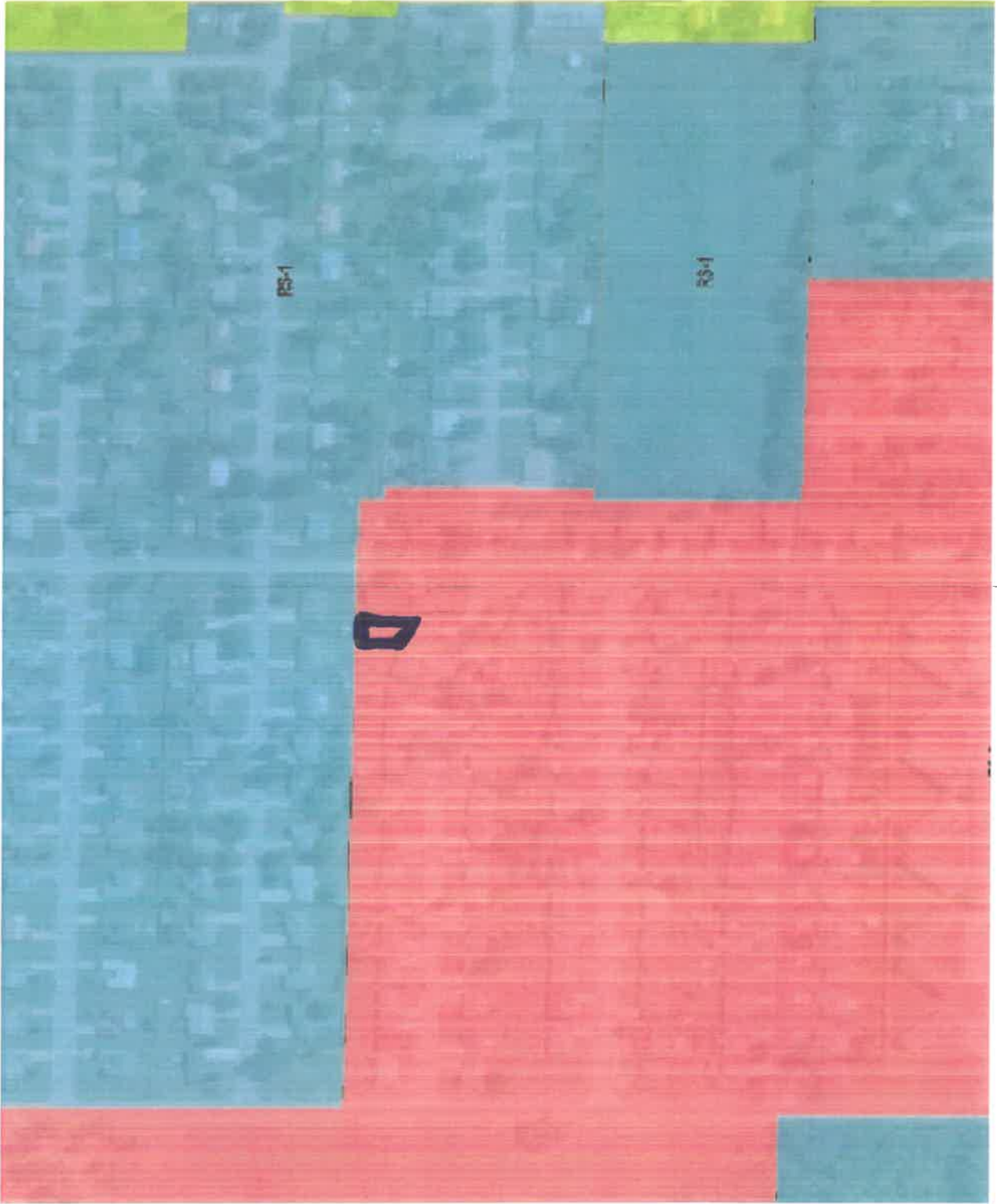
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1117 Fowler Dr zoning map depiction



To: Zoning and Planning Commission      Proposed for the Meeting Date of: September 11, 2025

**Staff Informational Sheet**

**Topic:** Commission Action on a Request a Preliminary Resubdivision of Lots 1, 2, and 3 of Block 2, Clough's 1St Addition.

**CIP Number:**

**Spent Year To Date:**

**Budget Amount:**

**Funding Source:**

**Subject Matter:**

Commission Action on a Request for a Preliminary Resubdivision of Lots 1,2, and 3 of Block 2 Clough's 1St Addition.

**Background (problem/explanation):**

This is Zoned RS-2 Residential Sec.48-31-A. Property must be properly Platted for any New Construction. Plat from two Lots to three Lots.

**Staff Recommendation:**

Planning and zoning staff see no issues.

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

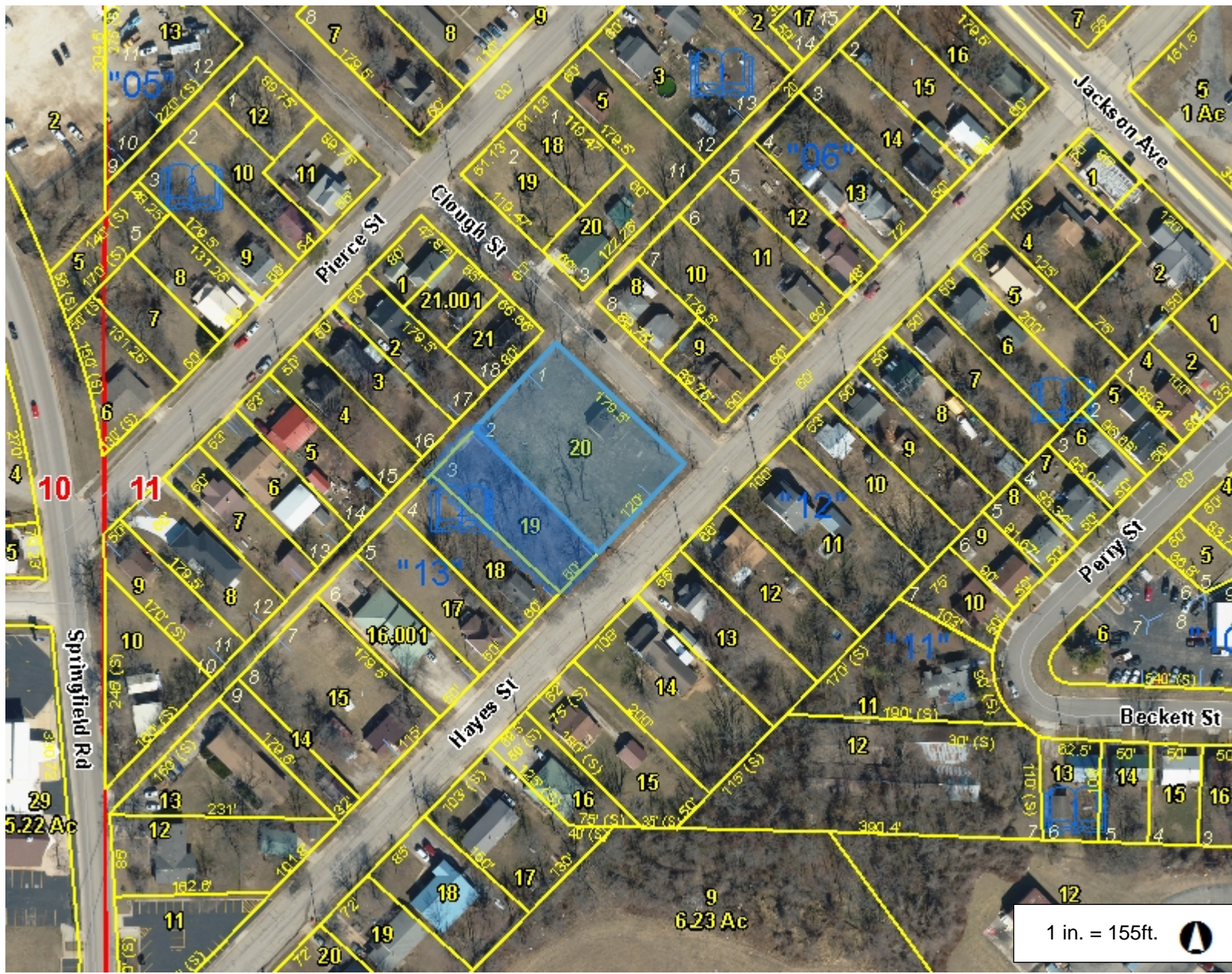
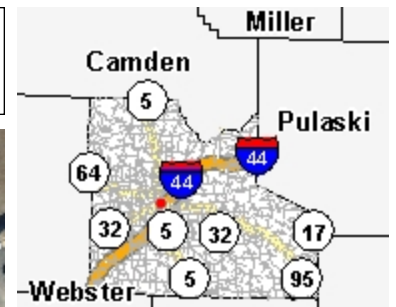
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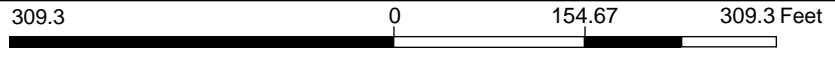
# Laclede County, MO



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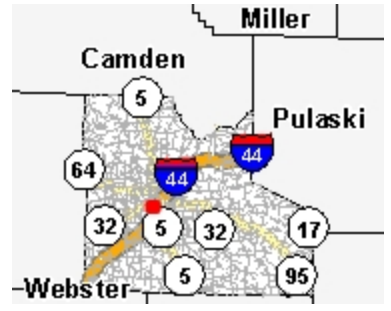
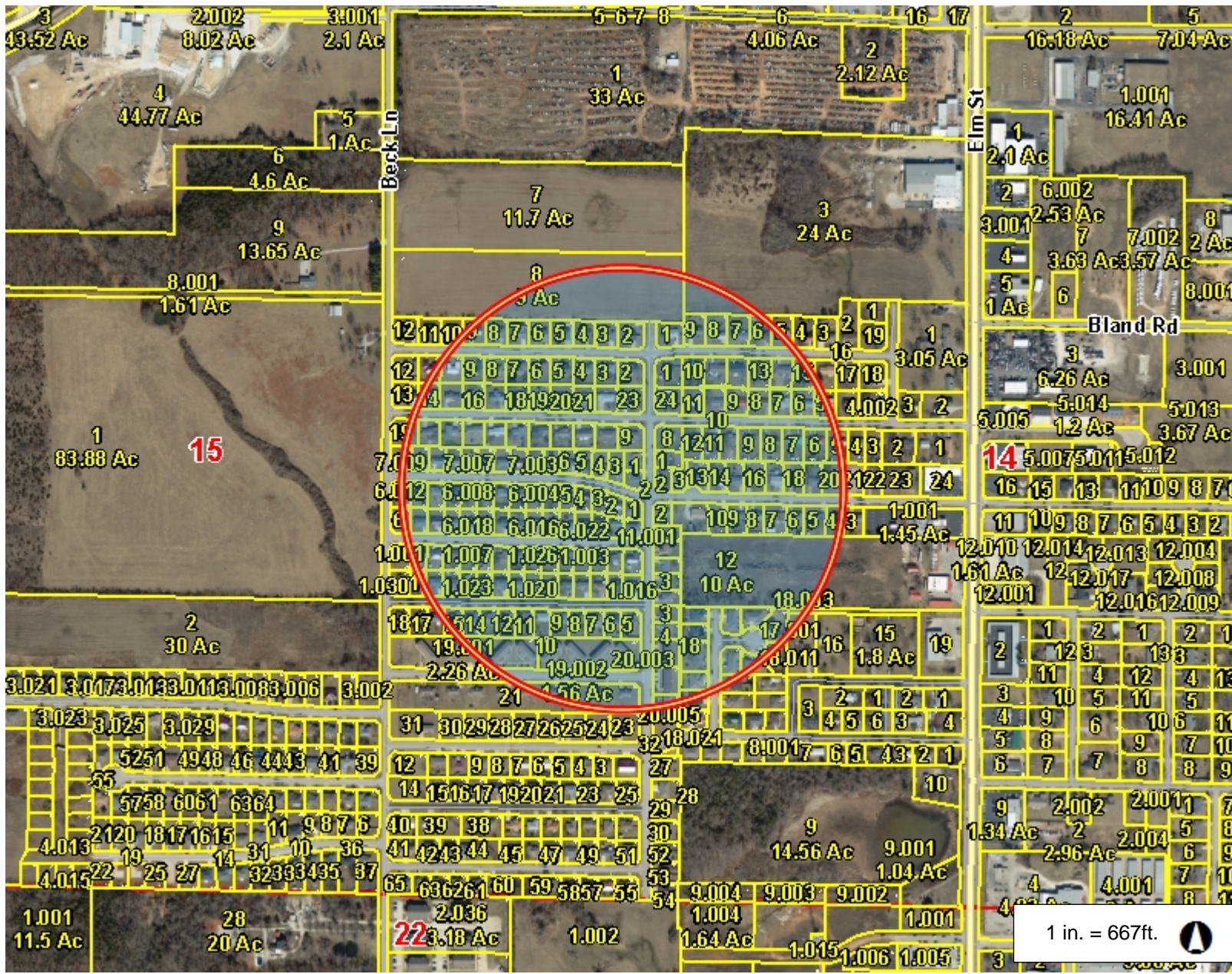
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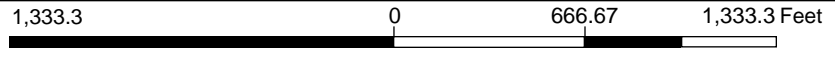
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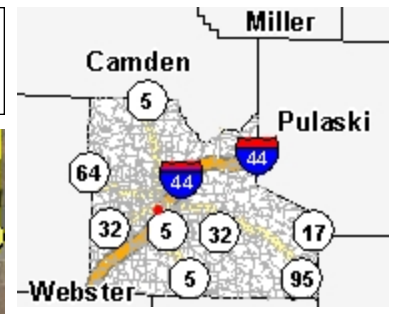
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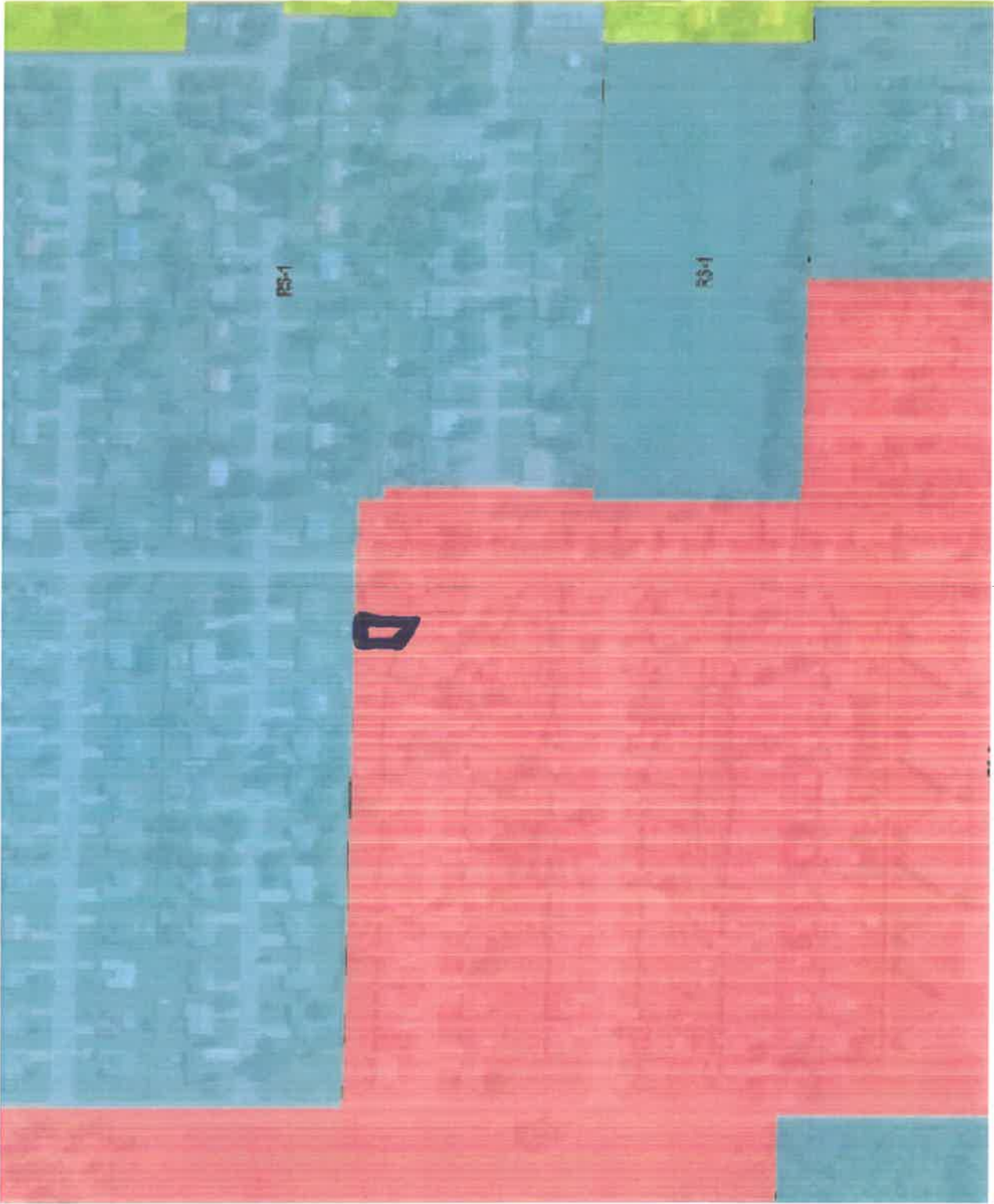
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