

CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, OCTOBER 9, 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. September 11, 2025, Meeting Minutes
3. Public Hearing
 - a. Request a Plat of Tower Property Subdivision located at 831 Tower Road.
 - b. Request a Plat Preliminary Resubdivision of Lots 1,2, and 3 of Block 2 Clough's 1st Addition.
 - c. Request a Conditional Use for a Short-Term Rental in an RS-2 District, Located at 253 Donalee Avenue
 - d. Request a Plat of Brackett Subdivision located at 304 Bluebird Lane.
 - e. Request a Plat of Donnelly's Addition No. 3 located at 808-826 N Adams Ave.
 - f. Request a Rezone of Donnelly's Addition No. 3 Lots 2, 4, 6, and 8 from RS-2 to RU-2
 - g. Request a Plat of Lebanon acreage from one lot to 2 lots located at the 700 block of Mountrose Street.
 - h. Request a Plat of St Louis Apple located at 1055 St Louis St.
4. Commission Action
 - a. Request a Plat of Tower Property Subdivision located at 831 Tower Road.
 - b. Request a Plat Preliminary Resubdivision of Lots 1,2, and 3 of Block 2 Clough's 1st Addition.
 - c. Request a Conditional Use for a Short-Term Rental in an RS-2 District, Located at 253 Donalee Avenue
 - d. Request a Plat of Brackett Subdivision located at 304 Bluebird Lane.
 - e. Request a Plat of Donnelly's Addition No. 3 located at 808-826 N Adams Ave.
 - f. Request a Rezone of Donnelly's Addition No. 3 Lots 2, 4, 6, and 8 from RS-2 to RU-2
 - g. Request a Plat of Lebanon acreage from one lot to 2 lots located at the 700 block of Mountrose Street.
 - h. Request a Plat of St Louis Apple located at 1055 St Louis St.
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
SEPTEMBER 11, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on September 11, 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, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich. Absent: Randy Randolph, Jeff Stokes.

A quorum was declared.

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

Approval of Minutes

August 14, 2025 Meeting Minutes

Joe Berkich moved and Chris Meckem seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (7) Michall Holmes, Chris Meckem, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Randy Randolph, Jeff Stokes.

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

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

Planning and Zoning Manager Mark Scott stated the owner of the property, Greg Collier, is requesting to withdraw the request at this time.

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

Planning and Zoning Manager Mark Scott stated the Request for Short-Term Rental is zoned as RS-2. Tracy Britt, who lives on Fowler Drive, inquired about the property's intended use. Shelly Hendrix, the owner, stated it would be for longer-term "short-term" use, stating she would be targeting the "traveling nurses" time frame, which is from a two-week to a longer commitment.

Randy Wall moved and Joe Berkich seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (7) Michall Holmes, Chris Meckem, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (2) Randy Randolph, Jeff Stokes.

Commission Action

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

This was withdrawn by the owner, Greg Collier.

Commission Action on a Request for a Conditional Use for a Short-Term Rental in an RS-2 District located at 1117 Fowler Drive.

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

Commission and Staff Discussion

Planning and Zoning Manager Mark Scott introduced City Attorney Chris Allen, who discussed easements, legal issues, and decision-making related to Planning and Zoning. Commission Member Joe Berkich inquired about activity at the former Coca-Cola plant. Planning and Zoning Manager Mark Scott explained that the site is zoned M1 and will house the Toyka food trailer along with permanent restrooms.

Adjournment

Acting Chairwoman Shirley Tarwater declared the meeting adjourned at 6:29 p.m.

ATTEST:

Planning and Zoning Manager Mark Scott

Secretary Shirley Tarwater

Minutes Approved



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of Tower Property Subdivision located at 831 Tower Road.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Tower Property Subdivision located at 831 Tower Road.

Background (problem/explanation):

Sec.48-45. M-1 light industrial district. Plat from Lebanon acreage to two lots. Section 48-244 Minimum yard requirements. Front yard requirement for M-1 and M-2 districts is 25 feet wide, lot one is 48.38 feet wide, lot two is 156.18 feet wide. Both lots meet minimum front yard requirements. The site plan includes a water detention area and a depiction of a U-use group agriculture storage building, which is a Table 48-31-A. M-1 permissive use and meets all setbacks and utility easements.

Staff Recommendation:

Planning and Zoning staff see no issues.

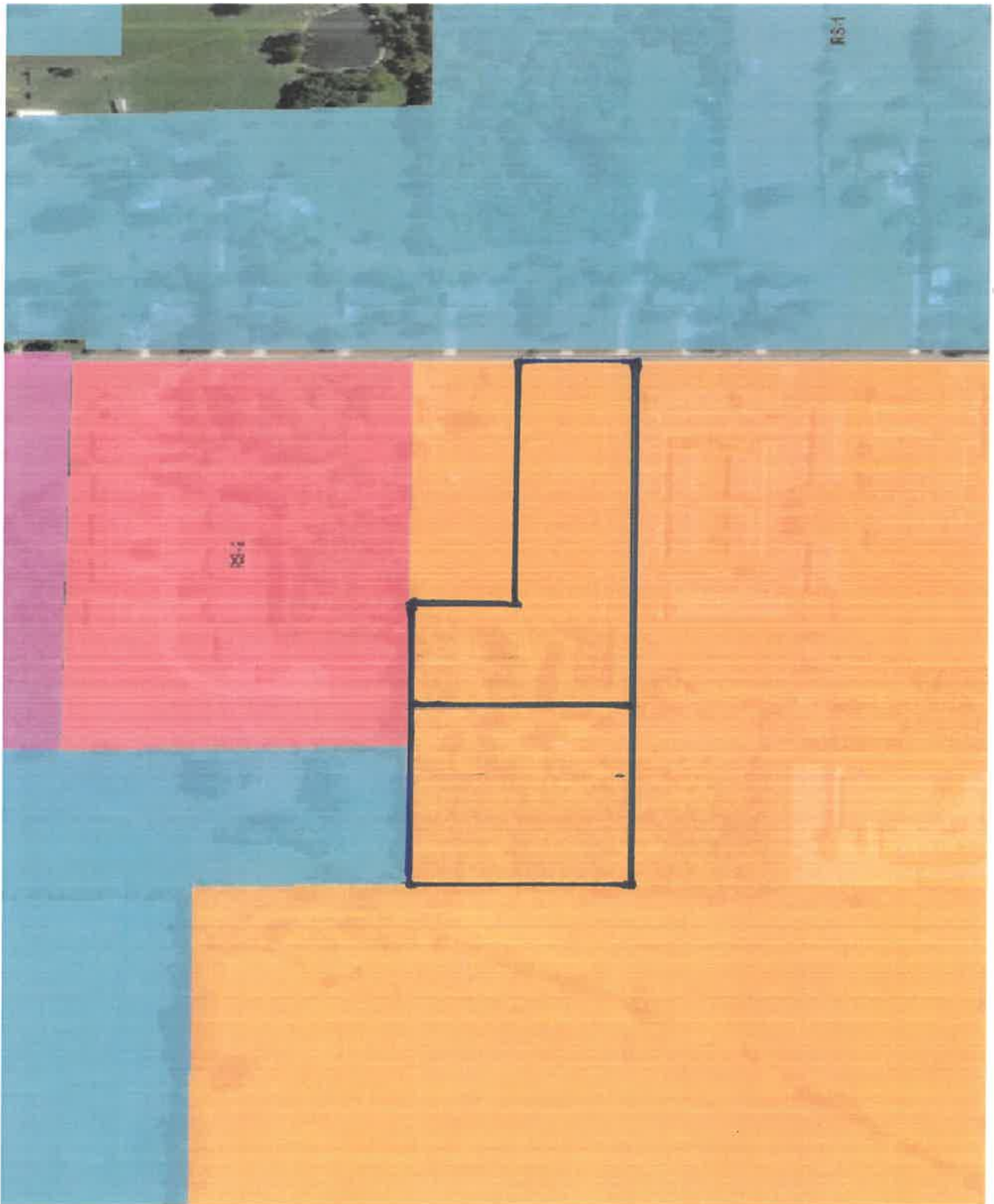
Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date: 09/24/2025

ATTACHMENTS:

1. 831 Tower Rd GIS map depiction
2. 831 Tower Rd zoning map depiction
3. Tower Property Subdivision plat depiction



831 Tower Road zoning map depiction

Tower Property Subdivision

A SUBDIVISION IN THE CITY OF LEBANON
BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 34 NORTH, RANGE 16 WEST
LACLEDE COUNTY, MISSOURI

DEDICATION

Whereas, Tower Property, LLC, a Missouri Limited Company, is 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:

"Tower Property Subdivision"

Utility easements as shown on this plat are dedicated to public use as such.

Paul DeVasure _____ Date _____
Managing Member

Lonita DeVasure _____ Date _____
Managing Member

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared Paul and Lonita DeVasure of Tower Property, LLC, known to me to be 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)

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

"Tower Property 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 _____ Date _____
Collector of Revenue Laclede County, Missouri

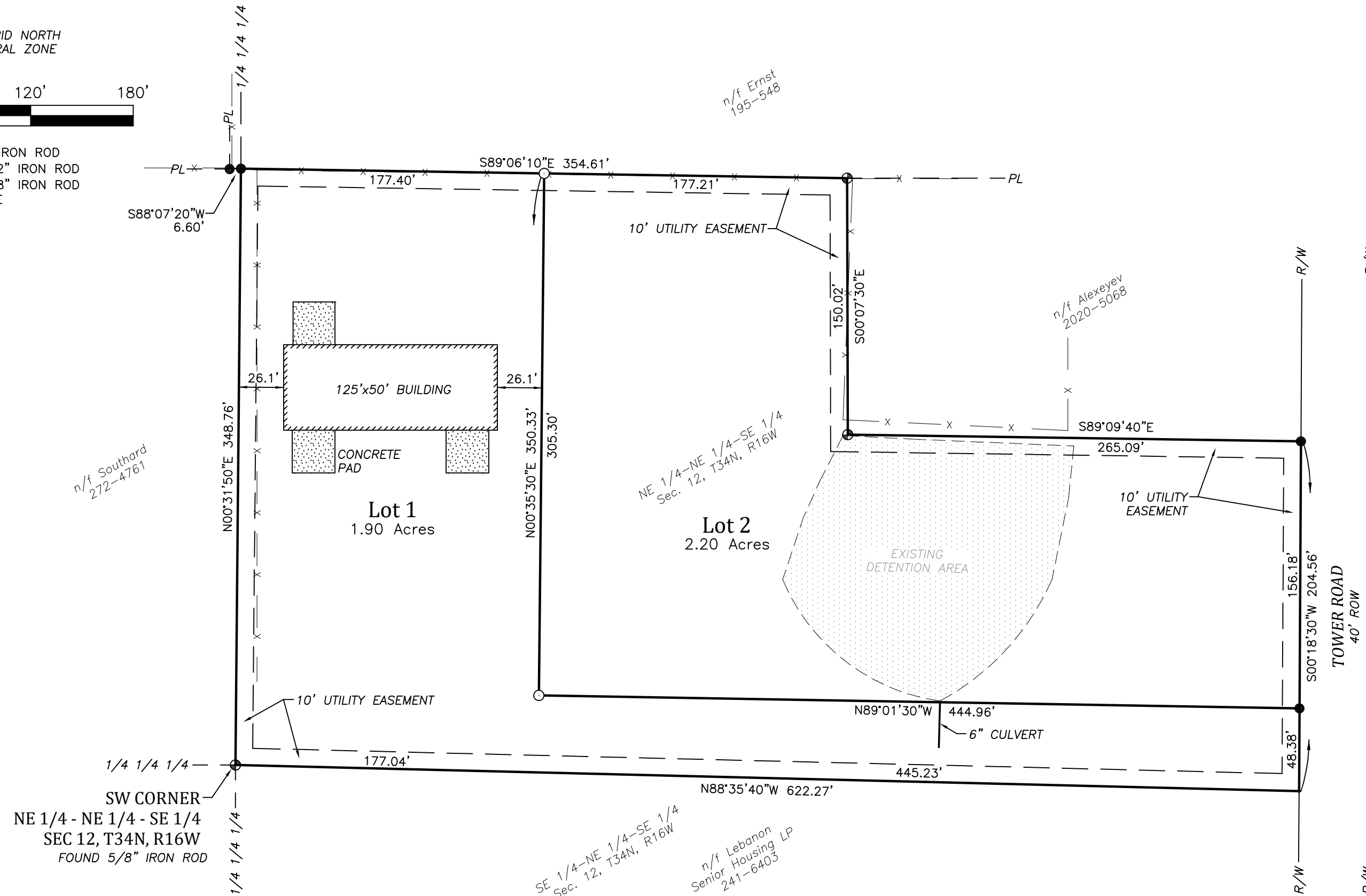
RECORDER'S CERTIFICATE



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE

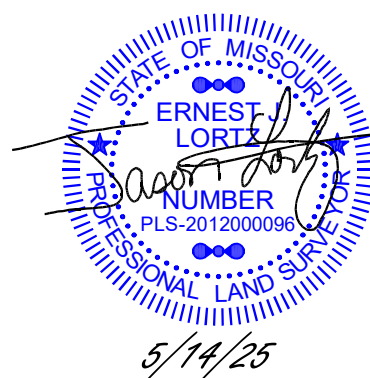


- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- ⊕ FOUND 5/8" IRON ROD
- x — FENCE LINE



DESCRIPTION

A fractional part of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 12, Township 34 North, Range 16 West of the Fifth Principal Meridian, Laclede County, Missouri, described as follows: Beginning at the Southwest corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 12; thence North 0°31'50" East, 348.76 feet along the West line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter to the South line of a parcel described in Laclede County Deed Records at Book 195, Page 548; thence South 89°06'10" East, 354.61 feet along said South line to the Northwest corner of a parcel described in Laclede County Deed Records at Book 2020, Page 5068; thence South, 0°07'30" East, 150.02 feet along the West line of said Book 2020, Page 5068 parcel to its Southwest corner; thence South 89°09'40" East, 265.09 feet along the South line of said Book 2020, Page 5068 parcel to the West right of way of Tower Road; thence South 0°18'30" West, 204.56 feet along said West right of way to the South line of the aforesaid Northeast Quarter of the Northeast Quarter of the Southeast Quarter; thence North 88°35'40" West, 622.27 feet along said South line to the Point of Beginning.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of Paul and Lonita DeVasure during the month of May 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

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 lands described in Book 2025 Page 1194.
- 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.

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

Survey in the
NE 1/4 - NE 1/4 - SE 1/4
Sec. 12, T34N, R16W
Laclede County, Missouri

Paul and Lonita DeVasure
Laclede County, Missouri

Drawn by SIM	Scale 1" = 60'	Survey No.
Checked by EJL	Date 5/14/2025	L-2526



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat 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 Plat 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

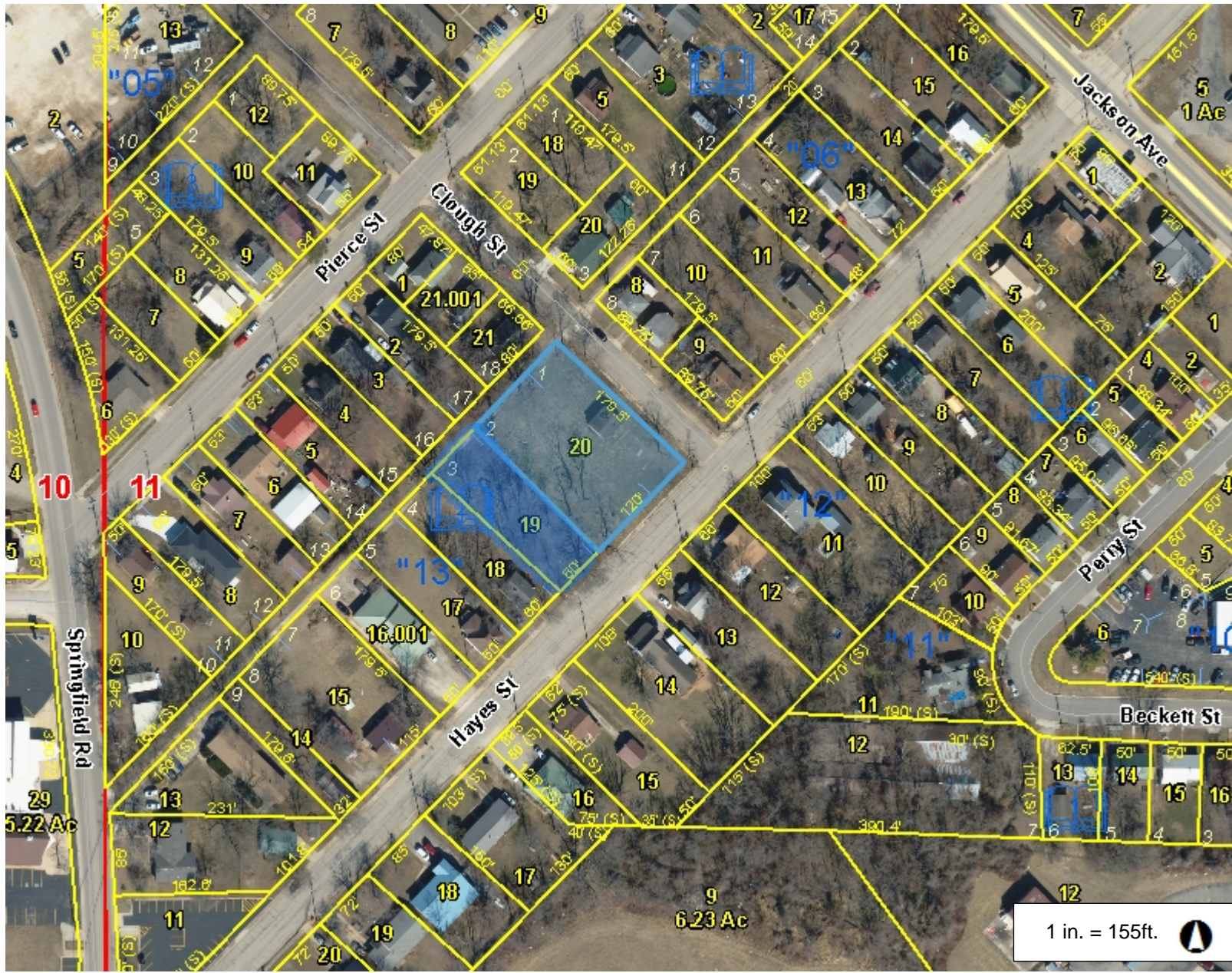
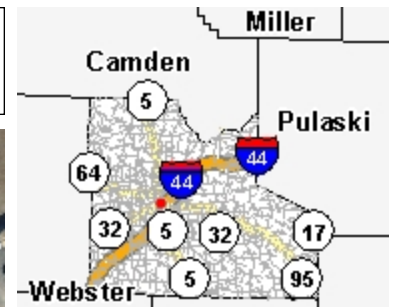
Department: Planning and Zoning

Date: 09/24/2025

ATTACHMENTS:

1. 387 Clough St GIS map depiction
2. Resubdivision Clough's 1st Addition Plat
3. 387 Clough St zoning map depiction

Laclede County, MO



Legend

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

Notes

309.3 0 154.67 309.3 Feet

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



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



387 Clough St zoning map depiction.



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Conditional Use for a Short-Term Rental in an RS-2 District, Located at 253 Donalee Avenue

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

Background (problem/explanation):

This is zoned RS-2 residential; a conditional use is required for a short-term rental located in a residential RS-2 district.

Staff Recommendation:

This is zoned RS-2 residential; a conditional use is required for a short-term rental located in a residential RS-2 district.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date: 09/23/2025

ATTACHMENTS:

1. Staff Informational Sheet 253 Donnalee Ave 1
2. 253 Donnalee Ave 185 map depiction
3. 253 Donnalee Ave 1000 ft safety perimeter
4. 253 Donnalee Ave realestate photo
5. 253 Donnalee Ave zoning map depiction
6. 253 Donnalee Ave GIS map depiction



To: _____ Proposed for Meeting Date of: _____

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

Staff Recommendation:

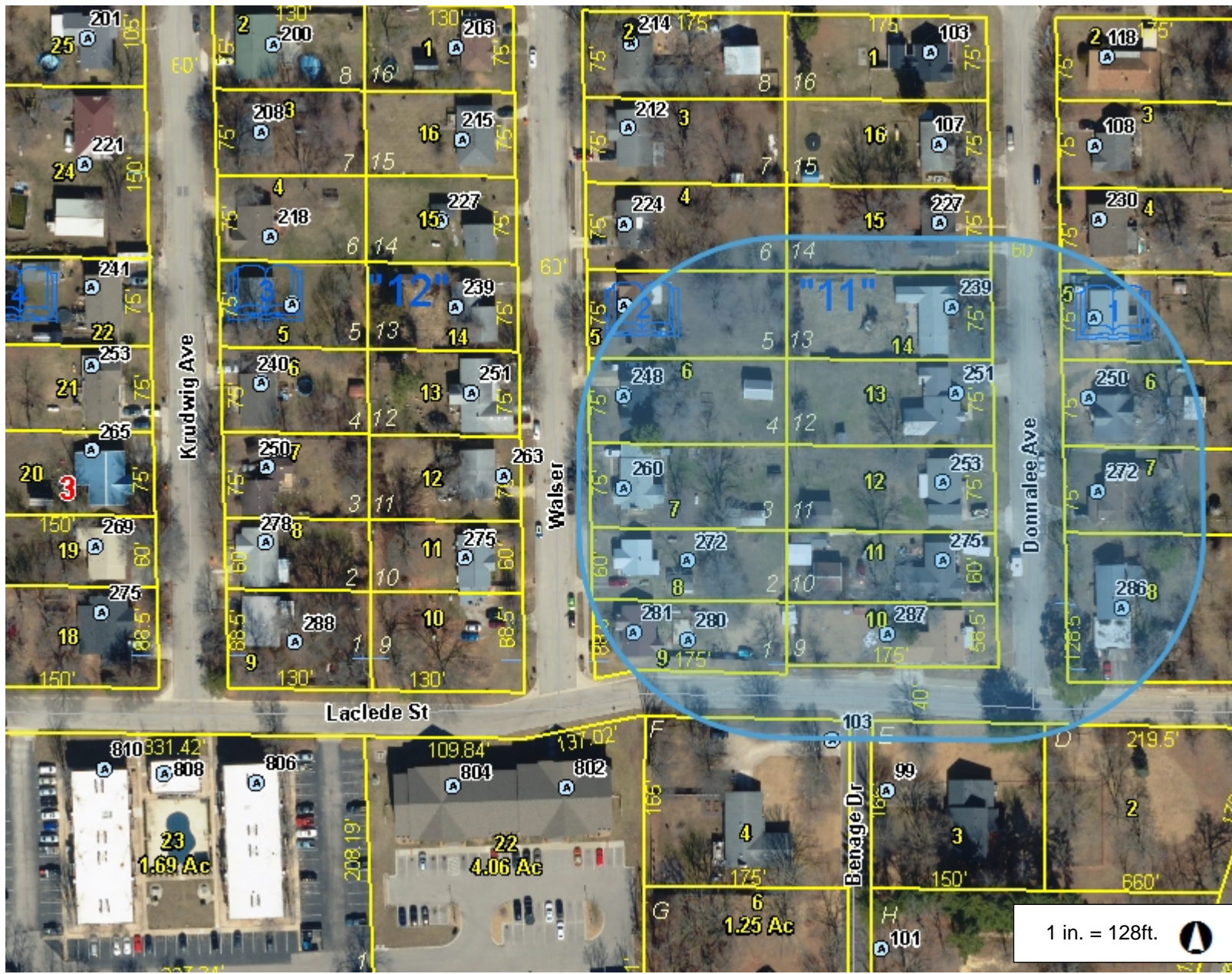
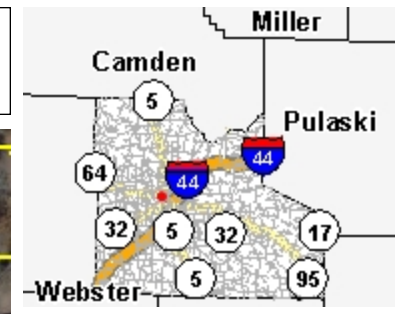
Submitted By: _____

Title: _____

Department: _____

Date: _____

Laclede County, MO



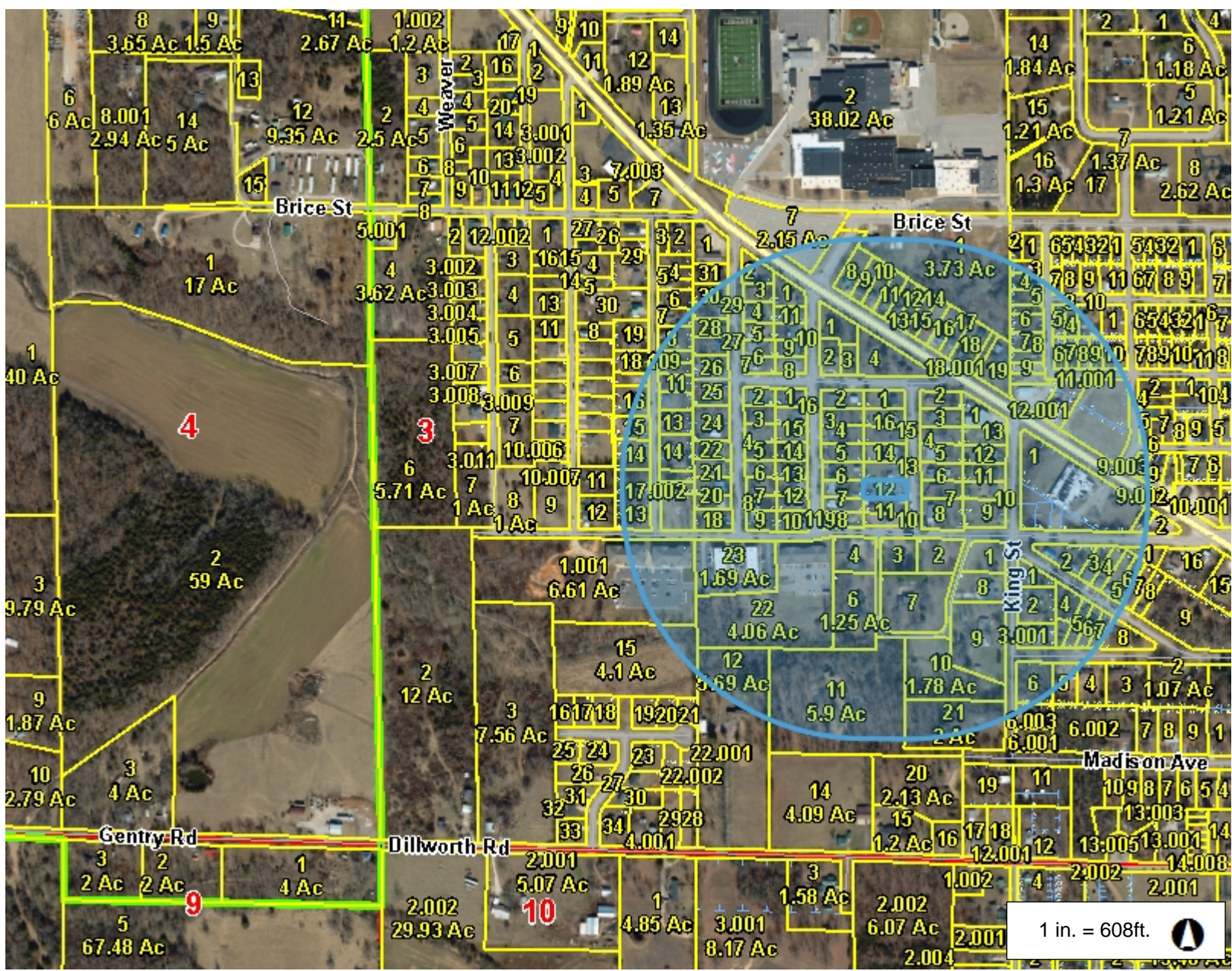
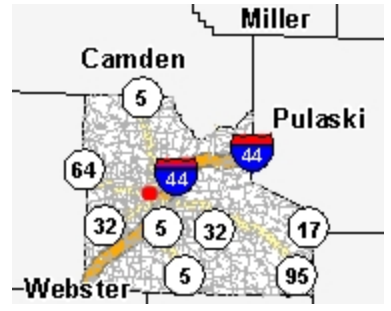
- Legend**
- Address Point
 - Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

Notes



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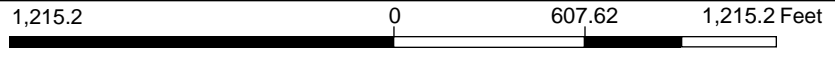
Laclede County, MO



Legend

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

1 in. = 608ft.



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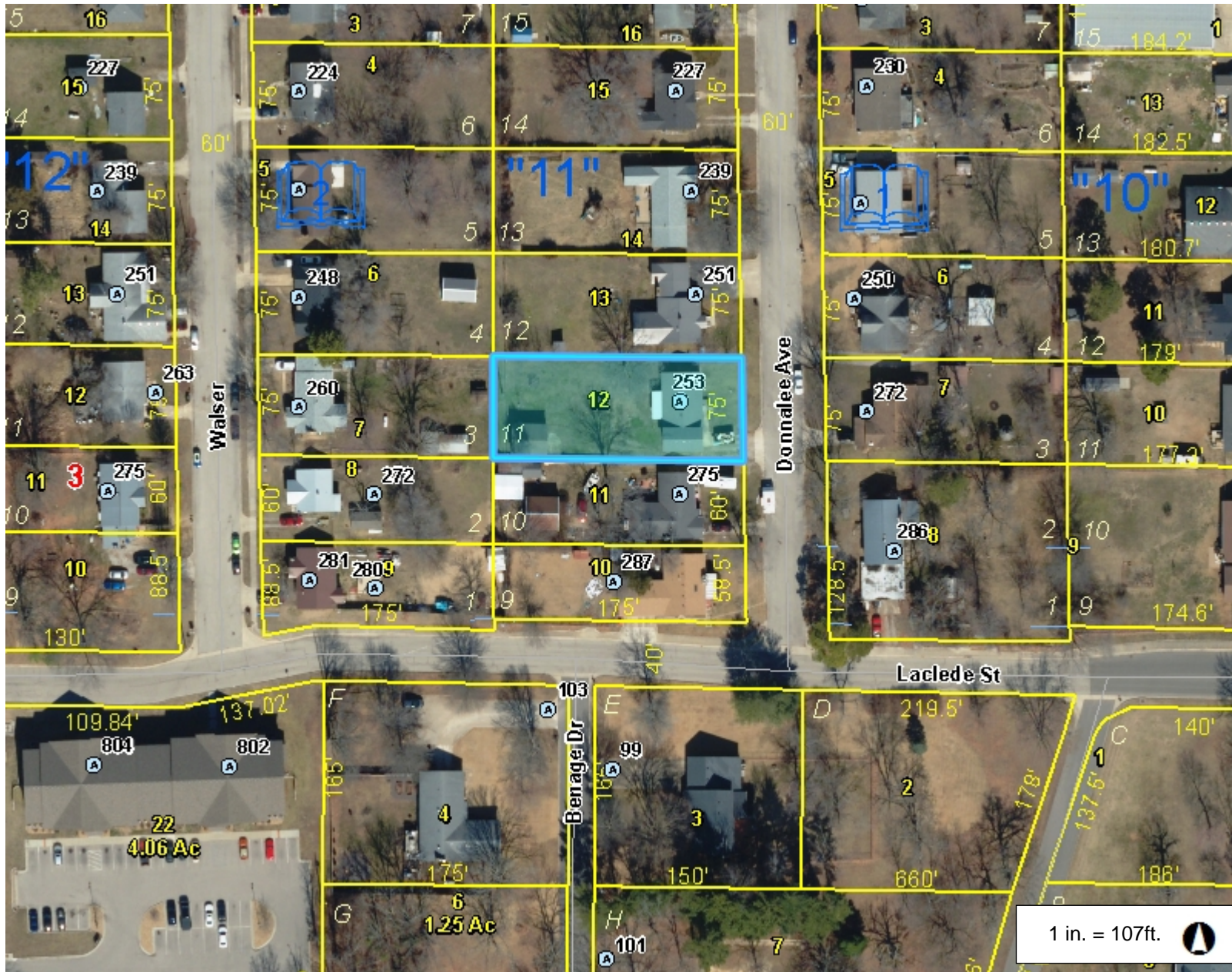
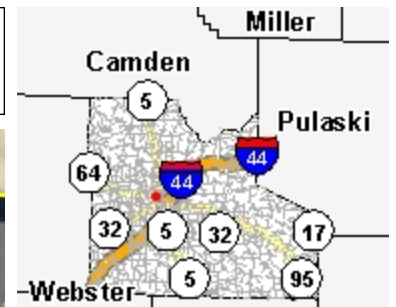
Notes





253 Donnalee Ave zoning map depiction

Laclede County, MO



Legend

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

Notes

214.0 0 107.00 214.0 Feet

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To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of Brackett Subdivision located at 304 Bluebird Lane.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Brackett Subdivision

Background (problem/explanation):

Staff Recommendation:

Property owner has two parcels and is changing the property line to suit his needs. RS-1 Setbacks, 30-foot rear and 10-foot side, are maintained. Lot two front width is nonconforming. Lot one is an existing condition with a driveway in place, making Lot two, 90-foot width impractical.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date: 09/24/2025

ATTACHMENTS:

1. Staff Informational Sheet Brackett subdivision
2. 304 Blue Bird GIS map depiction
3. 304 Bluebird Lane zoning map depiction
4. Brackett Subdivision plat depiction



To: Planning & Zoning

Proposed for Meeting Date of: October 9th, 2025

Staff Informational Sheet

Topic: Request a plat of Brackett Subdivision located at 304 Bluebird Lane.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a plat of Brackett Subdivision located at 304 Bluebird Lane.

Background (problem/explanation):

Sec 48-34. RS-1 Residential
Property must be properly platted.
Plat from two lots to one lot.

Staff Recommendation:

Property owner has two parcels and is changing property line to suit his need. RS-1 setbacks, 30 foot rear and 10 ft side are maintained. Lot two front width is nonconforming, lot one is an existing condition with a driveway in place making the lot two 90 foot width impractical.

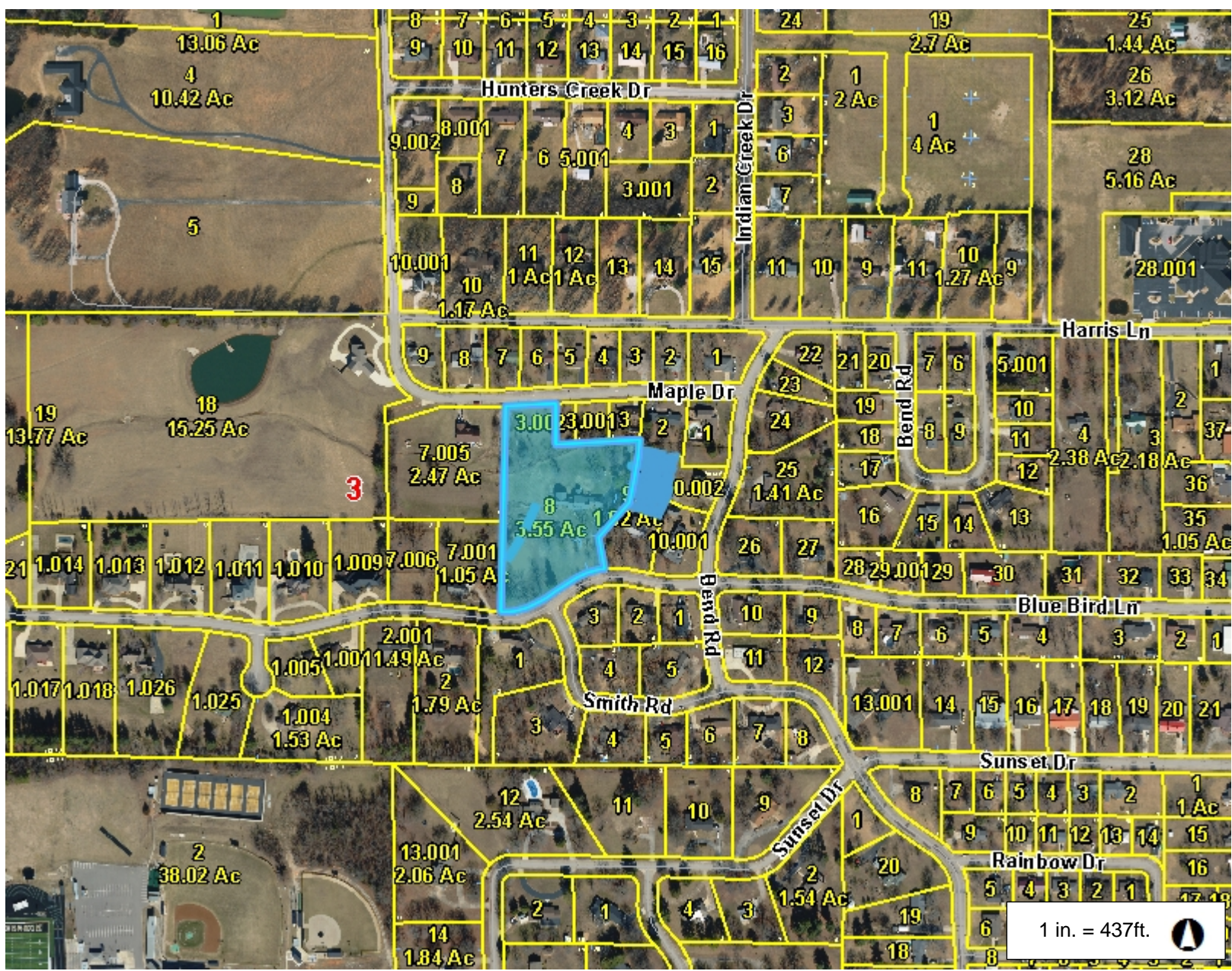
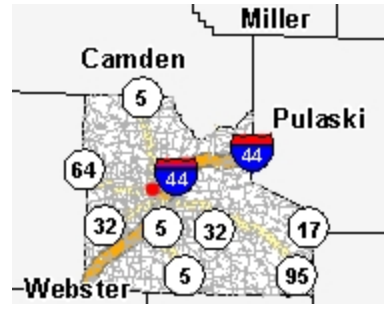
Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: September 17, 2025

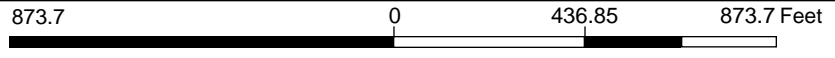
Laclede County, MO



Legend

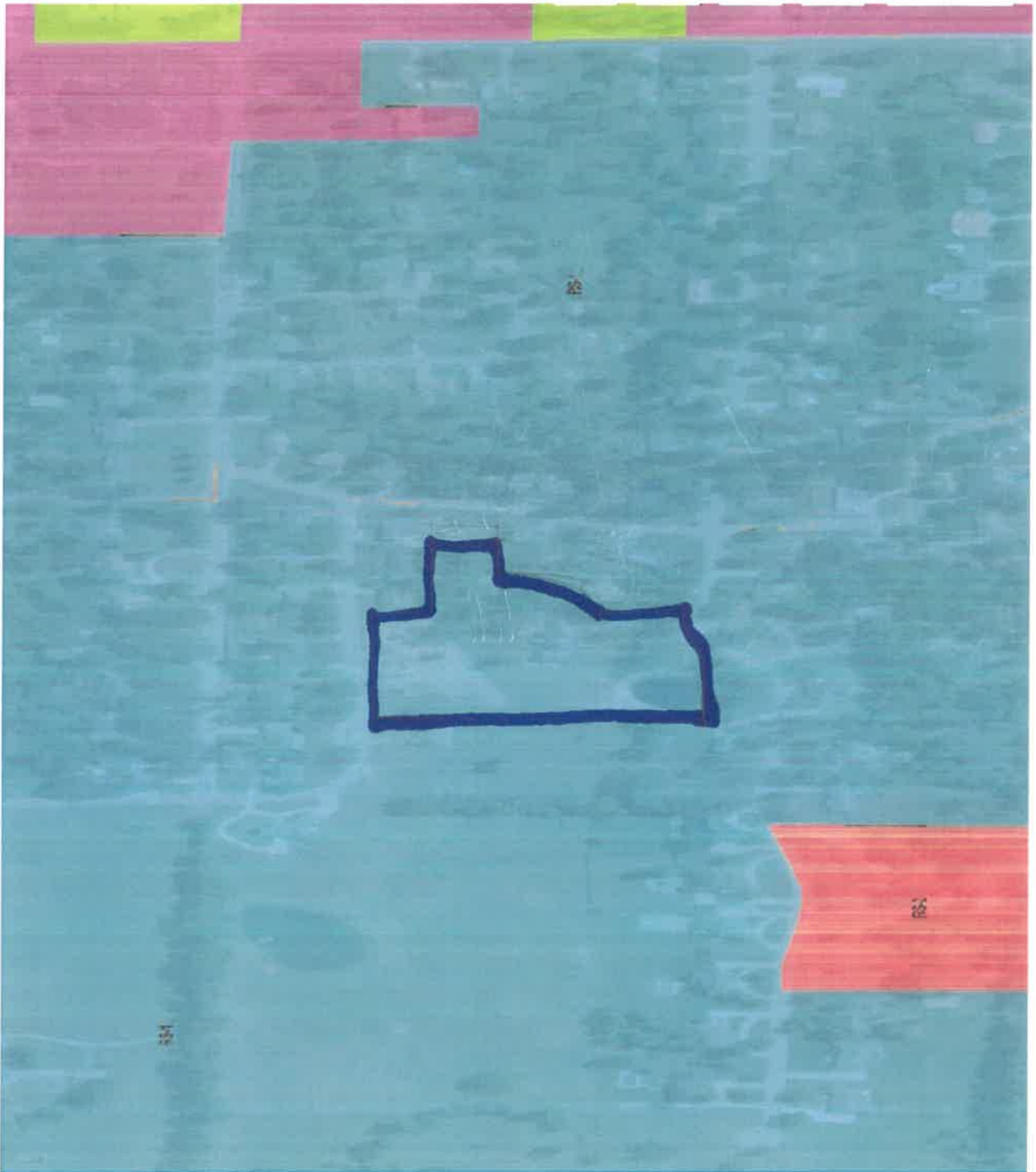
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

1 in. = 437ft.



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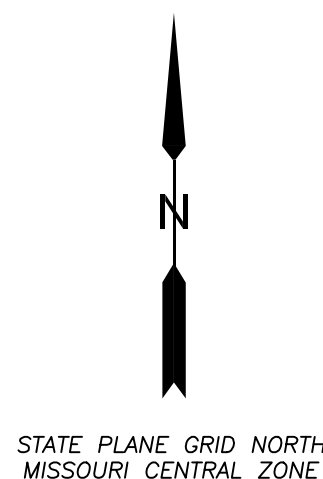
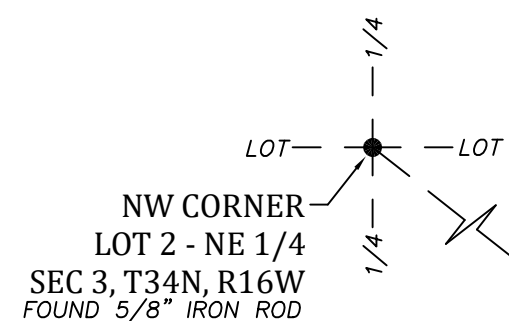
Notes



304 Blue Bird zoning map depiction

BRACKETT SUBDIVISION

A SUBDIVISION IN THE CITY OF LEBANON
BEING A PART OF LOTS 1 AND 2 OF BLOCK 5, SMITH ACRES
AND ALL OF LOT 2 AND THE RESERVED TRACT OF MAPLEWOOD
SUBDIVISION TO THE CITY OF LEBANON, MISSOURI
AND PART OF LOT 2 OF THE NORTHEAST QUARTER OF
SECTION 3, TOWNSHIP 34 NORTH, RANGE 16 WEST
LALEDE COUNTY, MISSOURI



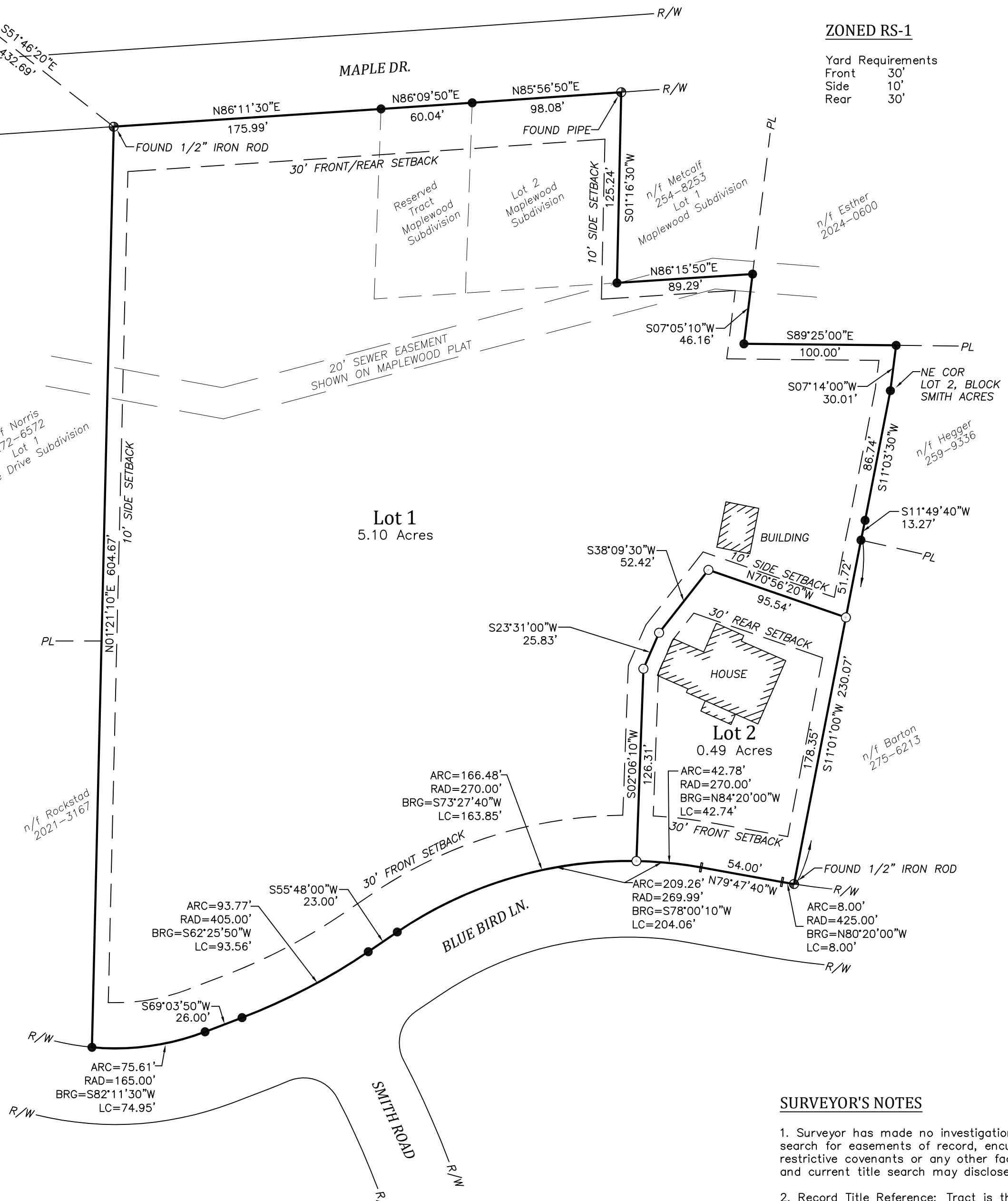
STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- ⊙ FOUND MONUMENT AS NOTED
- ◇ CALCULATED POSITION

DESCRIPTION

All that part of Lots 1 and 2 of Block 5, Smith Acres a Subdivision to Lebanon, Laclede County, Missouri and all of Lot 2 and the Reserved Tract of Maplewood Subdivision to the City of Lebanon, and part of Lot 2 of the Northeast Quarter of Section 3, Township 34 North, Range 16 West of the 5th P.M. described as follows: Commencing at the Northwest corner of Lot 2 of the Northeast quarter of said Section 3; thence South 51°46'20" East, 432.69 feet to a point on the South right of way of Maple Drive and the Point of Beginning; thence along said right of way the following courses: North 86°11'30" East, 175.99 feet to the Northwest corner of Maplewood Subdivision to the City of Lebanon, Missouri, thence continuing along said right of way North 86°09'50" East, 60.04 feet to the Northwest corner of Lot 2 of said Maplewood Subdivision, thence continuing North 85°56'50" East, 98.08 feet to the Northeast corner of said Lot 2, all along said right of way; thence South 01°16'30" West, 125.24 feet to the Southwest corner of Lot 1 of said Maplewood Subdivision; thence along the South line of said Lot 1 North 86°15'50" East, 89.29 feet to the Southeast corner of said Lot 1; thence South 07°05'10" West, 46.16 feet; thence South 89°25'00" East, 100.00 feet; thence South 07°14'00" West, 30.01 feet to the Northeast corner of said Lot 2 of Block 5; thence along the East line of said Lot 2 of Block 5 the following courses: South 11°03'30" West, 86.74 feet; thence South 11°49'40" West, 13.27 feet; thence South 11°01'00" West, 230.07 feet, all along said East line to the Northerly right of way of Bluebird Lane; thence along said right of way the following courses: 8.00 feet along the arc of a curve turning to the right with a radius of 425.00 feet, the chord of which bears North 80°20'00" West, 8.00 feet and North 79°47'40" West, 54.00 feet and 209.26 feet along the arc of a curve turning to the left with a radius of 269.99 feet, the chord of which bears South 78°00'10" West, 204.06 feet and South 55°48'00" West, 23.00 feet and 93.77 feet along the arc of a curve turning to the right with a radius of 405.00 feet, the chord of which bears South 62°25'50" West, 93.56 feet and South 69°03'50" West, 26.00 feet and 75.61 feet along the arc of a curve turning to the right with a radius of 165.00 feet, the chord of which bears South 82°11'30" West, 74.95 feet, all along said right of way; thence North 01°21'10" East, 604.67 feet to the Point of Beginning. Contains 5.59 acres per Survey No. L-2652 by Lortz Surveying, LLC.



ZONED RS-1

Yard Requirements	
Front	30'
Side	10'
Rear	30'

DEDICATION
Whereas, Wesley E. and Paula Brackett, are 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:

"Brackett Subdivision"

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

Wesley E. Brackett _____ Date _____
Paula Brackett _____ Date _____

NOTARY CERTIFICATE

State of _____ } SS.
County of _____ }

On this _____ day of _____, 2025, before me personally appeared Wesley E. and Paula Brackett, known to me to be person 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:

"Brackett 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 _____ Lacey Brackett
Mayor, City of Lebanon 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 _____ Date _____
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE

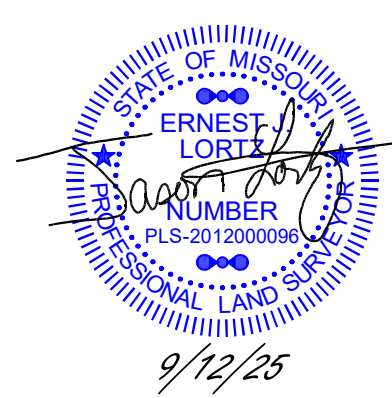


SURVEYOR'S NOTES

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: Tract is the lands described in Book 242, Page 2642 and Book 2025, Page 2934.
3. Only the record documents noted herein 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.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of Wesley E. and Paula Brackett on September 2, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.



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

LORTZ
SURVEYING, LLC

Survey of
Brackett Subdivision
Lebanon
Laclede County, Missouri

Wesley E. and Paula Brackett
Lebanon, Missouri

Drawn by
SIM

Scale 1" = 60'

Survey No.

Checked by
EJL

Date
9/12/2025

L-2652



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of Donnelly's Addition No. 3 located at 808-826 N Adams Ave.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Donnelly's Addition No. 3.

Background (problem/explanation):

This is Zoned RS-2 Residential Sec.48-31-A. Property must be properly platted for any new construction. A Plat from four Lots to eight Lots. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Staff sees no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date: 09/24/2025

ATTACHMENTS:

1. Staff Informational Sheet Plat Donnellys Additon No 3 2
2. 808-826 N Adams Ave zoing map depiction
3. Donnelly's Addition No 3 plat depicton



To: _____ Proposed for Meeting Date of: _____

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

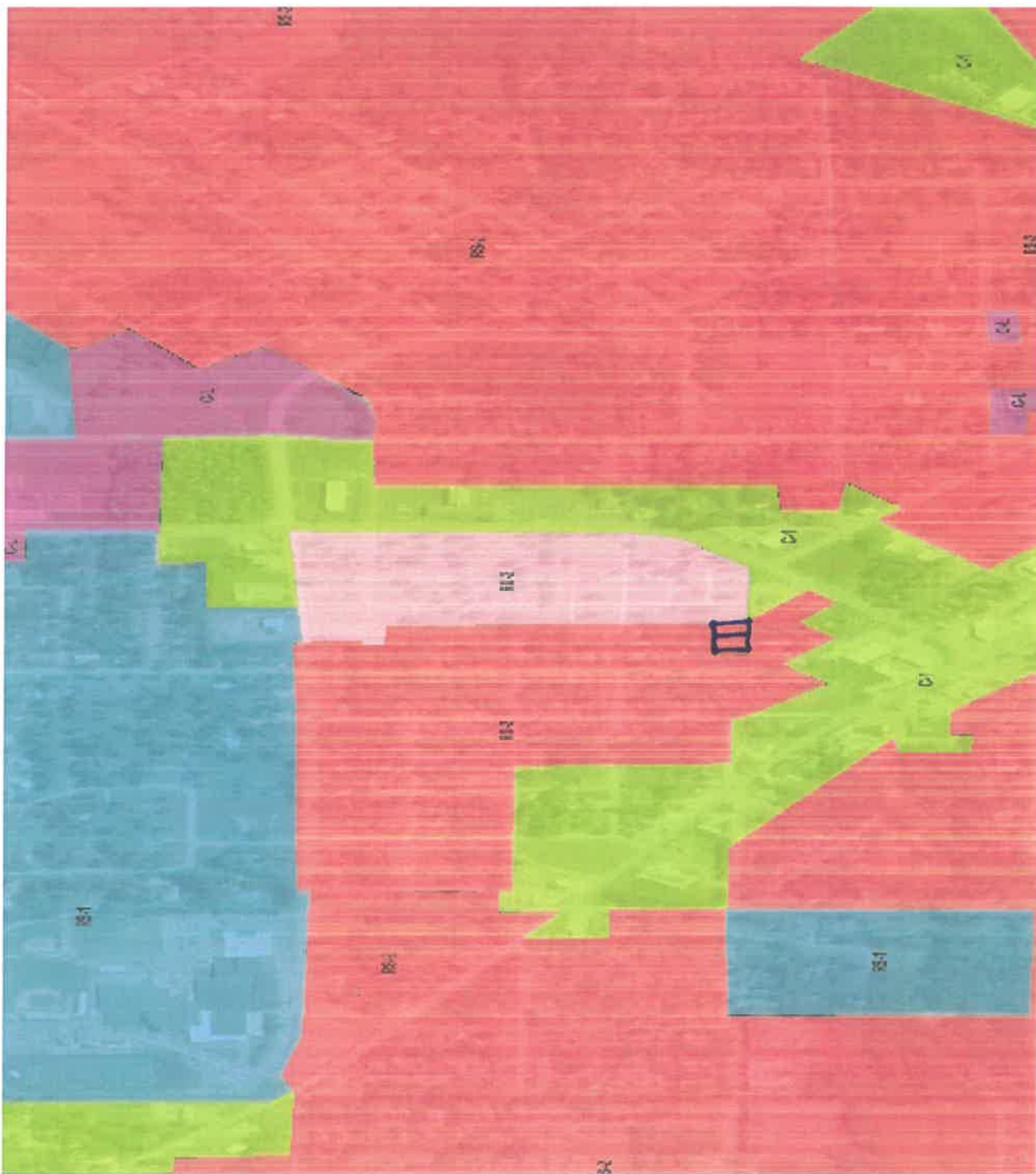
Staff Recommendation:

Submitted By: _____

Title: _____

Department: _____

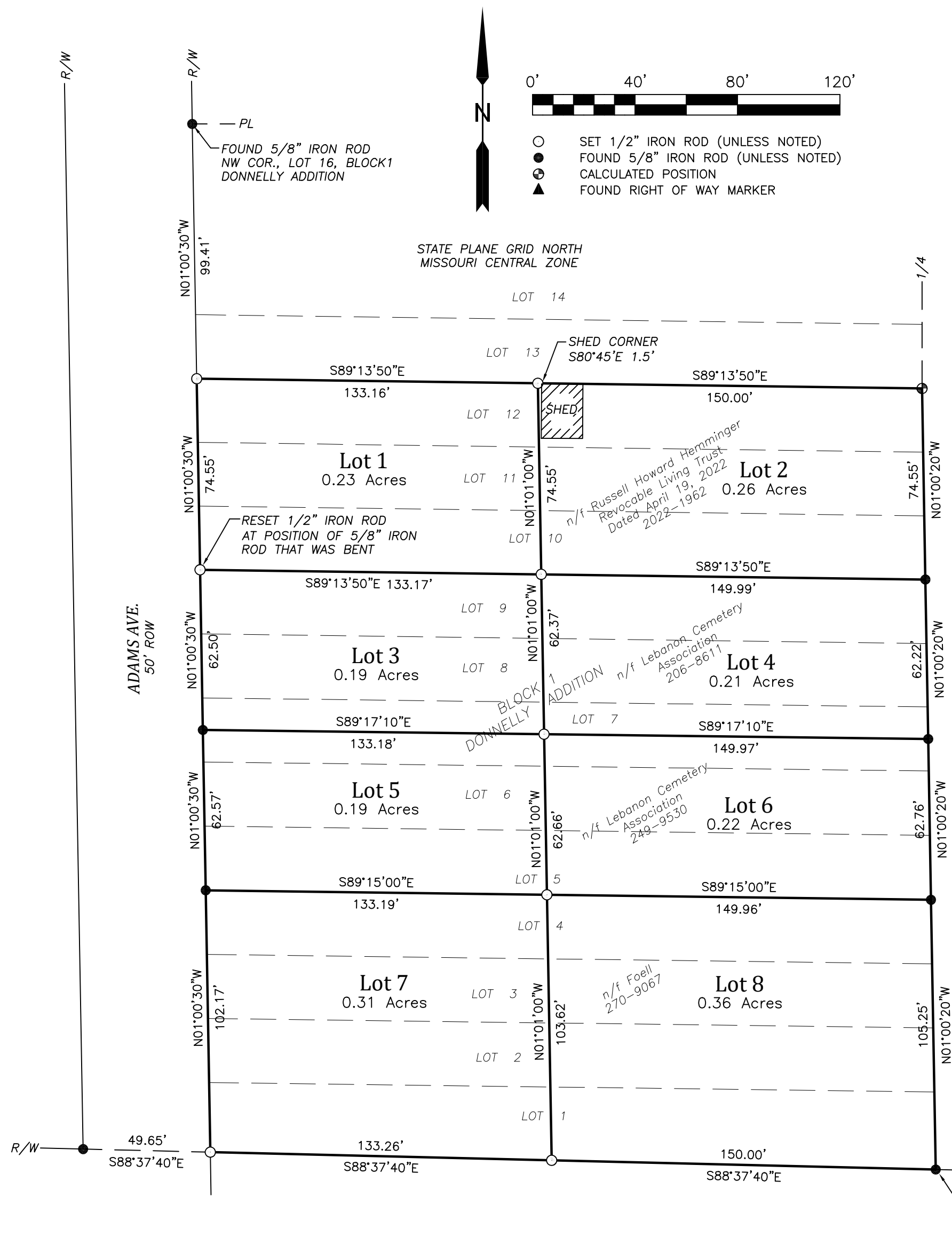
Date: _____



808-826 N Adams Avenue zoning map depiction

DONNELLY'S ADDITION NO. 3

A SUBDIVISION IN THE CITY OF LEBANON
BEING ALL OF LOTS 1-12 OF BLOCK 1
DONNELLY ADDITION TO LEBANON, MISSOURI



DEDICATION

Whereas, The Russell Howard Hemminger Revocable Living Trust, Dated April 19, 2022, William G. Foell, Michelle R. Foell and The Lebanon Cemetery Association, 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:

"DONNELLY'S ADDITION NO. 3"

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

 Russell Howard Hemminger
 Trustee of the Russell Howard Hemminger
 Revocable Living Trust, Dated April 19, 2022
 Date _____

 William G. Foell
 Date _____

 Michelle R. Foell
 Date _____

 Jeff Stokes
 The Lebanon Cemetery Association
 Date _____

NOTARY CERTIFICATE

State of _____ }
 County of _____ } SS.
 Russell Howard Hemminger

On this _____ day of _____, 2025, before me personally appeared Russell Howard Hemminger, Trustee of the Russell Howard Hemminger Revocable Living Trust, Dated April 19, 2022, 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)

NOTARY CERTIFICATE

State of _____ }
 County of _____ } SS.
 William and Michelle Foell

On this _____ day of _____, 2025, before me personally appeared William G. Foell and Michelle R. Foell, 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)

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 206, Page 8611, Book 249, Page 9530, Book 270, Page 9067, and Book 2022, Page 1962
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.

NOTARY CERTIFICATE

State of _____ }
 County of _____ } SS.
 Jeff Stokes

On this _____ day of _____, 2025, before me personally appeared Jeff Stokes of the Lebanon Cemetery Association, 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:

"Donnelly's Addition No. 3"

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

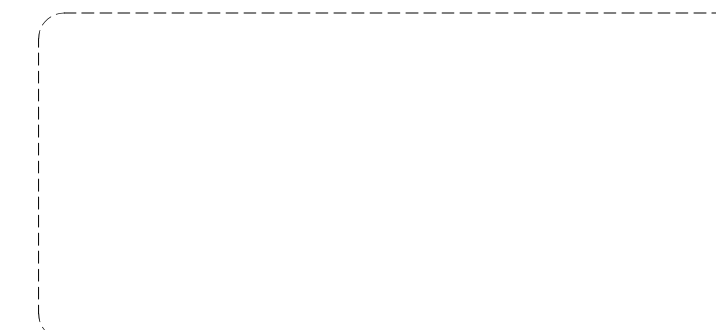
COUNTY & CITY TAX RELEASE

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




SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of The Lebanon Cemetery Association on August 18-26, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DESCRIPTION

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Block 1 of Donnelly's First Addition to the City of Lebanon, Laclede County, Missouri.

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



LORTZ
SURVEYING, LLC

Survey of Lots 1-12
 Block 1, Donnelly's Addition
 To The City of Lebanon
 Laclede County, Missouri

Lebanon Cemetery Association
 Lebanon, Missouri

Drawn by
SIM

Scale 1" = 40'

Survey No.
L-2623

Checked by
EJL

Date
8/27/2025



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Rezone of Donnelly's Addition No. 3 Lots 2, 4, 6, and 8 from RS-2 to RU-2

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone of Donnelly's Addition No. 3 lots 2, 4, 6, and 8 from RS-2 to RU-2

Background (problem/explanation):

This is Zoned RS-2 Residential Sec.48-31-A. Property must be properly platted. Plat from four lots to eight lots. Lebanon City Cemetery has purchased the lots. The lots adjoining N Adams will remain RS-2; the rear lots will join the Cemetery as RU-2 for expansion. The RS-2 Lots meet lot size requirements.

Staff Recommendation:

Section 48-5 District boundaries. Portions of the 1100 block of N Adams Avenue are designated as RS-2 but are actually cemetery property.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date: 09/24/2025

ATTACHMENTS:

1. Staff Informational Sheet Rezone Donnellys Additon No 3
2. 808-826 N Adams Ave zoing map depiction
3. 808 N Adams Ave GIS map depiction
4. Donnelly's Addition No 3 plat depicton



To: _____ Proposed for Meeting Date of: _____

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

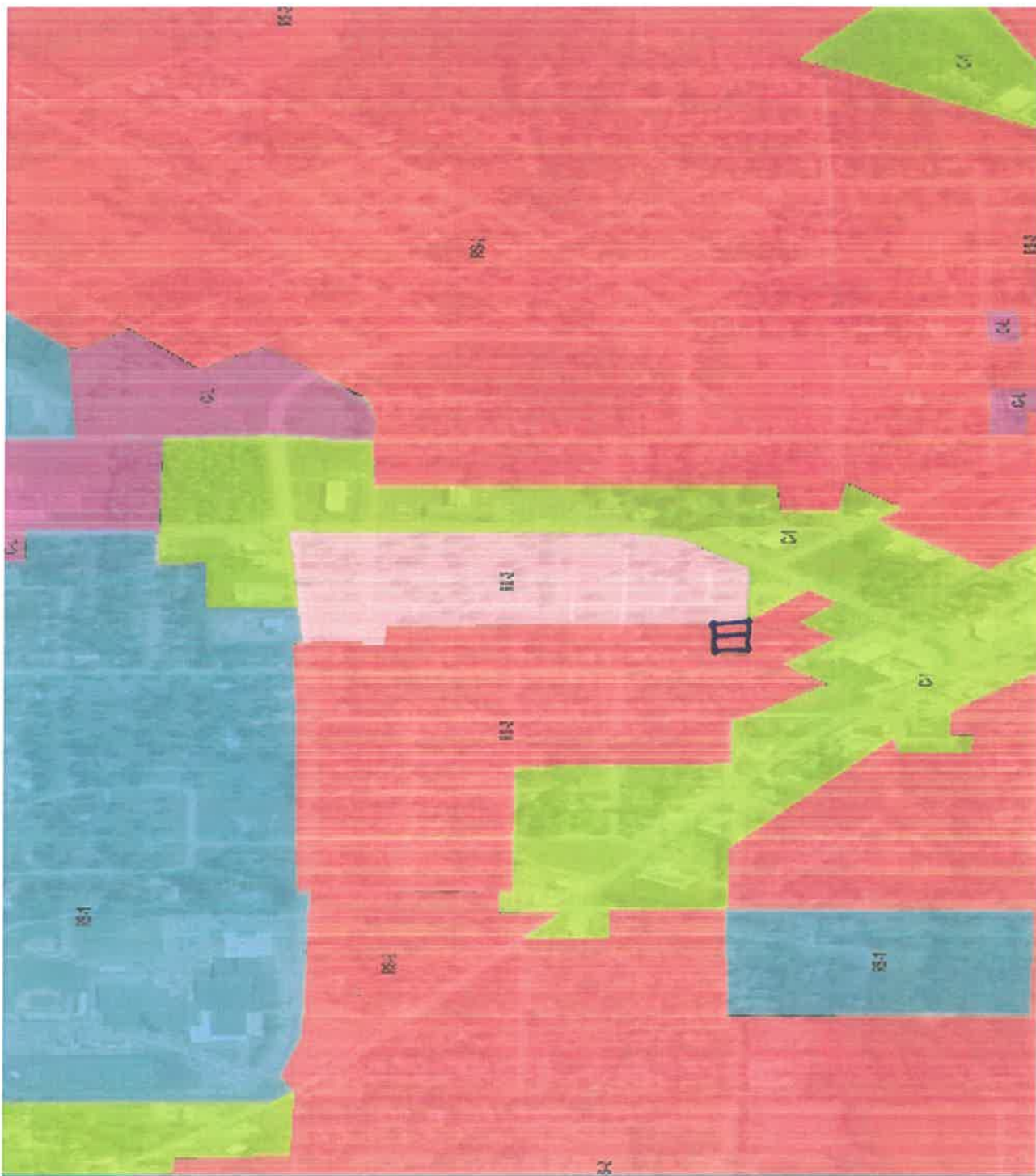
Staff Recommendation:

Submitted By: _____

Title: _____

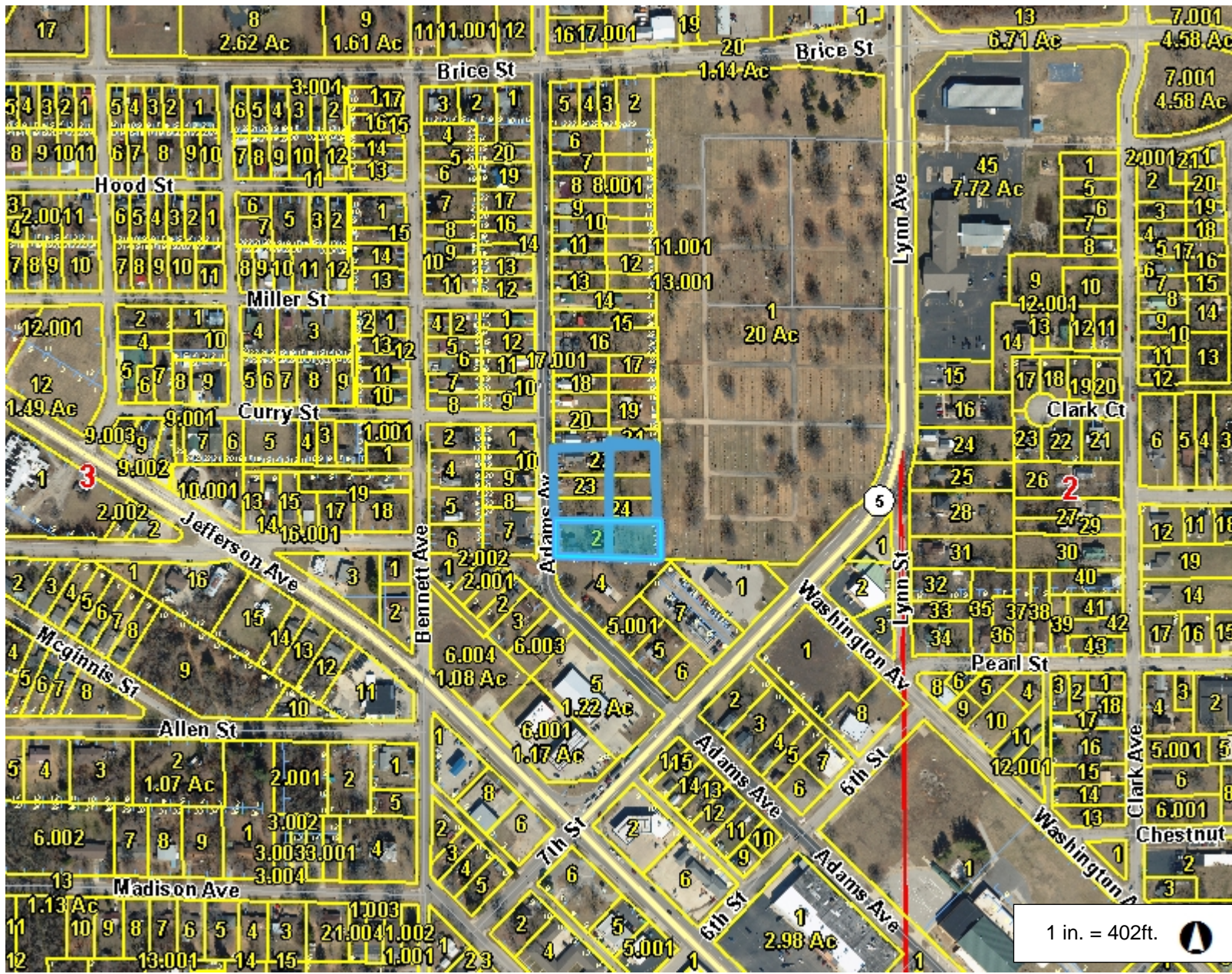
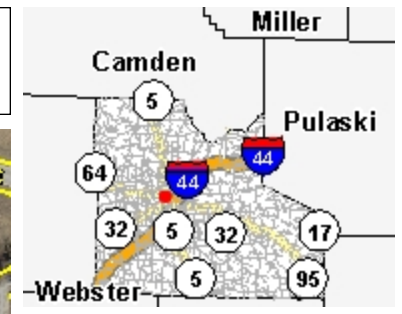
Department: _____

Date: _____



808-826 N Adams Avenue zoning map depiction

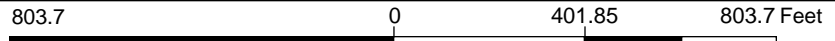
Laclede County, MO



Legend

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

1 in. = 402ft.

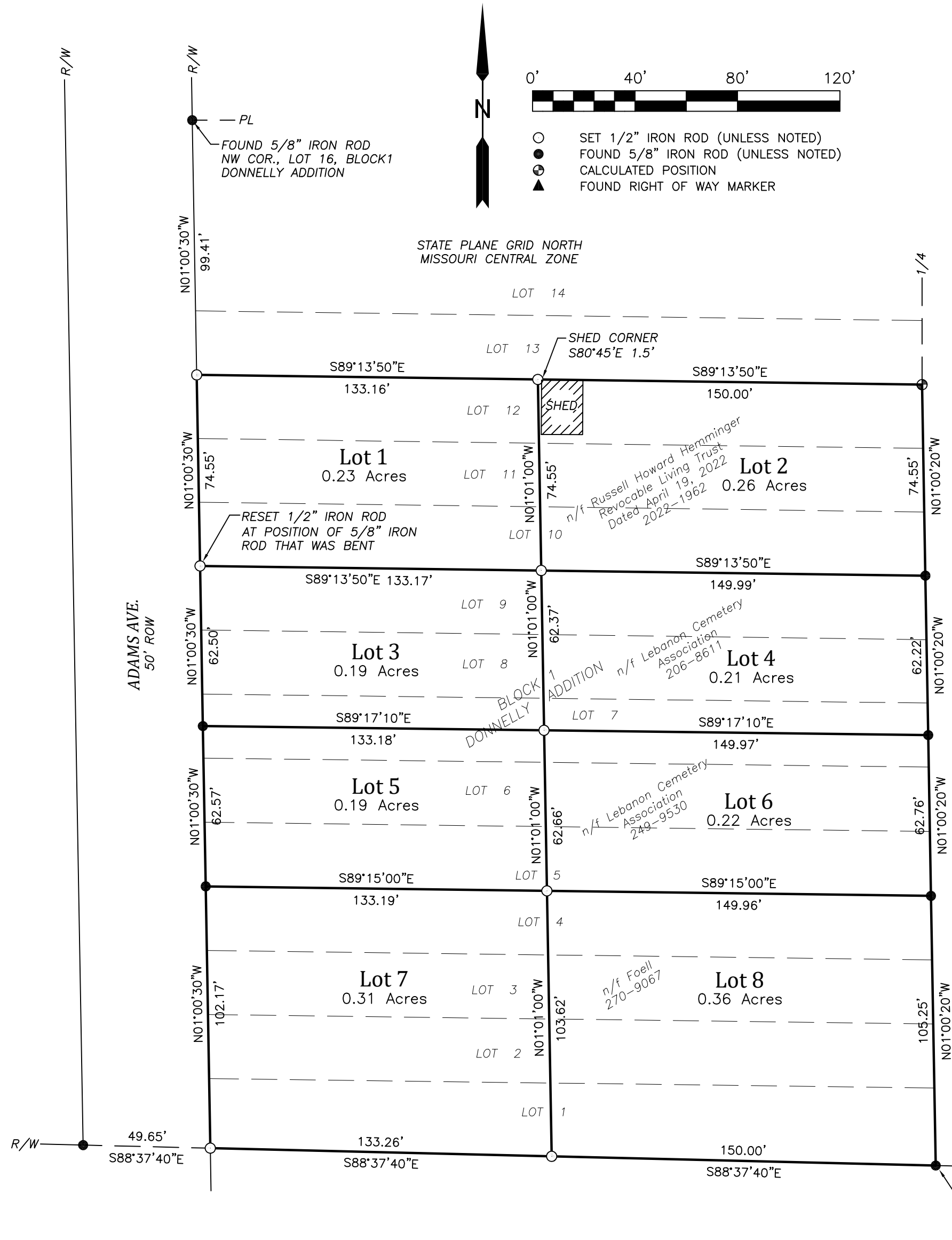


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

DONNELLY'S ADDITION NO. 3

A SUBDIVISION IN THE CITY OF LEBANON
BEING ALL OF LOTS 1-12 OF BLOCK 1
DONNELLY ADDITION TO LEBANON, MISSOURI



DEDICATION

Whereas, The Russell Howard Hemminger Revocable Living Trust, Dated April 19, 2022, William G. Foell, Michelle R. Foell and The Lebanon Cemetery Association, 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:

"DONNELLY'S ADDITION NO. 3"

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

 Russell Howard Hemminger
 Trustee of the Russell Howard Hemminger
 Revocable Living Trust, Dated April 19, 2022

 William G. Foell

 Michelle R. Foell

 Jeff Stokes
 The Lebanon Cemetery Association

NOTARY CERTIFICATE

Russell Howard Hemminger

State of _____ }
 County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared Russell Howard Hemminger, Trustee of the Russell Howard Hemminger Revocable Living Trust, Dated April 19, 2022, 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)

NOTARY CERTIFICATE

William and Michelle Foell

State of _____ }
 County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared William G. Foell and Michelle R. Foell, 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)

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 206, Page 8611, Book 249, Page 9530, Book 270, Page 9067, and Book 2022, Page 1962
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.

NOTARY CERTIFICATE

State of _____ }
 County of _____ } SS.
 Jeff Stokes

On this _____ day of _____, 2025, before me personally appeared Jeff Stokes of the Lebanon Cemetery Association, 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:

"Donnelly's Addition No. 3"

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

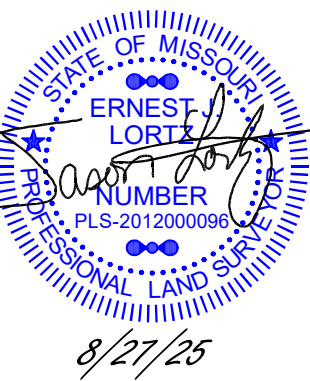
COUNTY & CITY TAX RELEASE

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




SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of The Lebanon Cemetery Association on August 18-26, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DESCRIPTION

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Block 1 of Donnelly's First Addition to the City of Lebanon, Laclede County, Missouri.

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



LORTZ
SURVEYING, LLC

Survey of Lots 1-12
Block 1, Donnelly's Addition
To The City of Lebanon
Laclede County, Missouri

Lebanon Cemetery Association
Lebanon, Missouri

Drawn by
SIM

Scale 1" = 40'

Survey No.

Checked by
EJL

Date
8/27/2025

L-2623



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of Lebanon acreage from one lot to 2 lots located at the 700 block of Mountrose Street.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Lebanon acreage from one lot to 2 lots located at the 700 block of Mountrose Street.

Background (problem/explanation):

This is Zoned RS-1 Residential. The City of Lebanon has purchased the property.

Staff Recommendation:

Sec.48-34 (Property must be properly platted for any new construction). The plat utility access has been checked and signed by PW Director R. Shockley. Lot two has a utility easement in place.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date: 09/24/2025

ATTACHMENTS:

1. Staff Sheet-Hoke-Reid Park
2. 700 block Mountrose St GIS map depiction
3. 700 block Mountrose St zoning map depiction
4. Hoke-Reid Park plat depiction



To: Planning & Zoning

Proposed Meeting Date of:

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

Staff Recommendation:

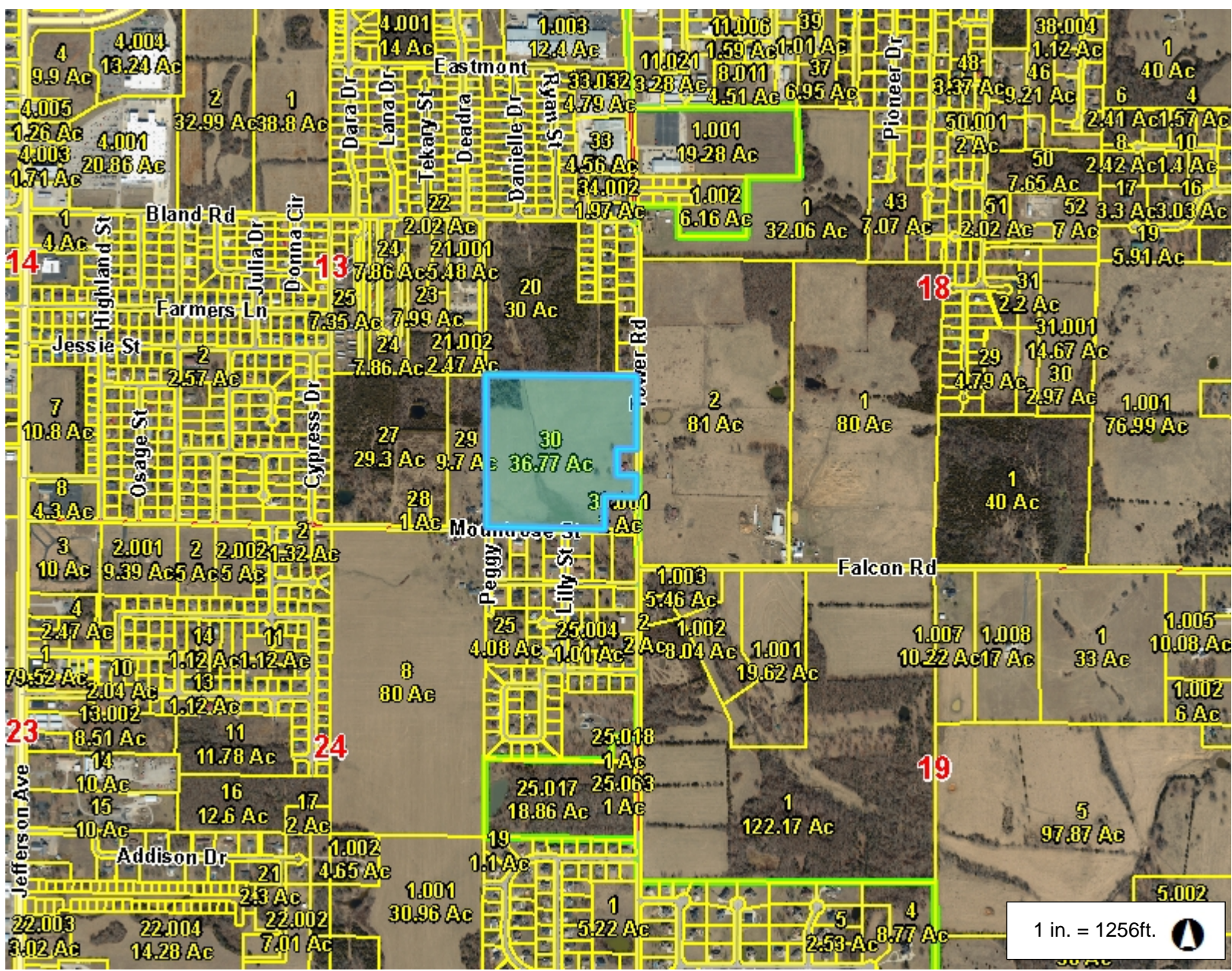
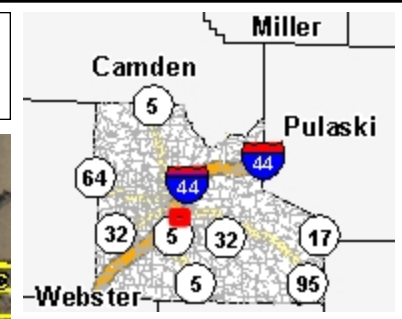
Submitted By: _____

Title: _____

Department: _____

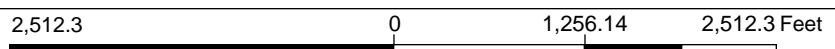
Date: _____

Laclede County, MO



- Legend**
- Interstate
 - State Highway
 - Street
 - Parcel
 - Corporate Limit Line
 - Section
 - County Boundary

1 in. = 1256ft.



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

Notes



700 block Mountrose Street zoning map depiction

HOKE-REID PARK

TO THE CITY OF LEBANON, MISSOURI
BEING PART OF THE SE 1/4, SE 1/4
SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST

DEDICATION

Whereas, Rhonda Shank and David L. Reid, tenants in common and not as joint tenants, 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:

"HOKE-REID PARK"

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

David L. Reid _____ Date _____

Rhonda Shank _____ Date _____

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS. David L. Reid

On this _____ day of _____, 2025, before me personally appeared David L. Reid, 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)

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS. Rhonda Shank

On this _____ day of _____, 2025, before me personally appeared Rhonda Shank, 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:

"HOKE-REID PARK"

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. _____

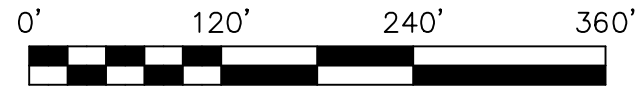
Jared Carr _____ Attest: _____
Mayor, City of Lebanon Lacey Brackett
City Clerk, City of Lebanon

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 _____ Date _____
Collector of Revenue
Laclede County, Missouri

STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- ⊙ CALCULATED POSITION
- FOUND SPIKE

DESCRIPTION

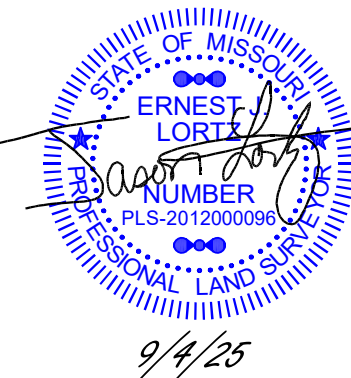
All that part of the Southeast Quarter of the Southeast Quarter of Section 13, Township 34 North, Range 16 West of the 5th P.M. described as follows: Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 13; thence South 88°48'10" East, 1297.66 feet along the North line of the Southeast Quarter of the Southeast Quarter to the West right of way of Tower Road; thence South 00°03'10" West, 641.61 feet along said right of way, thence North 89°56'50" West, 182.73 feet; thence South 00°05'50" East, 200.83 feet; thence South 89°56'50" East, 182.20 feet returning to the West right of way of Tower Road; thence South 00°03'10" West, 181.11 feet along said right of way, thence North 88°42'30" West, 274.70 feet; thence South 00°03'50" West, 295.20 feet to the South line of the Southeast Quarter of the Southeast Quarter; thence North 88°42'30" West, 460.00 feet along said South line; thence North 01°17'30" East, 25.00 feet; thence North 88°42'30" West, 35.00 feet; thence South 01°17'30" West, 25.00 feet returning to the South line of the Southeast Quarter of the Southeast Quarter; thence North 88°42'30" West, 530.05 feet along said South line; thence North 00°03'40" East, 261.15 feet and North 00°02'20" East, 395.92 feet and North 00°14'30" East, 659.51 feet, all along the West line of the Southeast Quarter of the Southeast Quarter to the Point of Beginning.

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: Tracts represent the lands described in Book 199 Page 8050.
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.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the tracts shown hereon at the request of the City of Lebanon on during the month of August, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Rural Property.



LOT 1
20.00 Acres

LOT 2
16.59 Acres

SEWER EASEMENT
BK. 183, PG. 9058

STORM EASEMENT
BK. 258, PG. 2754

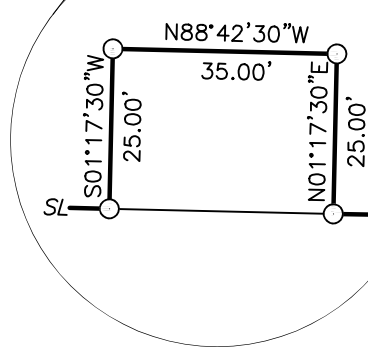
10' UTILITY AND
SIDEWALK EASEMENT

10' UTILITY AND
SIDEWALK EASEMENT

10' UTILITY AND
SIDEWALK EASEMENT

LIFT STATION
BK. 183, PG. 9017

RECORDER'S CERTIFICATE





To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of St Louis Apple located at 1055 St Louis St.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of St Louis Apple.

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 1 lot. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Staff sees no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date: 09/24/2025

ATTACHMENTS:

1. Staff Informational Sheet St Louis Apple
2. 1055 St Louis 185 map depiction
3. 1055 St Louis GIS map depiction
4. 1055 St Louis Street zoning map depiction. - Copy
5. St Louis Apple plat depiction



To: _____ Proposed for Meeting Date of: _____

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

Staff Recommendation:

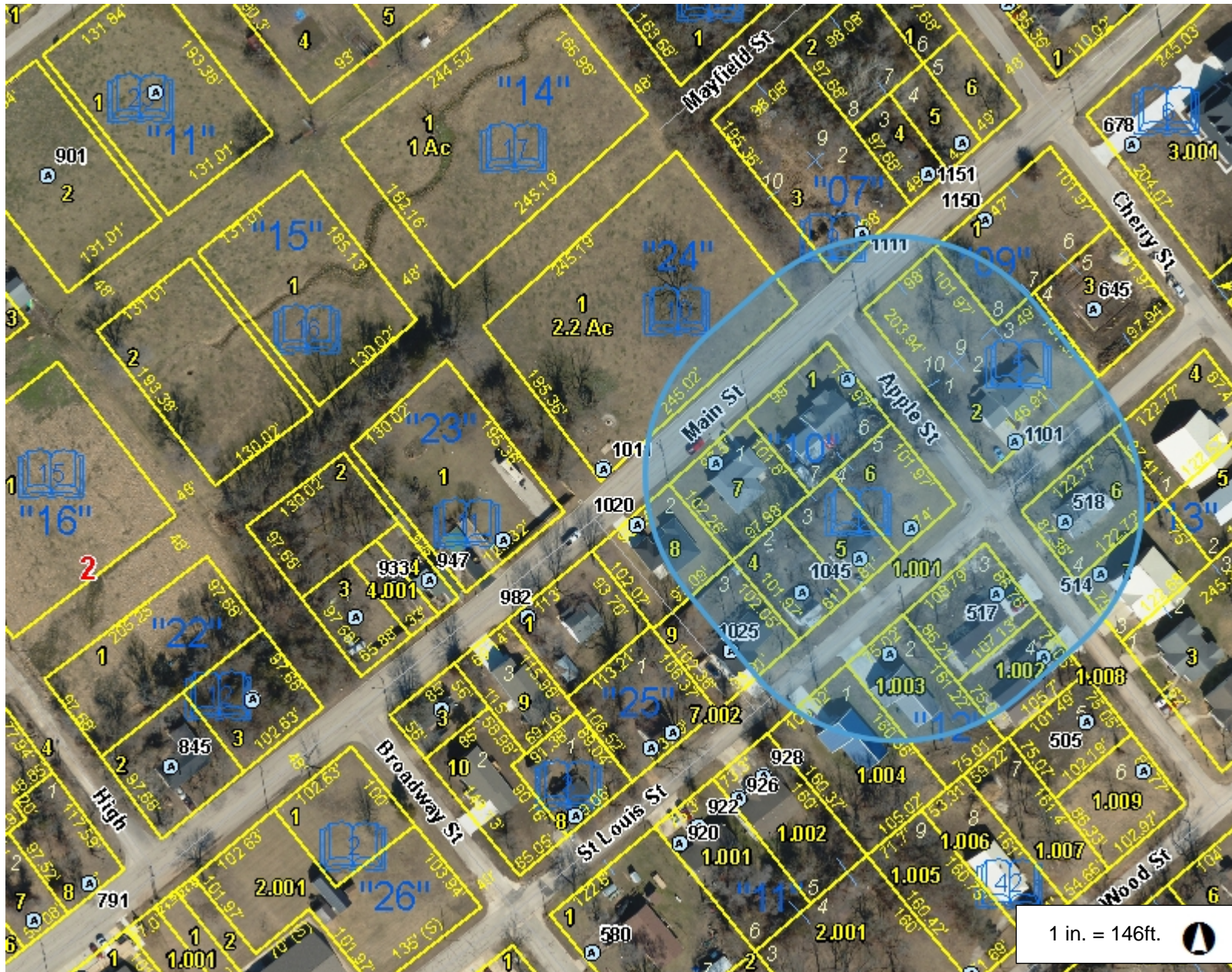
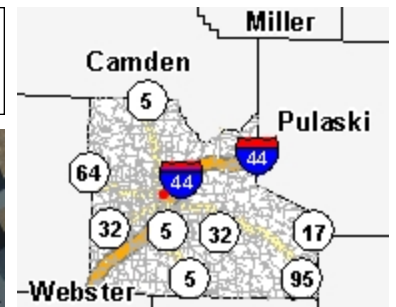
Submitted By: _____

Title: _____

Department: _____

Date: _____

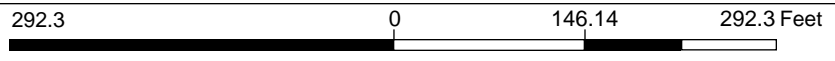
Laclede County, MO



Legend

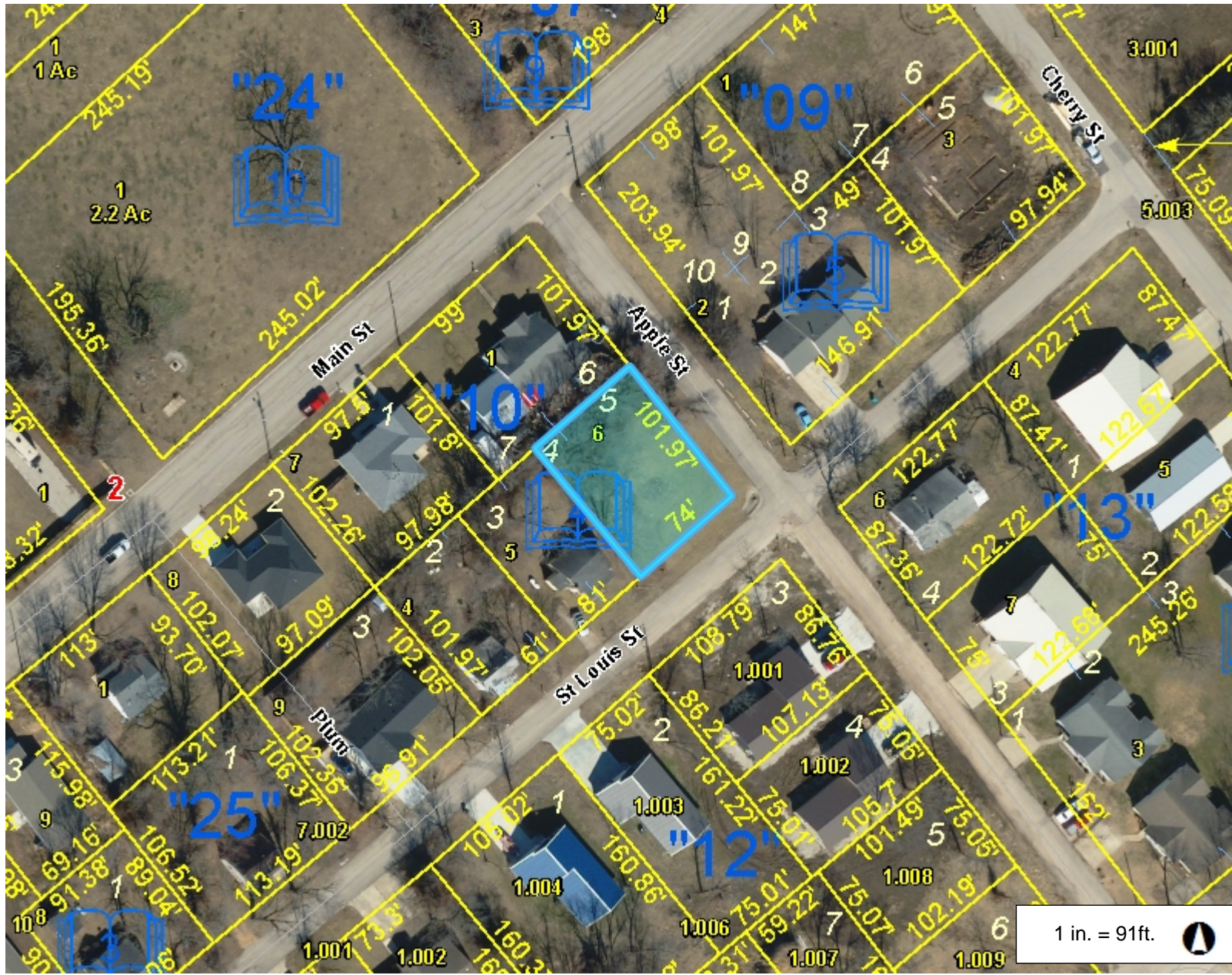
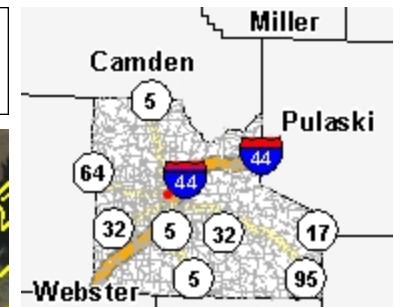
- Address Point
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

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

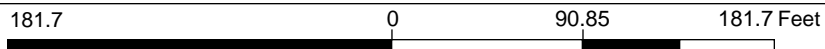
Laclede County, MO



Legend

- Road
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 - Street
- Parcel
- Lot Line
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Notes



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1055 St Louis Street zoning map depiction.

ST. LOUIS APPLE

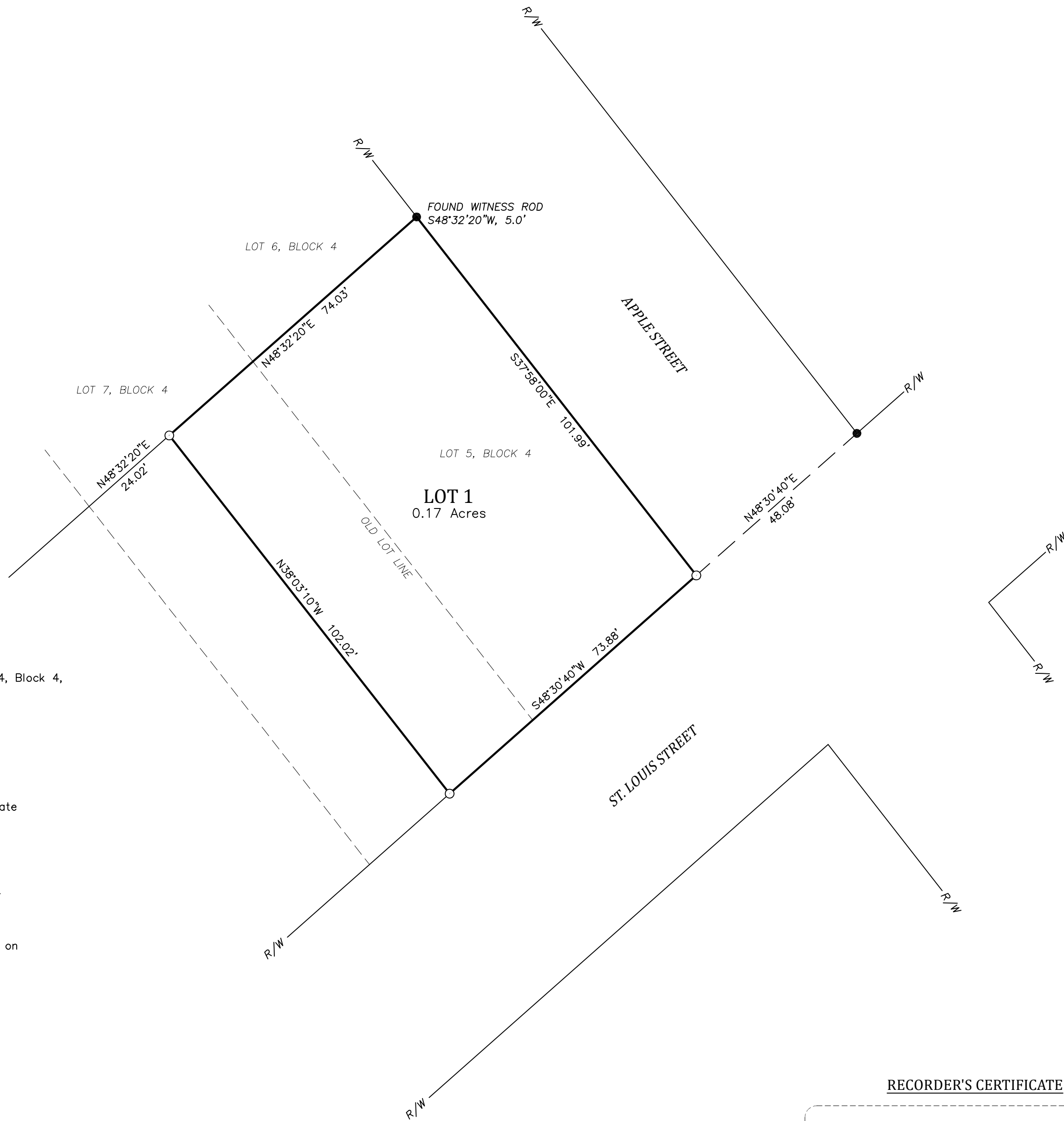
BEING A REPLAT OF LOT 5 AND 25 FEET OF THE NORTHEAST SIDE OF LOT 4, BLOCK 4, ORIGINAL TOWN OF LEBANON LACLEDE COUNTY, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 5/8" IRON ROD

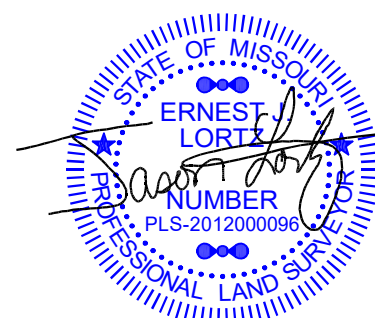


DESCRIPTION

All of Lot 5 and 25 feet of the Northeast side of Lot 4, Block 4, Original Town of Lebanon, Laclede County, Missouri.

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: Tract represents the lands described in Book 2025 Page 2409.
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.



9/12/25

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the tract shown hereon at the request of Tristan Lambert on August 18, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DEDICATION

Whereas, Tristan Lambert, is 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:

"ST. LOUIS APPLE"

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

Tristan Lambert

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared Tristan Lambert, known to me to be person 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:

"ST. LOUIS APPLE"

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.lortzsurveying.com • LS: 2012028494



Survey in Lot 4 & Lot 5 in Block 4
Original Town of Lebanon
Lebanon, Missouri

Tristan Lambert
Lebanon, Missouri

Drawn by EJL	Scale 1" = 20'	Survey No.	
Checked by EJL	Date 9/12/2025	L-2530	



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of Tower Property Subdivision located at 831 Tower Road.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Tower Property Subdivision located at 831 Tower Road.

Background (problem/explanation):

Sec.48-45. M-1 light industrial district. Plat from Lebanon acreage to two lots. Section 48-244 Minimum yard requirements. Front yard requirement for M-1 and M-2 districts is 25 feet wide, lot one is 48.38 feet wide, lot two is 156.18 feet wide. Both lots meet minimum front yard requirements. The site plan includes a water detention area and a depiction of a U-use group agriculture storage building, which is a Table 48-31-A. M-1 permissive use and meets all setbacks and utility easements.

Staff Recommendation:

Planning and Zoning staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

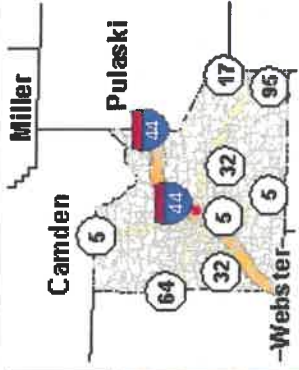
1. 831 Tower Rd GIS map depiction
2. 831 Tower Rd zoning map depiction
3. Tower Property Subdivision plat depiction

Laclede County, MO



1 in. = 137 ft.

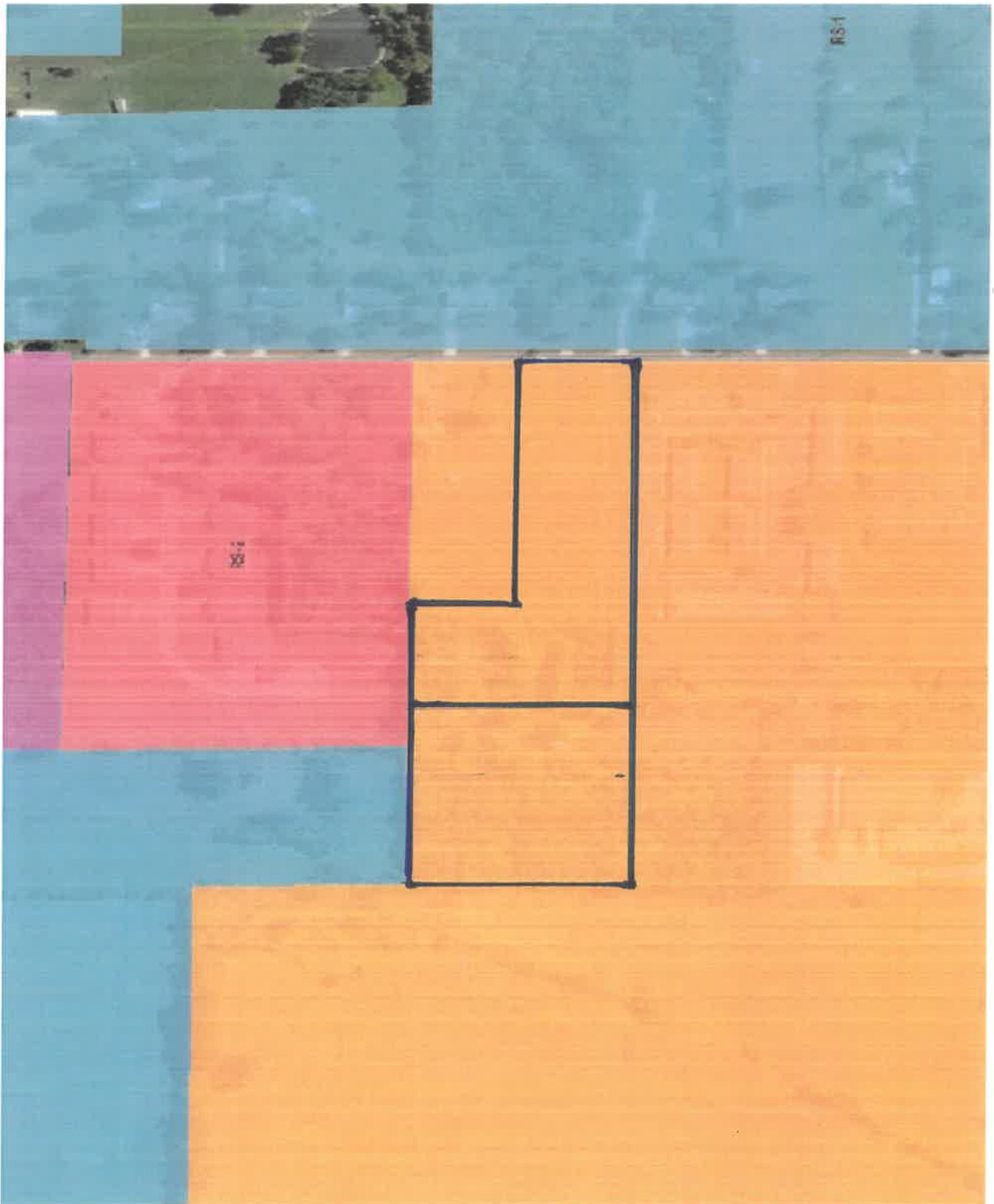
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries. THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

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

Notes



831 Tower Road zoning map depiction

Tower Property Subdivision

A SUBDIVISION IN THE CITY OF LEBANON
BEING A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST
QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 34 NORTH, RANGE 16 WEST
LACLEDE COUNTY, MISSOURI

DEDICATION

Whereas, Tower Property, LLC, a Missouri Limited Company, is 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:

"Tower Property Subdivision"

Utility easements as shown on this plat are dedicated to public use as such.

Paul DeVasure _____ Date _____
Managing Member

Lonita DeVasure _____ Date _____
Managing Member

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared Paul and Lonita DeVasure of Tower Property, LLC, known to me to be 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)

MAYOR'S CERTIFICATE

I, Jared Carr, Mayor of the City of Lebanon, Missouri, do certify that this plat of:

"Tower Property 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 _____ Date _____
Collector of Revenue Laclede County, Missouri

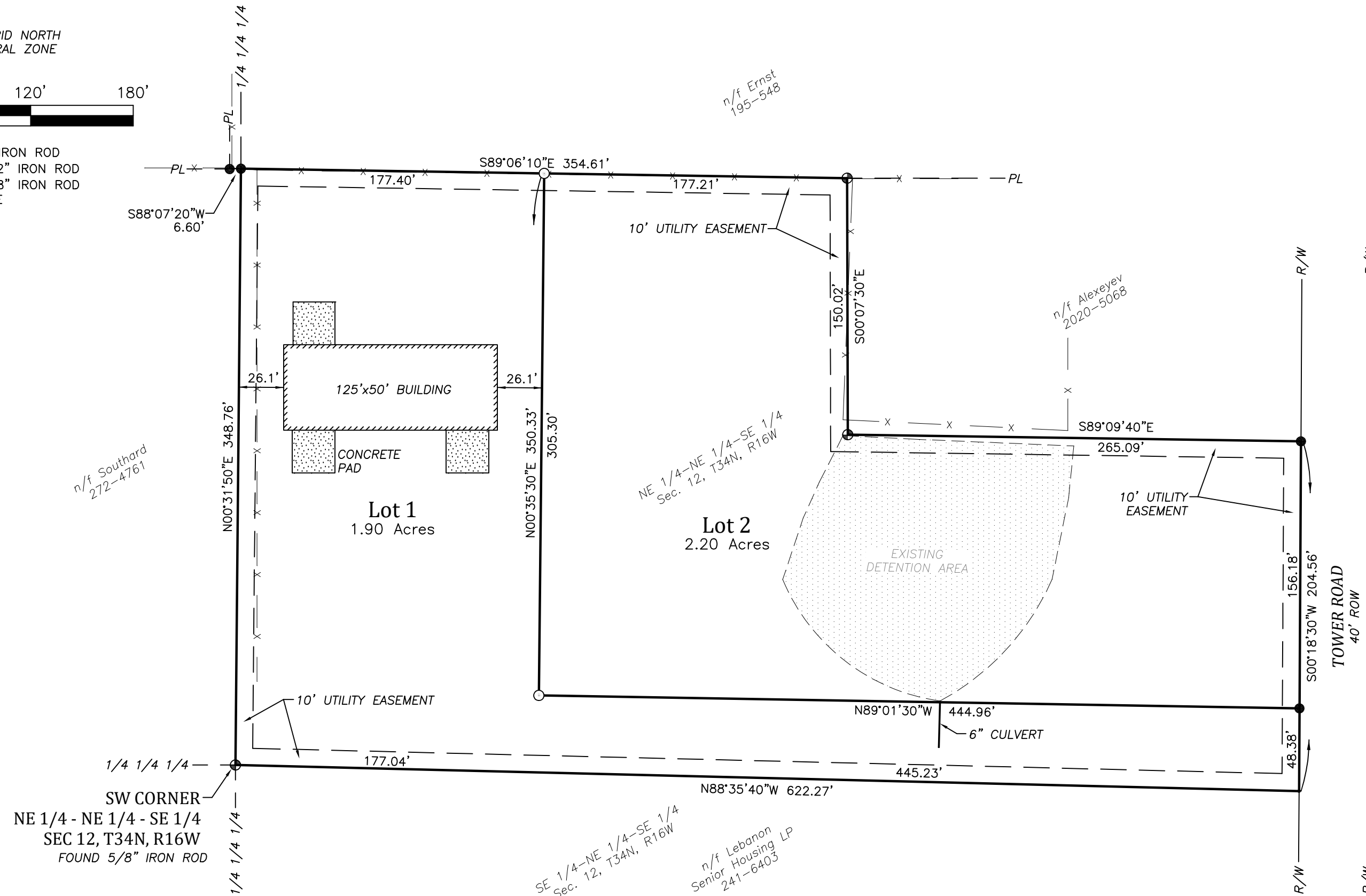
RECORDER'S CERTIFICATE



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE

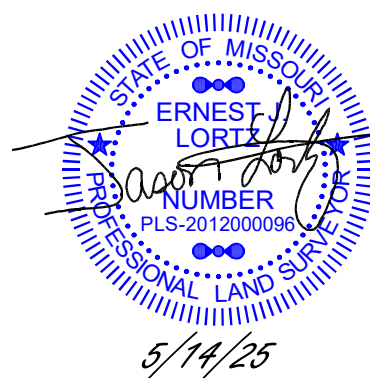


- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- ⊕ FOUND 5/8" IRON ROD
- x — FENCE LINE



DESCRIPTION

A fractional part of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 12, Township 34 North, Range 16 West of the Fifth Principal Meridian, Laclede County, Missouri, described as follows: Beginning at the Southwest corner of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 12; thence North 0°31'50" East, 348.76 feet along the West line of said Northeast Quarter of the Northeast Quarter of the Southeast Quarter to the South line of a parcel described in Laclede County Deed Records at Book 195, Page 548; thence South 89°06'10" East, 354.61 feet along said South line to the Northwest corner of a parcel described in Laclede County Deed Records at Book 2020, Page 5068; thence South, 0°07'30" East, 150.02 feet along the West line of said Book 2020, Page 5068 parcel to its Southwest corner; thence South 89°09'40" East, 265.09 feet along the South line of said Book 2020, Page 5068 parcel to the West right of way of Tower Road; thence South 0°18'30" West, 204.56 feet along said West right of way to the South line of the aforesaid Northeast Quarter of the Northeast Quarter of the Southeast Quarter; thence North 88°35'40" West, 622.27 feet along said South line to the Point of Beginning.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of Paul and Lonita DeVasure during the month of May 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

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 lands described in Book 2025 Page 1194.
- 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.

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

Survey in the
NE 1/4 - NE 1/4 - SE 1/4
Sec. 12, T34N, R16W
Laclede County, Missouri

Paul and Lonita DeVasure
Laclede County, Missouri

Drawn by SIM	Scale 1" = 60'	Survey No.	
Checked by EJL	Date 5/14/2025	L-2526	



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat 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 Plat 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

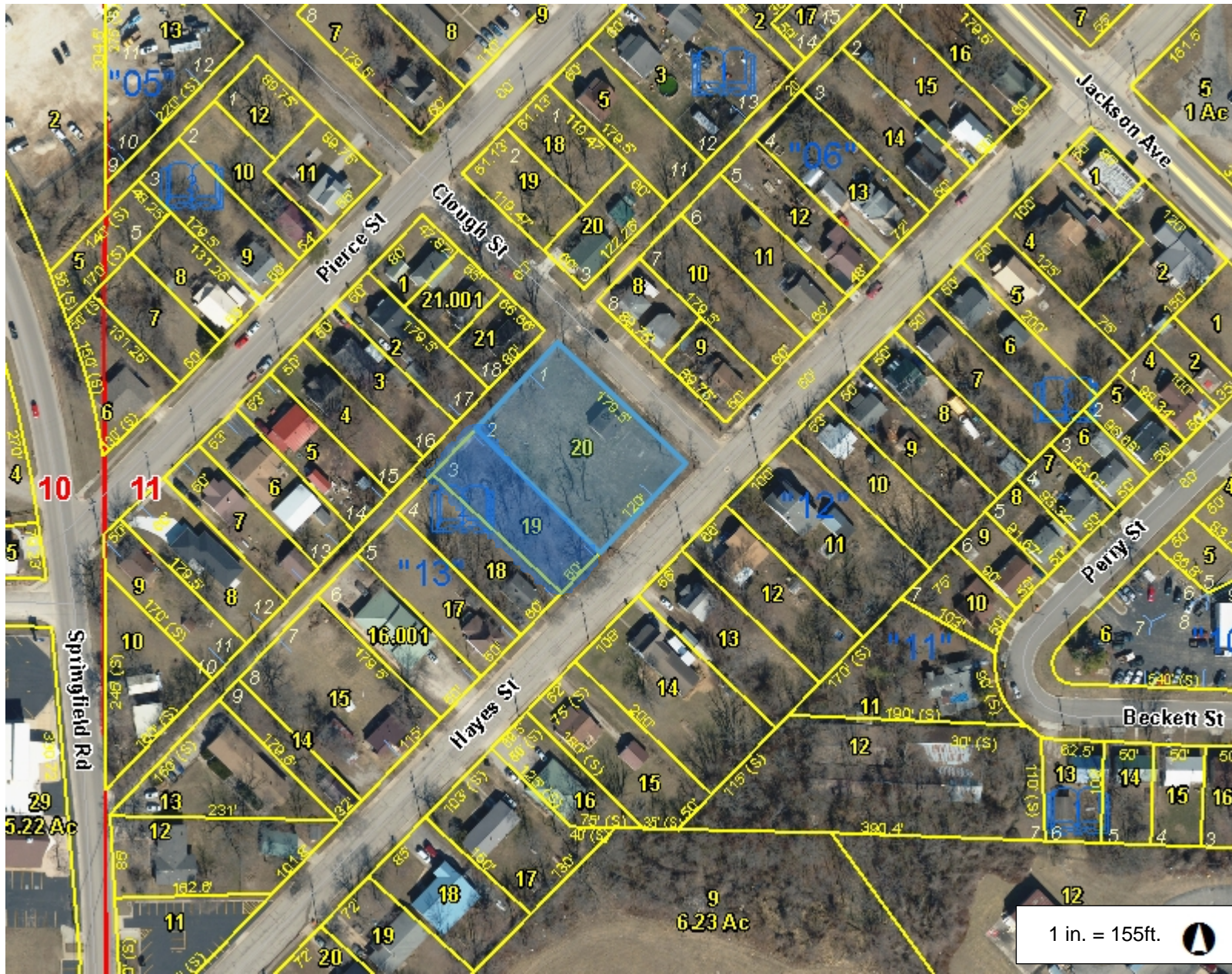
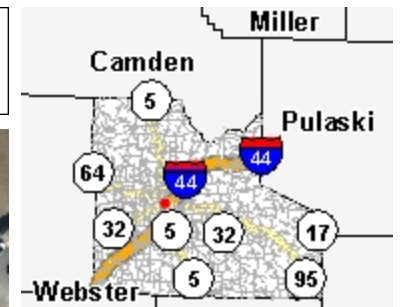
Department: Planning and Zoning

Date:

ATTACHMENTS:

1. 387 Clough St GIS map depiction
2. Resubdivision Clough's 1st Addition Plat
3. 387 Clough St zoning map depiction

Laclede County, MO



Legend

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

Notes

309.3 0 154.67 309.3 Feet

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THIS MAP IS NOT TO BE USED FOR NAVIGATION



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



387 Clough St zoning map depiction.



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Conditional Use for a Short-Term Rental in an RS-2 District, Located at 253 Donalee Avenue

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

Background (problem/explanation):

This is zoned RS-2 residential; a conditional use is required for a short-term rental located in a residential RS-2 district.

Staff Recommendation:

This is zoned RS-2 residential; a conditional use is required for a short-term rental located in a residential RS-2 district.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Staff Informational Sheet 253 Donnalee Ave 1
2. 253 Donnalee Ave 185 map depiction
3. 253 Donnalee Ave 1000 ft safety perimeter
4. 253 Donnalee Ave realestate photo
5. 253 Donnalee Ave zoning map depiction
6. 253 Donnalee Ave GIS map depiction



To: _____ Proposed for Meeting Date of: _____

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

Staff Recommendation:

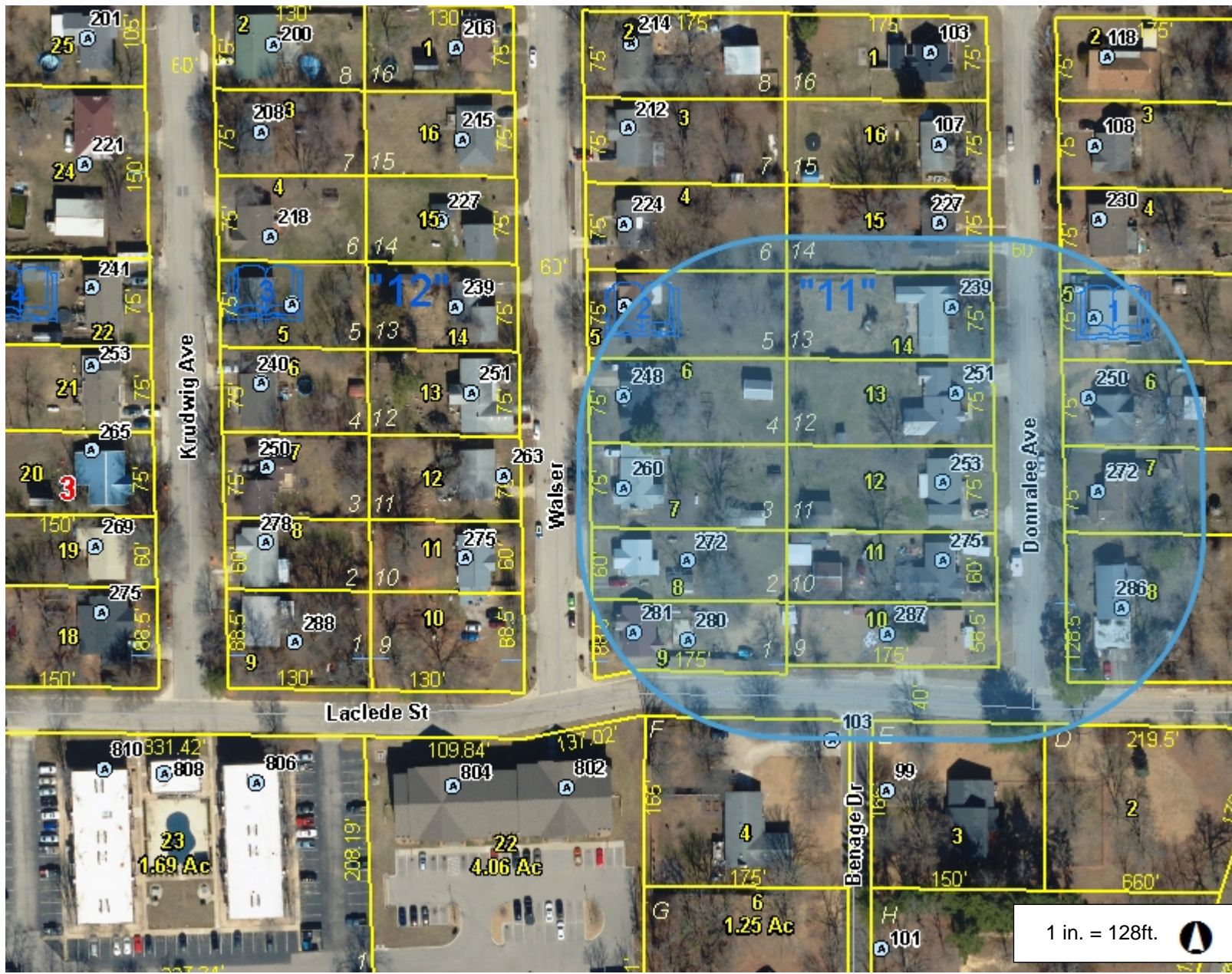
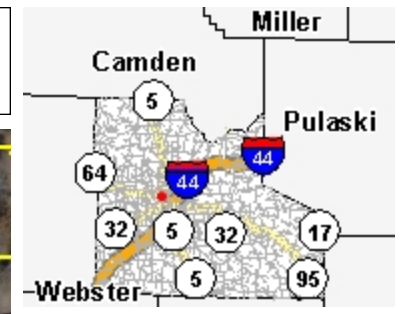
Submitted By: _____

Title: _____

Department: _____

Date: _____

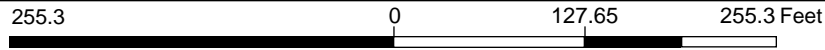
Laclede County, MO



Legend

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

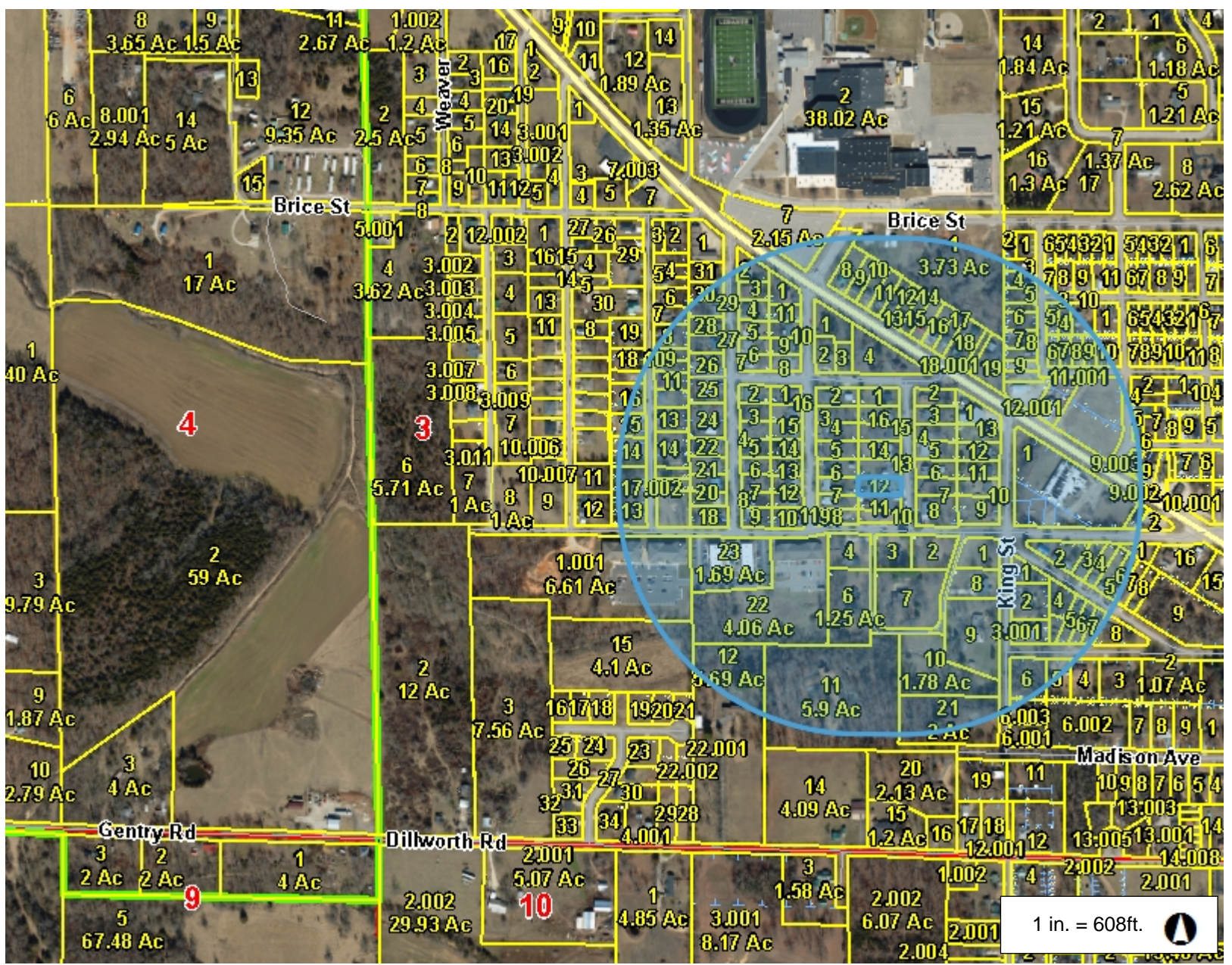
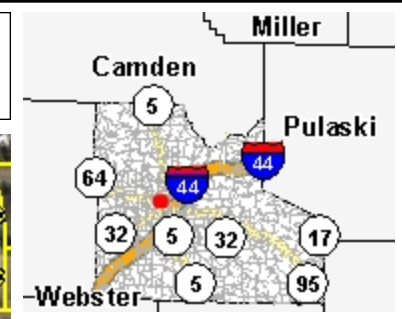
1 in. = 128ft.



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Notes

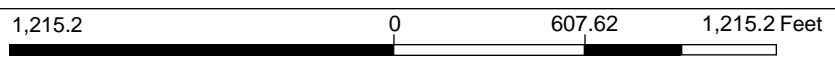
Laclede County, MO



Legend

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

1 in. = 608ft.



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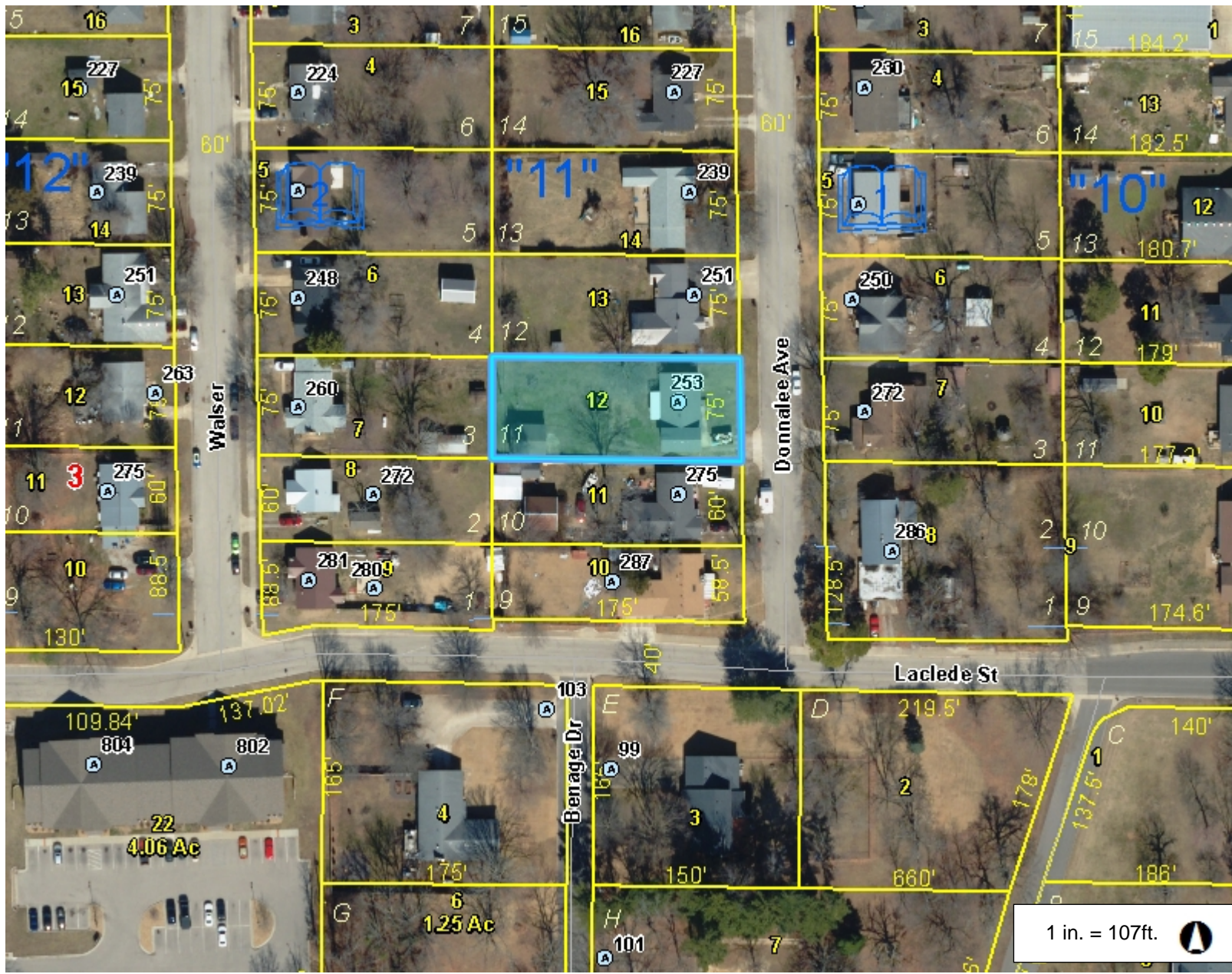
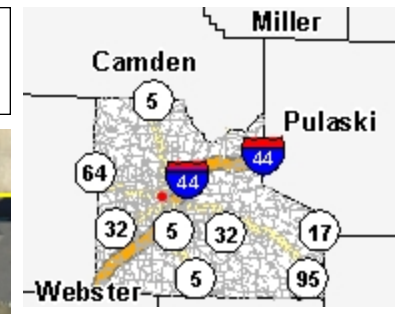
Notes





253 Donnalee Ave zoning map depiction

Laclede County, MO



Legend

- Address Point
- 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



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of Brackett Subdivision located at 304 Bluebird Lane.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Brackett Subdivision

Background (problem/explanation):

Staff Recommendation:

Property owner has two parcels and is changing the property line to suit his needs. RS-1 Setbacks, 30-foot rear and 10-foot side, are maintained. Lot two front width is nonconforming. Lot one is an existing condition with a driveway in place, making Lot two, 90-foot width impractical.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Staff Informational Sheet Brackett subdivision
2. 304 Blue Bird GIS map depiction
3. 304 Bluebird Lane zoning map depiction
4. Brackett Subdivision plat depiction



To: Planning & Zoning

Proposed for Meeting Date of: October 9th, 2025

Staff Informational Sheet

Topic: Request a plat of Brackett Subdivision located at 304 Bluebird Lane.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a plat of Brackett Subdivision located at 304 Bluebird Lane.

Background (problem/explanation):

Sec 48-34. RS-1 Residential
Property must be properly platted.
Plat from two lots to one lot.

Staff Recommendation:

Property owner has two parcels and is changing property line to suit his need. RS-1 setbacks, 30 foot rear and 10 ft side are maintained. Lot two front width is nonconforming, lot one is an existing condition with a driveway in place making the lot two 90 foot width impractical.

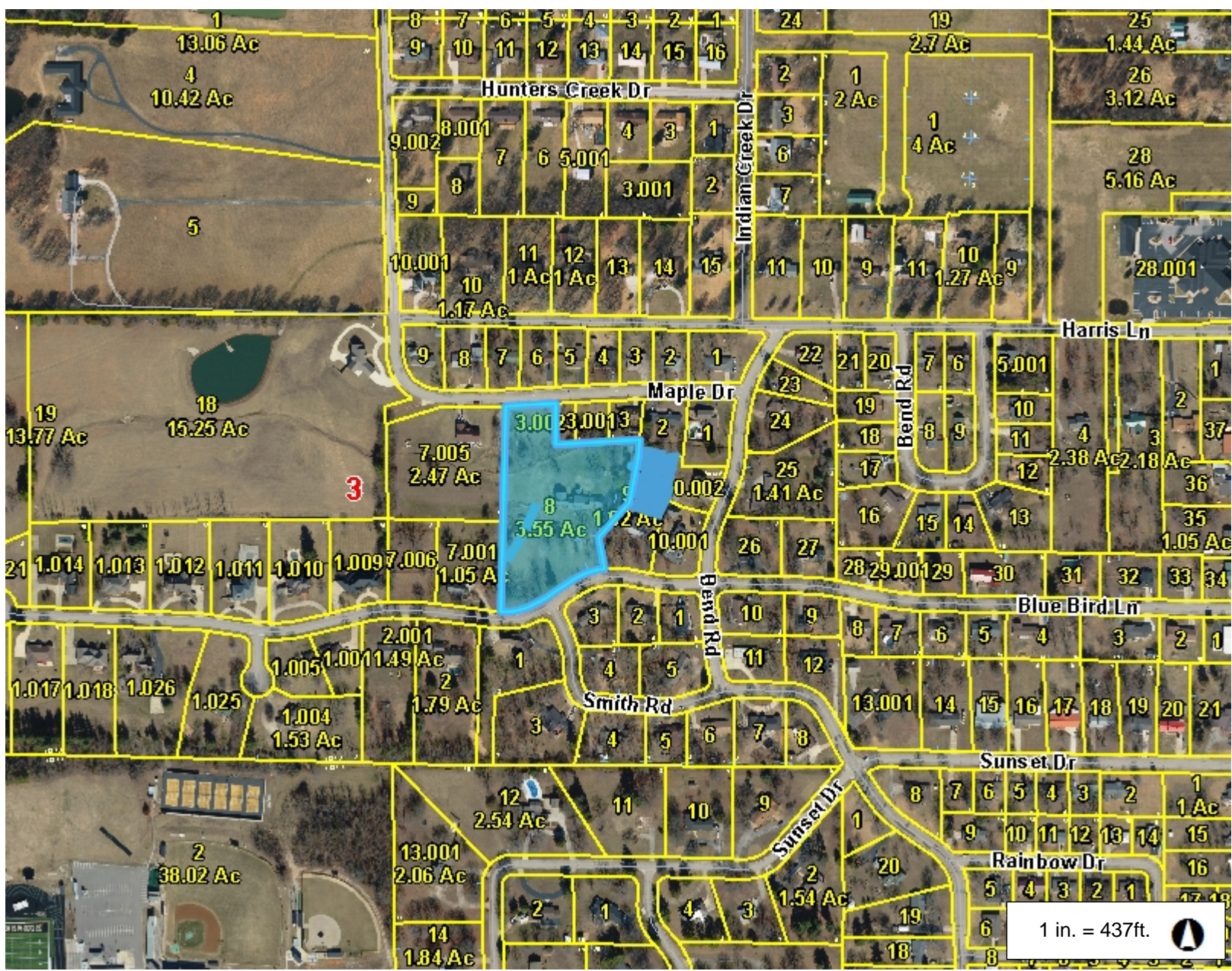
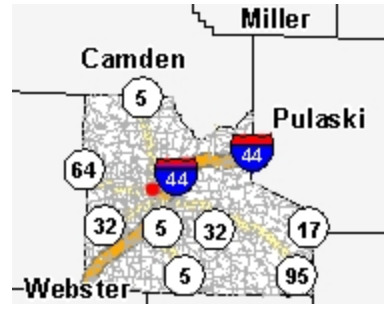
Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: September 17, 2025

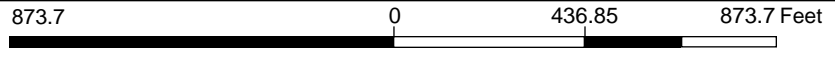
Laclede County, MO



Legend

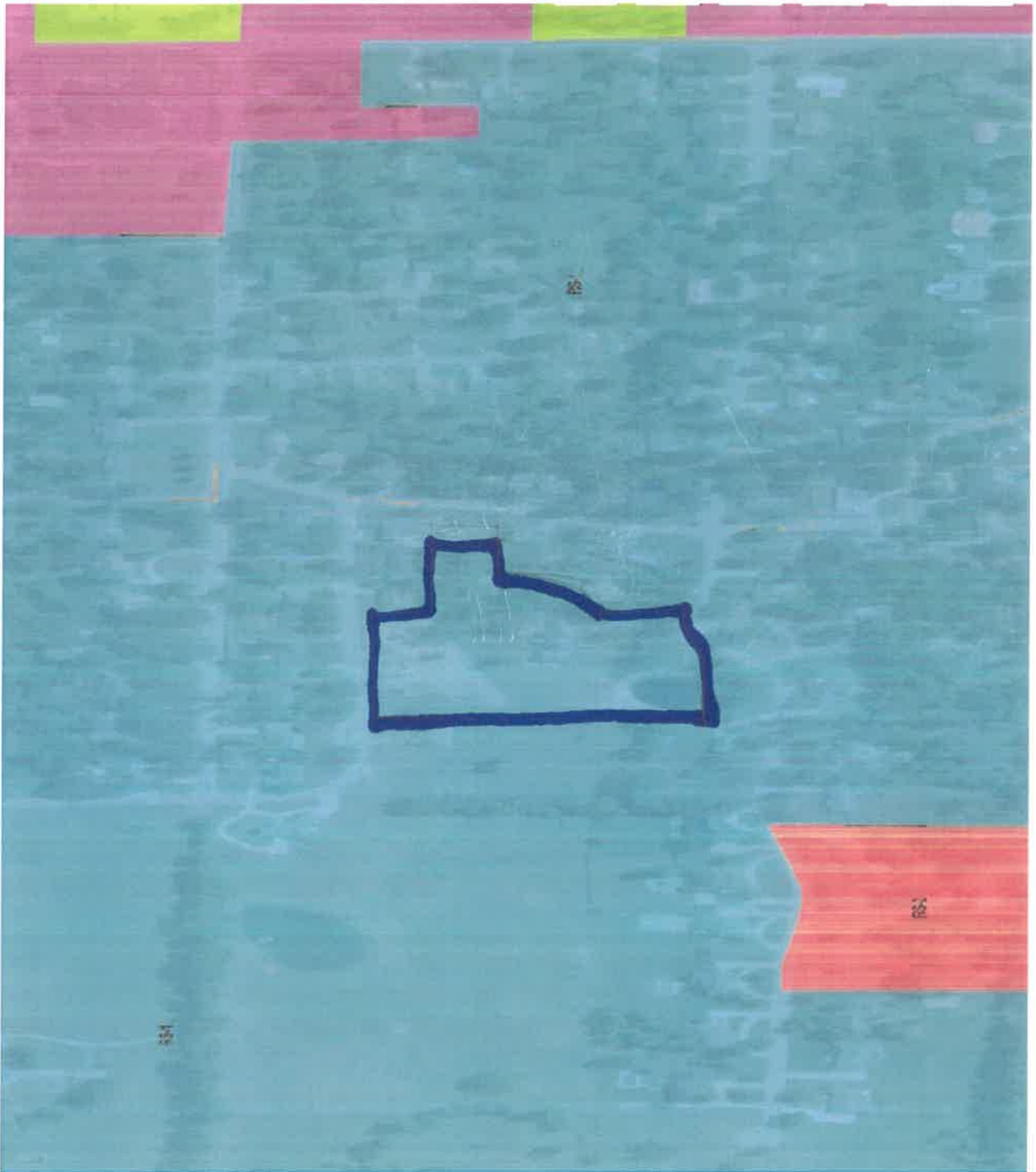
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

1 in. = 437ft.



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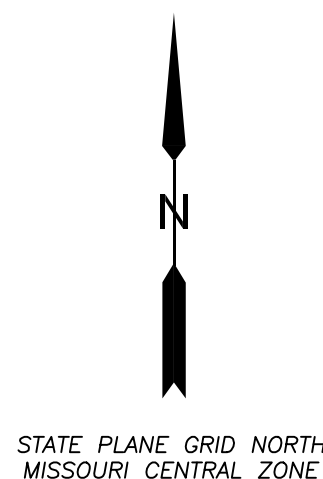
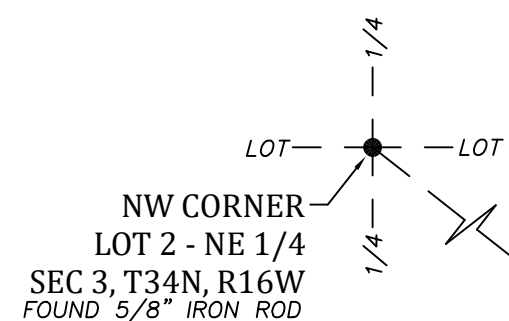
Notes



304 Blue Bird zoning map depiction

BRACKETT SUBDIVISION

A SUBDIVISION IN THE CITY OF LEBANON
BEING A PART OF LOTS 1 AND 2 OF BLOCK 5, SMITH ACRES
AND ALL OF LOT 2 AND THE RESERVED TRACT OF MAPLEWOOD
SUBDIVISION TO THE CITY OF LEBANON, MISSOURI
AND PART OF LOT 2 OF THE NORTHEAST QUARTER OF
SECTION 3, TOWNSHIP 34 NORTH, RANGE 16 WEST
LALEDE COUNTY, MISSOURI



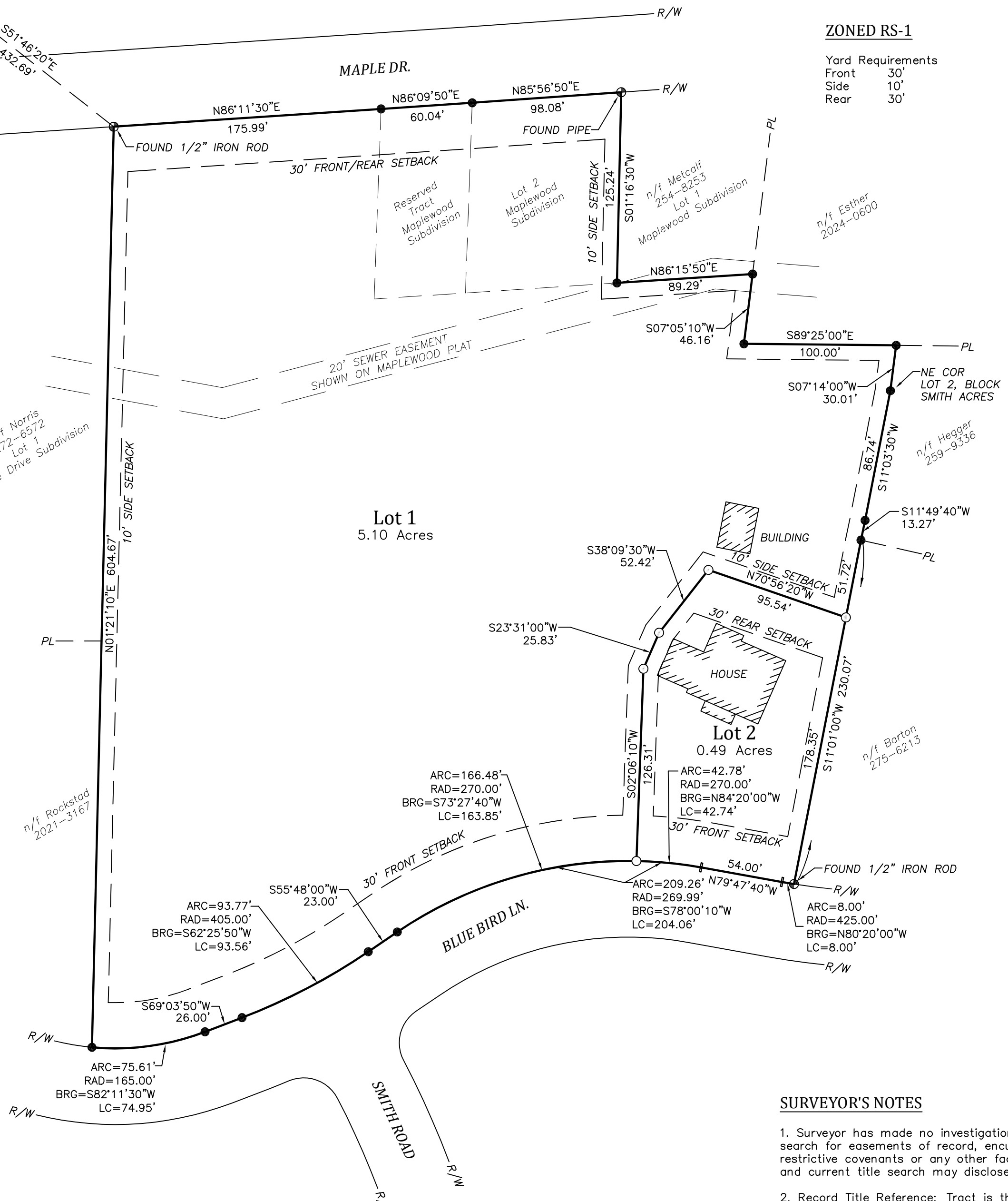
STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 5/8" IRON ROD
- ⊙ FOUND MONUMENT AS NOTED
- ◇ CALCULATED POSITION

DESCRIPTION

All that part of Lots 1 and 2 of Block 5, Smith Acres a Subdivision to Lebanon, Laclede County, Missouri and all of Lot 2 and the Reserved Tract of Maplewood Subdivision to the City of Lebanon, and part of Lot 2 of the Northeast Quarter of Section 3, Township 34 North, Range 16 West of the 5th P.M. described as follows: Commencing at the Northwest corner of Lot 2 of the Northeast quarter of said Section 3; thence South 51°46'20" East, 432.69 feet to a point on the South right of way of Maple Drive and the Point of Beginning; thence along said right of way the following courses: North 86°11'30" East, 175.99 feet to the Northwest corner of Maplewood Subdivision to the City of Lebanon, Missouri, thence continuing along said right of way North 86°09'50" East, 60.04 feet to the Northwest corner of Lot 2 of said Maplewood Subdivision, thence continuing North 85°56'50" East, 98.08 feet to the Northeast corner of said Lot 2, all along said right of way; thence South 01°16'30" West, 125.24 feet to the Southwest corner of Lot 1 of said Maplewood Subdivision; thence along the South line of said Lot 1 North 86°15'50" East, 89.29 feet to the Southeast corner of said Lot 1; thence South 07°05'10" West, 46.16 feet; thence South 89°25'00" East, 100.00 feet; thence South 07°14'00" West, 30.01 feet to the Northeast corner of said Lot 2 of Block 5; thence along the East line of said Lot 2 of Block 5 the following courses: South 11°03'30" West, 86.74 feet; thence South 11°49'40" West, 13.27 feet; thence South 11°01'00" West, 230.07 feet, all along said East line to the Northerly right of way of Bluebird Lane; thence along said right of way the following courses: 8.00 feet along the arc of a curve turning to the right with a radius of 425.00 feet, the chord of which bears North 80°20'00" West, 8.00 feet and North 79°47'40" West, 54.00 feet and 209.26 feet along the arc of a curve turning to the left with a radius of 269.99 feet, the chord of which bears South 78°00'10" West, 204.06 feet and South 55°48'00" West, 23.00 feet and 93.77 feet along the arc of a curve turning to the right with a radius of 405.00 feet, the chord of which bears South 62°25'50" West, 93.56 feet and South 69°03'50" West, 26.00 feet and 75.61 feet along the arc of a curve turning to the right with a radius of 165.00 feet, the chord of which bears South 82°11'30" West, 74.95 feet, all along said right of way; thence North 01°21'10" East, 604.67 feet to the Point of Beginning. Contains 5.59 acres per Survey No. L-2652 by Lortz Surveying, LLC.



ZONED RS-1

Yard Requirements	
Front	30'
Side	10'
Rear	30'

DEDICATION
Whereas, Wesley E. and Paula Brackett, are 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:

"Brackett Subdivision"

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

Wesley E. Brackett _____ Date _____
Paula Brackett _____ Date _____

NOTARY CERTIFICATE

State of _____ } SS.
County of _____ }

On this _____ day of _____, 2025, before me personally appeared Wesley E. and Paula Brackett, known to me to be person 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:

"Brackett 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 _____ Lacey Brackett
Mayor, City of Lebanon 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 _____ Date _____
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE

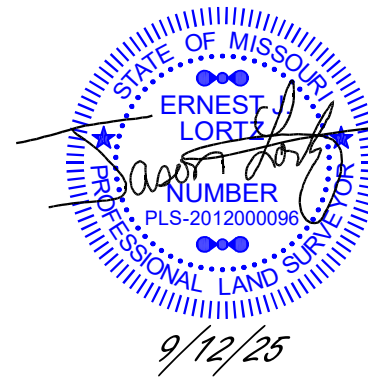


SURVEYOR'S NOTES

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: Tract is the lands described in Book 242, Page 2642 and Book 2025, Page 2934.
3. Only the record documents noted herein 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.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of Wesley E. and Paula Brackett on September 2, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.



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



LORTZ
SURVEYING, LLC

Survey of
Brackett Subdivision
Lebanon
Laclede County, Missouri

Wesley E. and Paula Brackett
Lebanon, Missouri

Drawn by
SIM

Scale 1" = 60'

Survey No.

Checked by
EJL

Date
9/12/2025

L-2652



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of Donnelly's Addition No. 3 located at 808-826 N Adams Ave.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Donnelly's Addition No. 3.

Background (problem/explanation):

This is Zoned RS-2 Residential Sec.48-31-A. Property must be properly platted for any new construction. A Plat from four Lots to eight Lots. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Staff sees no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Staff Informational Sheet Plat Donnellys Additon No 3 2
2. 808-826 N Adams Ave zoing map depiction
3. Donnelly's Addition No 3 plat depicton



To: _____ Proposed for Meeting Date of: _____

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

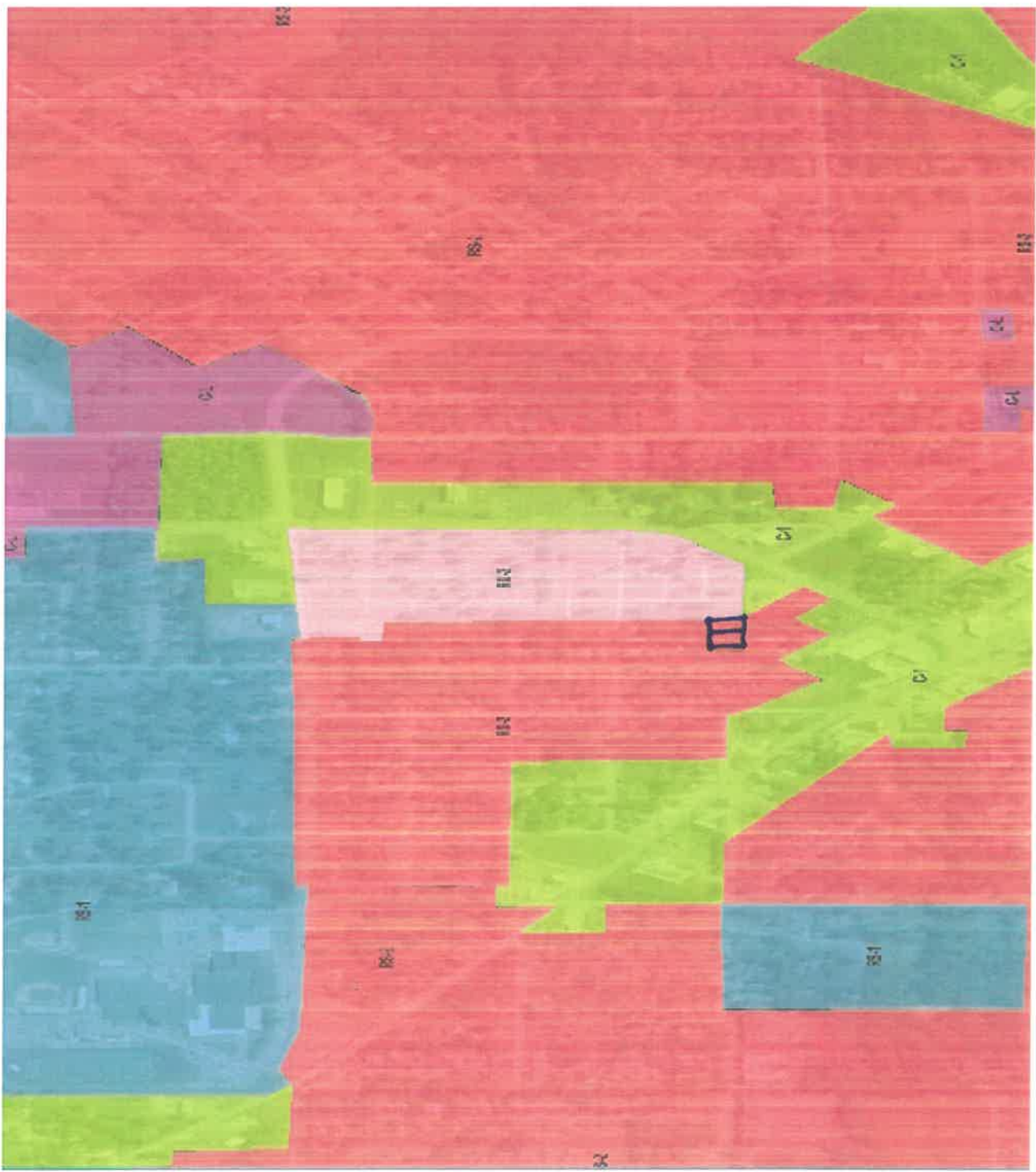
Staff Recommendation:

Submitted By: _____

Title: _____

Department: _____

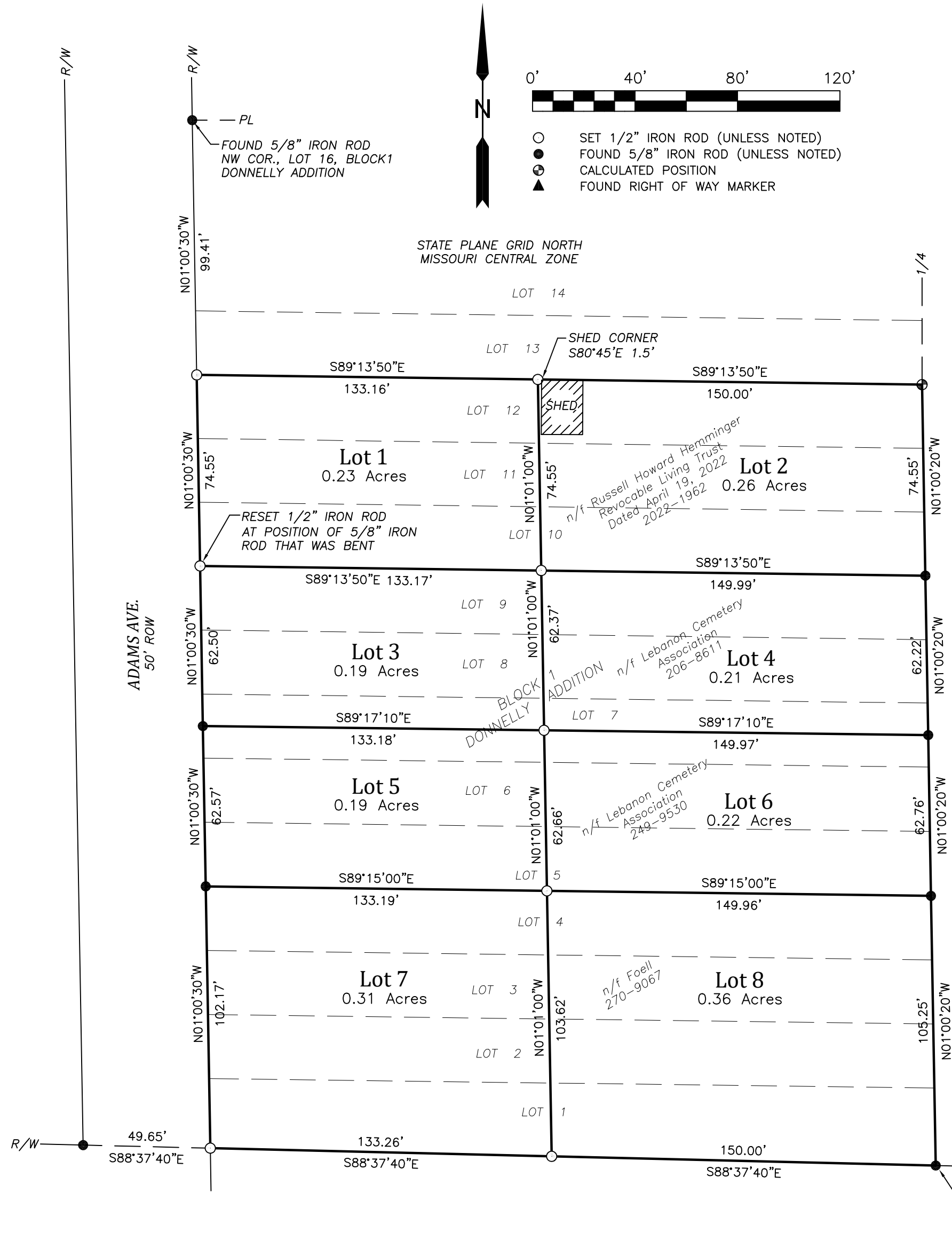
Date: _____



808-826 N Adams Avenue zoning map depiction

DONNELLY'S ADDITION NO. 3

A SUBDIVISION IN THE CITY OF LEBANON
BEING ALL OF LOTS 1-12 OF BLOCK 1
DONNELLY ADDITION TO LEBANON, MISSOURI



DEDICATION

Whereas, The Russell Howard Hemminger Revocable Living Trust, Dated April 19, 2022, William G. Foell, Michelle R. Foell and The Lebanon Cemetery Association, 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:

"DONNELLY'S ADDITION NO. 3"

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

Russell Howard Hemminger
Trustee of the Russell Howard Hemminger
Revocable Living Trust, Dated April 19, 2022

William G. Foell

Michelle R. Foell

Jeff Stokes
The Lebanon Cemetery Association

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared Russell Howard Hemminger, Trustee of the Russell Howard Hemminger Revocable Living Trust, Dated April 19, 2022, 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)

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared William G. Foell and Michelle R. Foell, 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)

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

Jeff Stokes

On this _____ day of _____, 2025, before me personally appeared Jeff Stokes of the Lebanon Cemetery Association, 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:

"Donnelly's Addition No. 3"

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

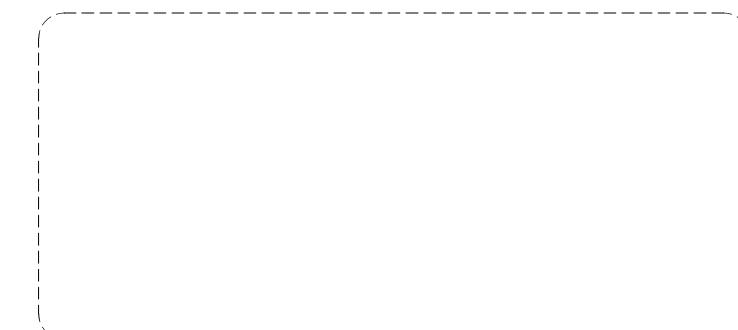
COUNTY & CITY TAX RELEASE

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



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 206, Page 8611, Book 249, Page 9530, Book 270, Page 9067, and Book 2022, Page 1962
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.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of The Lebanon Cemetery Association on August 18-26, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DESCRIPTION

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Block 1 of Donnelly's First Addition to the City of Lebanon, Laclede County, Missouri.

LORTZ SURVEYING

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



Survey of Lots 1-12
Block 1, Donnelly's Addition
To The City of Lebanon
Laclede County, Missouri

Lebanon Cemetery Association
Lebanon, Missouri

Drawn by SJM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 8/27/2025	L-2623



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Rezone of Donnelly's Addition No. 3 Lots 2, 4, 6, and 8 from RS-2 to RU-2

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a rezone of Donnelly's Addition No. 3 lots 2, 4, 6, and 8 from RS-2 to RU-2

Background (problem/explanation):

This is Zoned RS-2 Residential Sec.48-31-A. Property must be properly platted. Plat from four lots to eight lots. Lebanon City Cemetery has purchased the lots. The lots adjoining N Adams will remain RS-2; the rear lots will join the Cemetery as RU-2 for expansion. The RS-2 Lots meet lot size requirements.

Staff Recommendation:

Section 48-5 District boundaries. Portions of the 1100 block of N Adams Avenue are designated as RS-2 but are actually cemetery property.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Staff Informational Sheet Rezone Donnellys Additon No 3
2. 808-826 N Adams Ave zoing map depiction
3. 808 N Adams Ave GIS map depiction
4. Donnelly's Addition No 3 plat depicton



To: _____ Proposed for Meeting Date of: _____

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

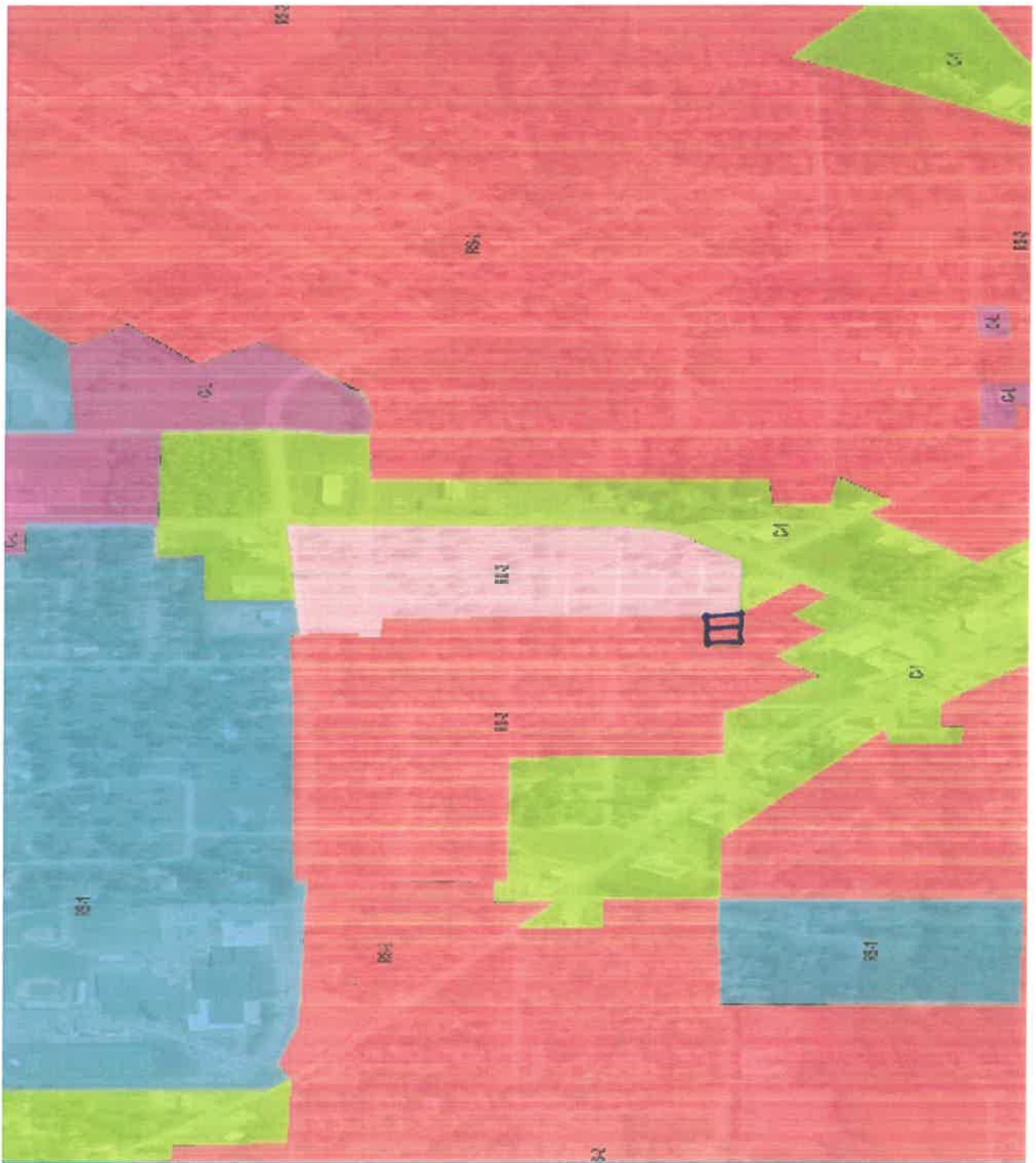
Staff Recommendation:

Submitted By: _____

Title: _____

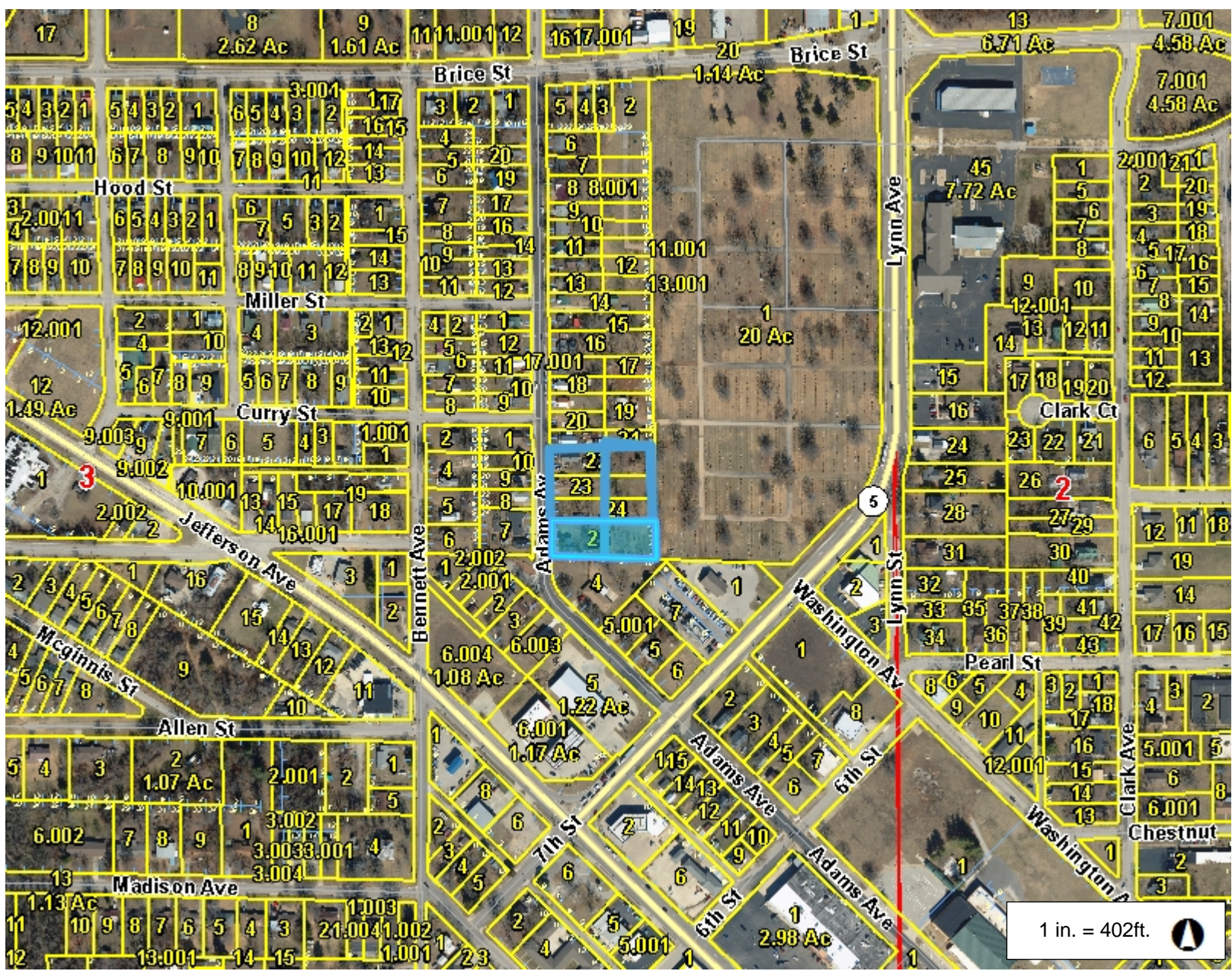
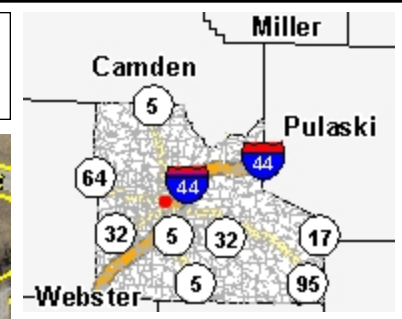
Department: _____

Date: _____



808-826 N Adams Avenue zoning map depiction

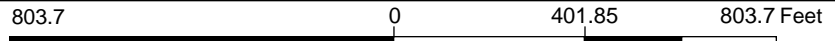
Laclede County, MO



Legend

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

1 in. = 402ft.

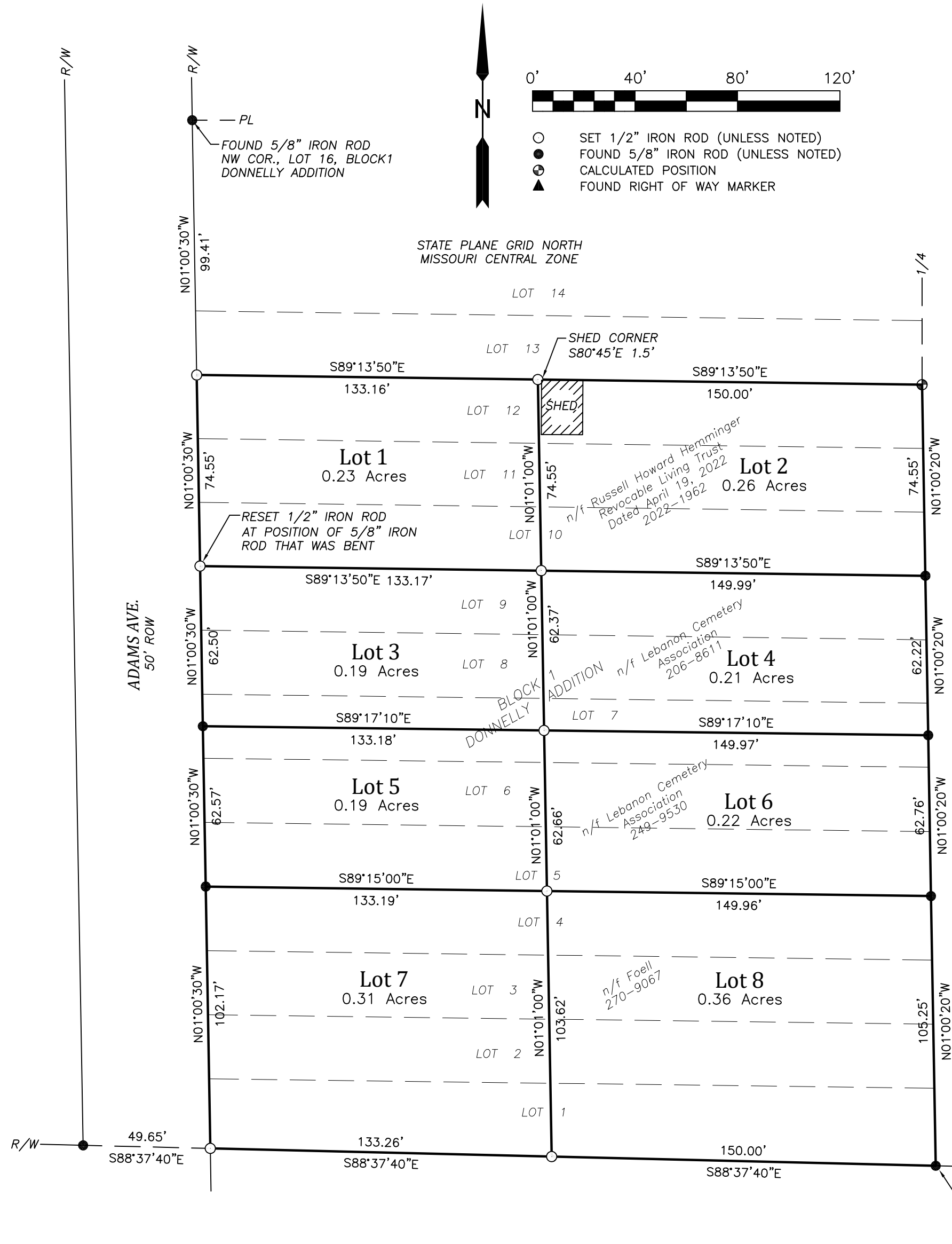


This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

DONNELLY'S ADDITION NO. 3

A SUBDIVISION IN THE CITY OF LEBANON
BEING ALL OF LOTS 1-12 OF BLOCK 1
DONNELLY ADDITION TO LEBANON, MISSOURI



- SET 1/2" IRON ROD (UNLESS NOTED)
- FOUND 5/8" IRON ROD (UNLESS NOTED)
- ⊙ CALCULATED POSITION
- ▲ FOUND RIGHT OF WAY MARKER

STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE

DEDICATION

Whereas, The Russell Howard Hemminger Revocable Living Trust, Dated April 19, 2022, William G. Foell, Michelle R. Foell and The Lebanon Cemetery Association, 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:

"DONNELLY'S ADDITION NO. 3"

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

Russell Howard Hemminger
Trustee of the Russell Howard Hemminger
Revocable Living Trust, Dated April 19, 2022

Date

William G. Foell

Date

Michelle R. Foell

Date

Jeff Stokes
The Lebanon Cemetery Association

Date

NOTARY CERTIFICATE

Russell Howard Hemminger

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared Russell Howard Hemminger, Trustee of the Russell Howard Hemminger Revocable Living Trust, Dated April 19, 2022, 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)

NOTARY CERTIFICATE

William and Michelle Foell

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared William G. Foell and Michelle R. Foell, 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)

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

Jeff Stokes

On this _____ day of _____, 2025, before me personally appeared Jeff Stokes of the Lebanon Cemetery Association, 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:

"Donnelly's Addition No. 3"

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

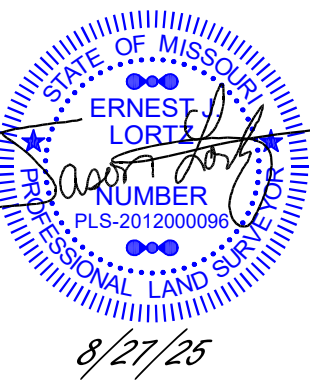
Date

RECORDER'S CERTIFICATE



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 206, Page 8611, Book 249, Page 9530, Book 270, Page 9067, and Book 2022, Page 1962
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.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the lots shown hereon at the request of The Lebanon Cemetery Association on August 18-26, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DESCRIPTION

All of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 of Block 1 of Donnelly's First Addition to the City of Lebanon, Laclede County, Missouri.

LORTZ SURVEYING

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



Survey of Lots 1-12
Block 1, Donnelly's Addition
To The City of Lebanon
Laclede County, Missouri

Lebanon Cemetery Association
Lebanon, Missouri

Drawn by SJM	Scale 1" = 40'	Survey No.
Checked by EJL	Date 8/27/2025	L-2623



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of Lebanon acreage from one lot to 2 lots located at the 700 block of Mountrose Street.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Lebanon acreage from one lot to 2 lots located at the 700 block of Mountrose Street.

Background (problem/explanation):

This is Zoned RS-1 Residential. The City of Lebanon has purchased the property.

Staff Recommendation:

Sec.48-34 (Property must be properly platted for any new construction). The plat utility access has been checked and signed by PW Director R. Shockley. Lot two has a utility easement in place.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Staff Sheet-Hoke-Reid Park
2. 700 block Mountrose St GIS map depiction
3. 700 block Mountrose St zoning map depiction
4. Hoke-Reid Park plat depiction



To: Planning & Zoning

Proposed Meeting Date of:

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

Staff Recommendation:

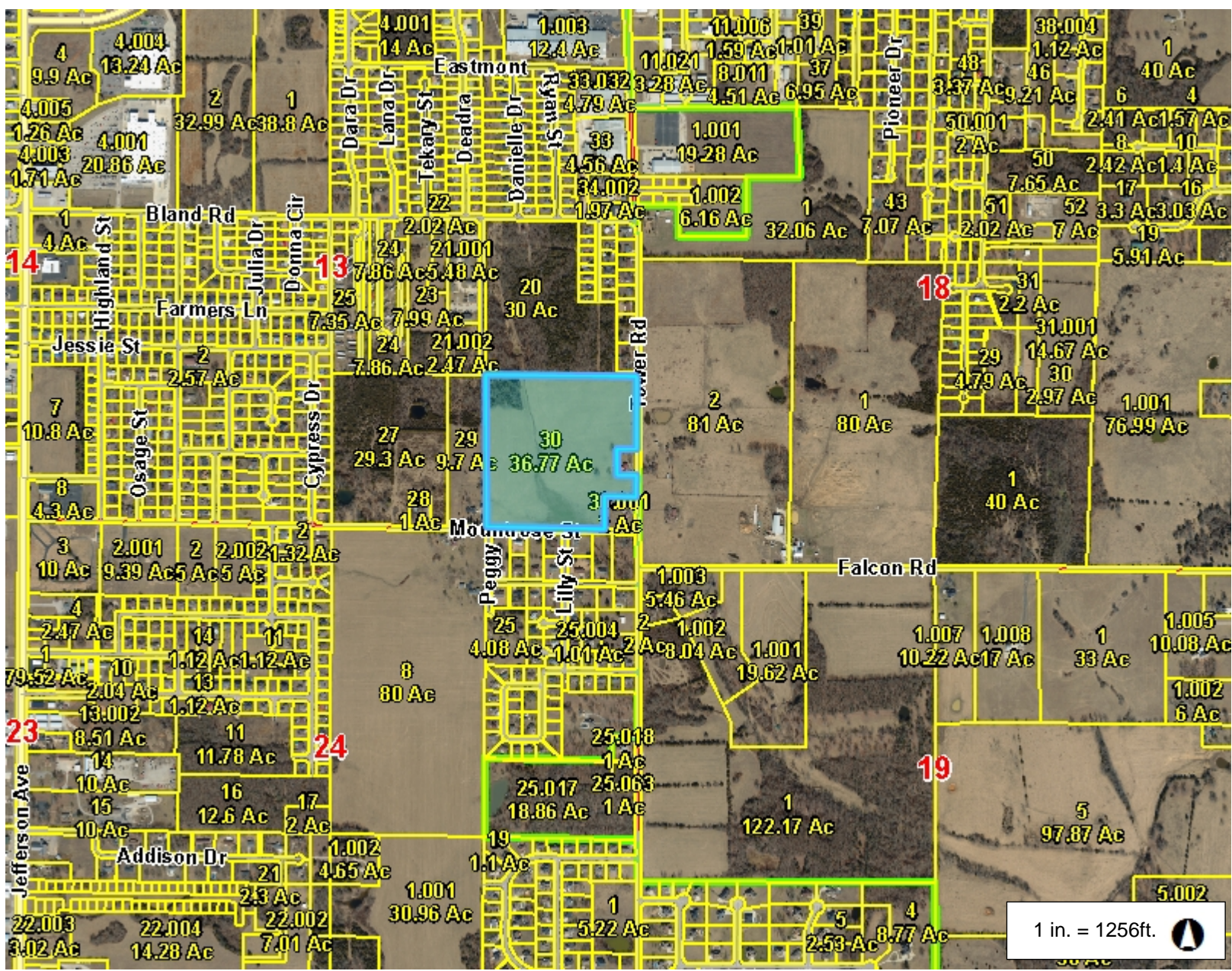
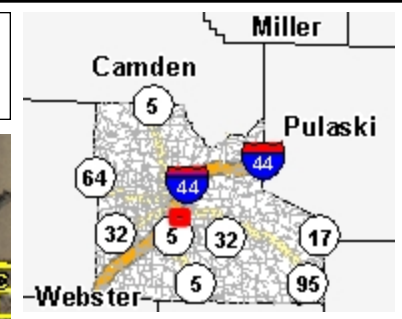
Submitted By: _____

Title: _____

Department: _____

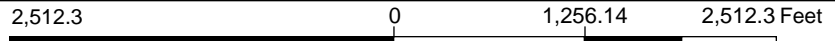
Date: _____

Laclede County, MO



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

1 in. = 1256ft.



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

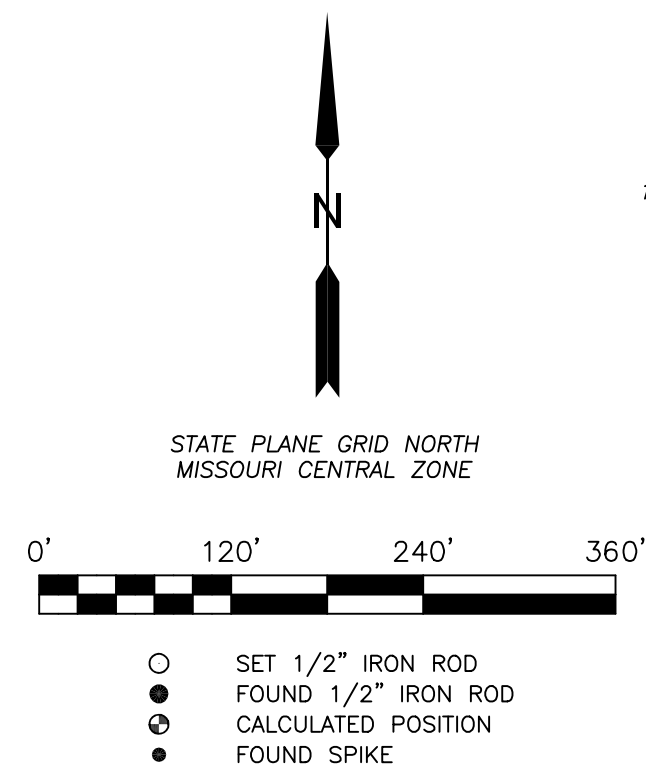
Notes



700 block Mountrose Street zoning map depiction

HOKE-REID PARK

TO THE CITY OF LEBANON, MISSOURI
BEING PART OF THE SE 1/4, SE 1/4
SECTION 13, TOWNSHIP 34 NORTH, RANGE 16 WEST



DESCRIPTION

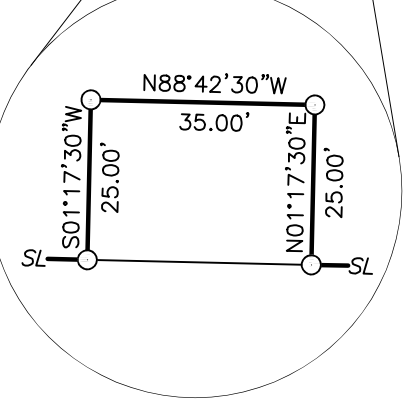
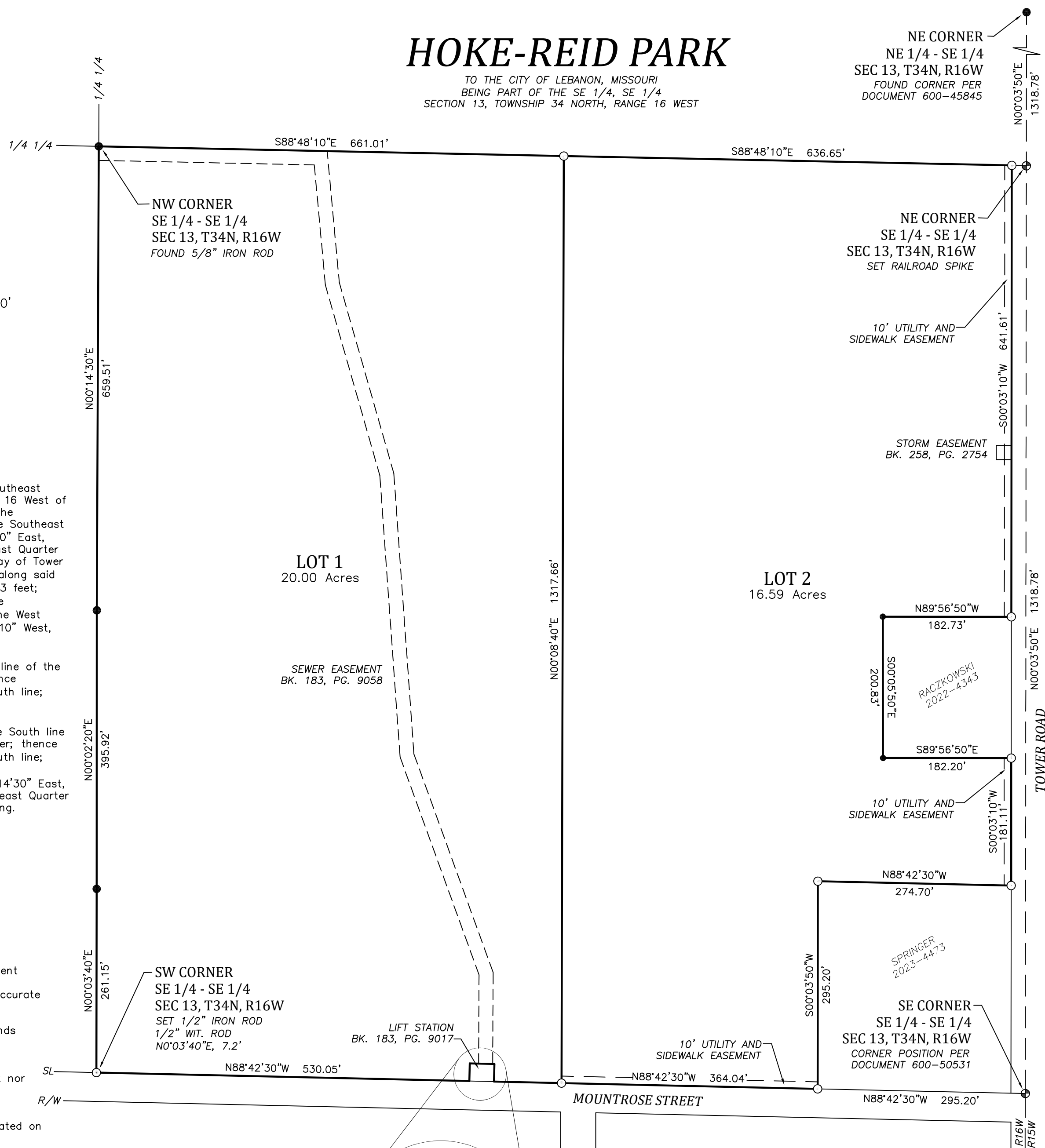
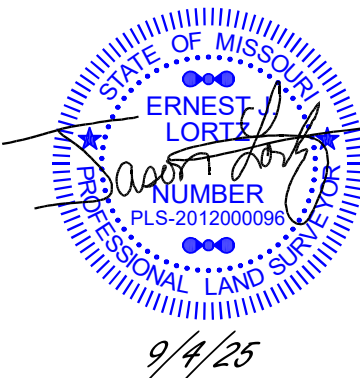
All that part of the Southeast Quarter of the Southeast Quarter of Section 13, Township 34 North, Range 16 West of the 5th P.M. described as follows: Beginning at the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section 13; thence South 88°48'10" East, 1297.66 feet along the North line of the Southeast Quarter of the Southeast Quarter to the West right of way of Tower Road; thence South 00°03'10" West, 641.61 feet along said right of way, thence North 89°56'50" West, 182.73 feet; thence South 00°05'50" East, 200.83 feet; thence South 89°56'50" East, 182.20 feet returning to the West right of way of Tower Road; thence South 00°03'10" West, 181.11 feet along said right of way, thence North 88°42'30" West, 274.70 feet; thence South 00°03'50" West, 295.20 feet to the South line of the Southeast Quarter of the Southeast Quarter; thence North 88°42'30" West, 460.00 feet along said South line; thence North 01°17'30" East, 25.00 feet; thence North 88°42'30" West, 35.00 feet; thence South 01°17'30" West, 25.00 feet returning to the South line of the Southeast Quarter of the Southeast Quarter; thence North 88°42'30" West, 530.05 feet along said South line; thence North 00°03'40" East, 261.15 feet and North 00°02'20" East, 395.92 feet and North 00°14'30" East, 659.51 feet, all along the West line of the Southeast Quarter of the Southeast Quarter to the Point of Beginning.

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: Tracts represent the lands described in Book 199 Page 8050.
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.

SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the tracts shown hereon at the request of the City of Lebanon on during the month of August, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Rural Property.



RECORDER'S CERTIFICATE



DEDICATION

Whereas, Rhonda Shank and David L. Reid, tenants in common and not as joint tenants, 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:

"HOKE-REID PARK"

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

David L. Reid _____ Date _____
Rhonda Shank _____ Date _____

NOTARY CERTIFICATE

State of _____ } SS.
County of _____ }

David L. Reid

On this _____ day of _____, 2025, before me personally appeared David L. Reid, 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)

NOTARY CERTIFICATE

State of _____ } SS.
County of _____ }

Rhonda Shank

On this _____ day of _____, 2025, before me personally appeared Rhonda Shank, 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:

"HOKE-REID PARK"

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 _____ Attest: _____
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 _____ Date _____
Collector of Revenue
Laclede County, Missouri

LORTZ SURVEYING

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



Survey in the SE 1/4 - SE 1/4
Sec. 13, T34N, R16W
Lebanon, Missouri

City of Lebanon
Lebanon, Missouri

Drawn by EJL	Scale 1" = 120'	Survey No.
Checked by EJL	Date 9/4/2025	L-2606



To: Zoning and Planning Commission Proposed for the Meeting Date of: October 9, 2025

Staff Informational Sheet

Topic: Request a Plat of St Louis Apple located at 1055 St Louis St.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of St Louis Apple.

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 1 lot. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Staff sees no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Planning and Zoning

Date:

ATTACHMENTS:

1. Staff Informational Sheet St Louis Apple
2. 1055 St Louis 185 map depiction
3. 1055 St Louis GIS map depiction
4. 1055 St Louis Street zoning map depiction. - Copy
5. St Louis Apple plat depiction



To: _____ Proposed for Meeting Date of: _____

Staff Informational Sheet

Topic: _____

CIP Number: _____

Budget Amount: _____

Funding Source: _____

Subject matter:

Background (problem/explanation):

Staff Recommendation:

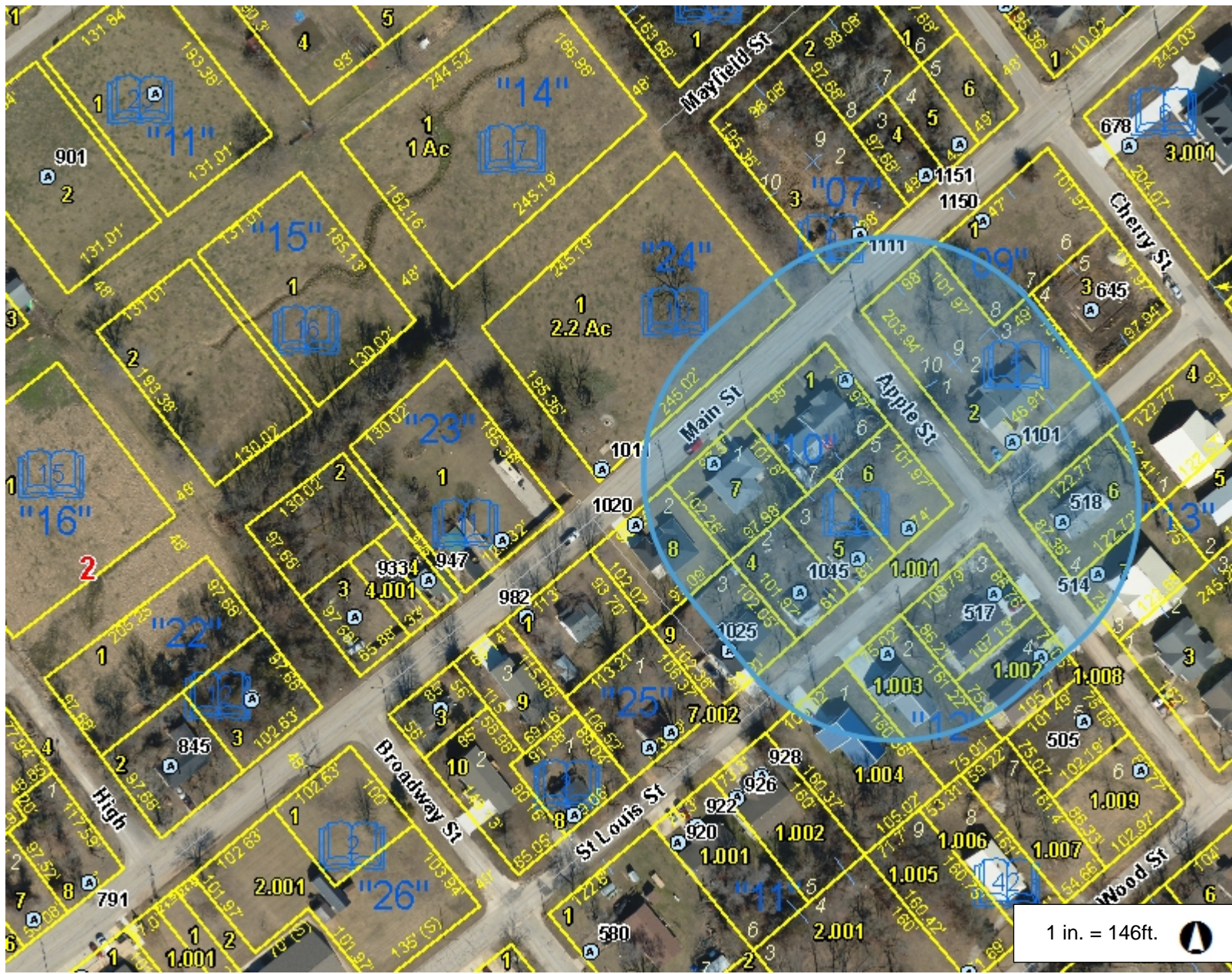
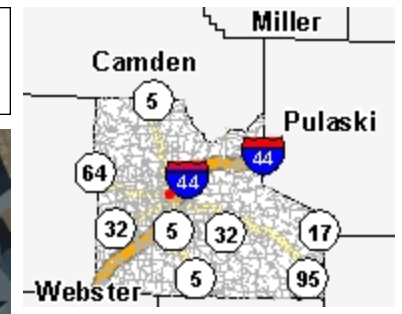
Submitted By: _____

Title: _____

Department: _____

Date: _____

Laclede County, MO



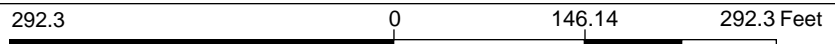
Legend

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

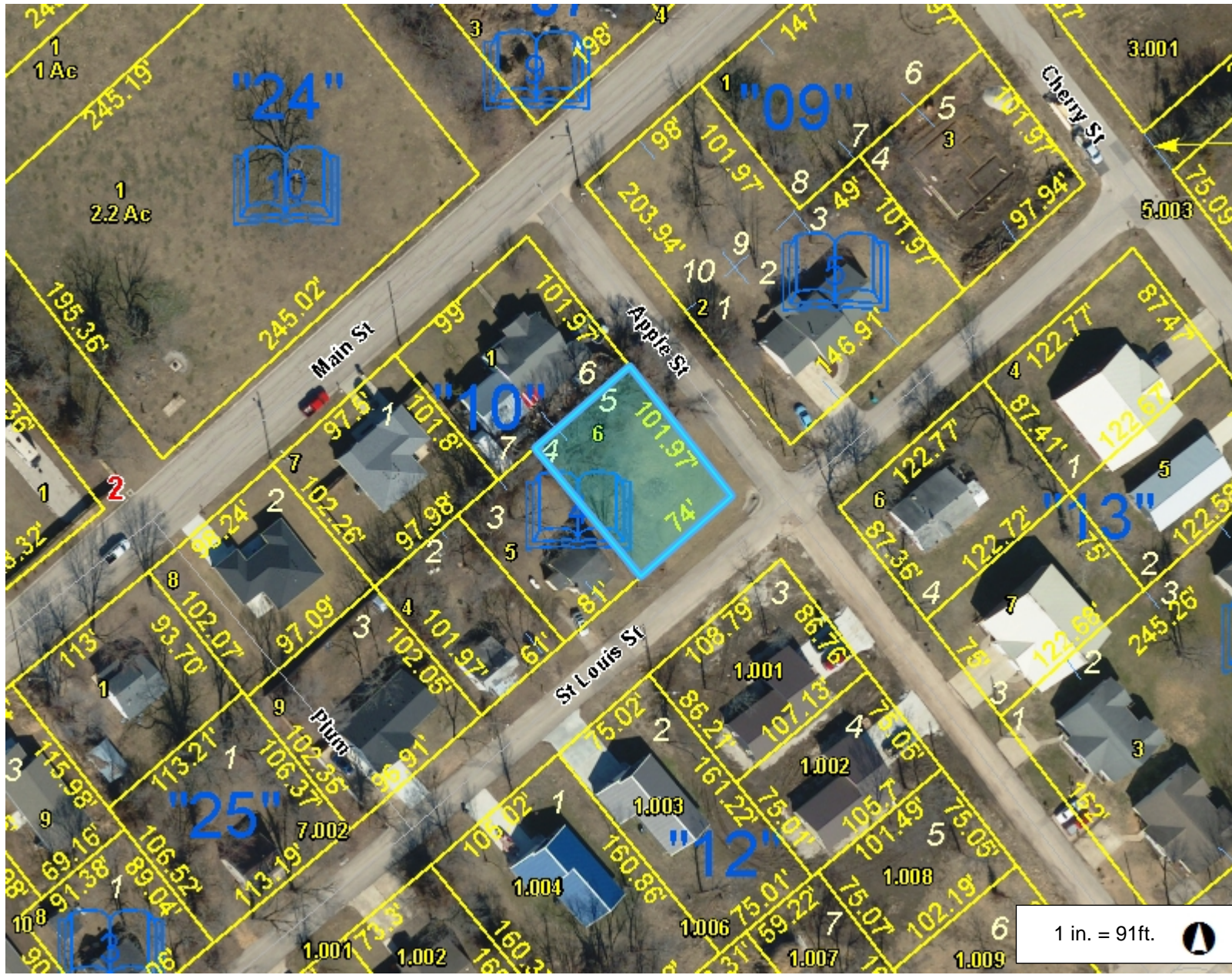
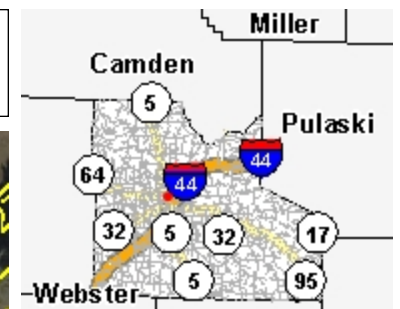
Notes

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



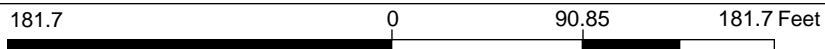
Laclede County, MO



Legend

- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
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Notes



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1055 St Louis Street zoning map depiction.

ST. LOUIS APPLE

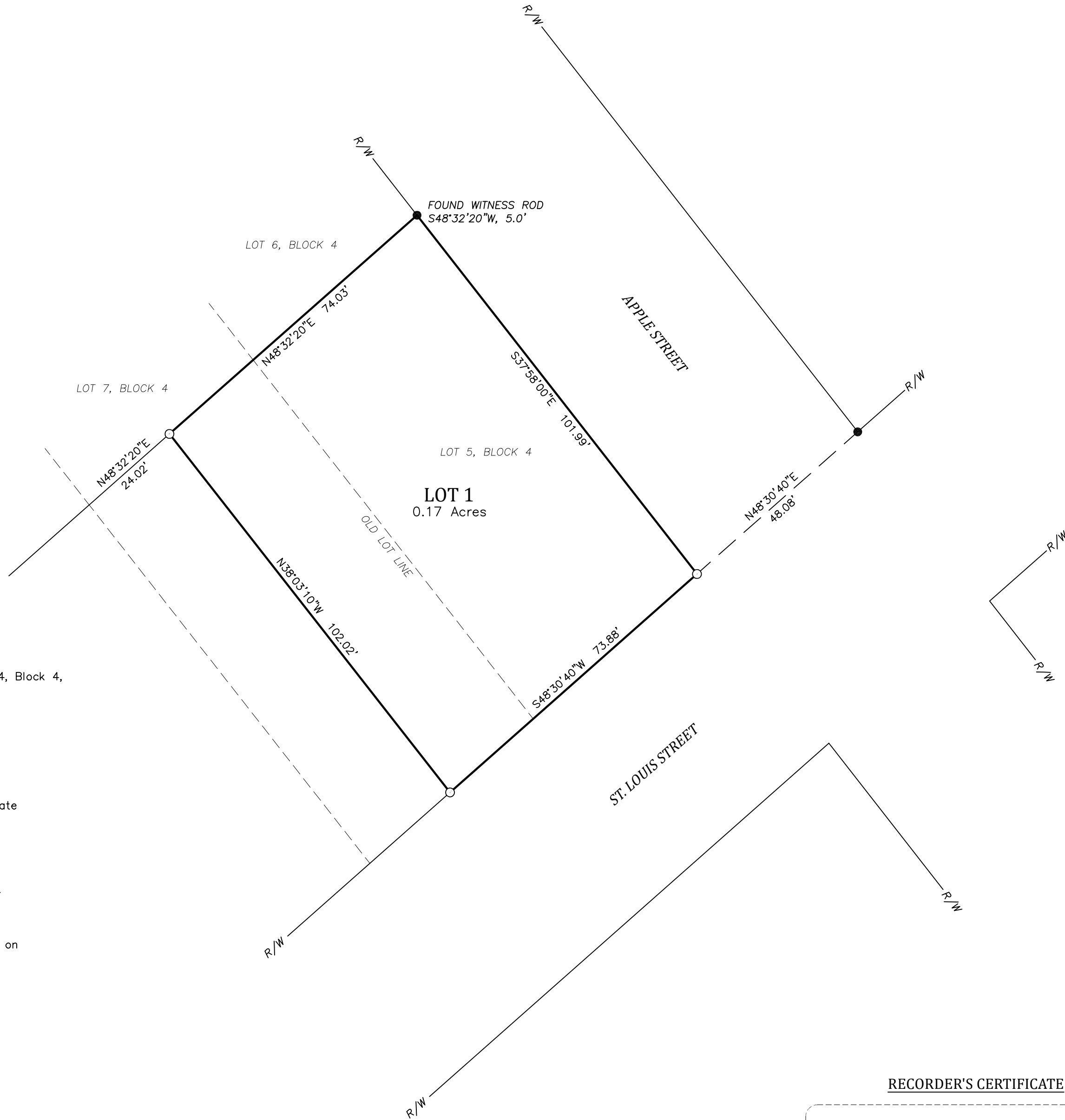
BEING A REPLAT OF LOT 5 AND 25 FEET OF THE NORTHEAST SIDE OF LOT 4, BLOCK 4, ORIGINAL TOWN OF LEBANON LACLEDE COUNTY, MISSOURI



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE



- SET 1/2" IRON ROD
- FOUND 5/8" IRON ROD

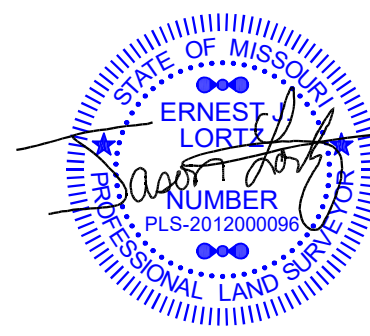


DESCRIPTION

All of Lot 5 and 25 feet of the Northeast side of Lot 4, Block 4, Original Town of Lebanon, Laclede County, Missouri.

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: Tract represents the lands described in Book 2025 Page 2409.
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.



SURVEYOR'S DECLARATION

I, Jason Lortz, did perform an original survey of the tract shown hereon at the request of Tristan Lambert on August 18, 2025. This survey was completed in accordance with the Current Missouri Minimum Standards for Property Boundary Surveys for Urban Property.

DEDICATION

Whereas, Tristan Lambert, is 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:

"ST. LOUIS APPLE"

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

Tristan Lambert

NOTARY CERTIFICATE

State of _____ }
County of _____ } SS.

On this _____ day of _____, 2025, before me personally appeared Tristan Lambert, known to me to be person 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:

"ST. LOUIS APPLE"

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.lortzsurveying.com • LS: 2012028494

Survey in Lot 4 & Lot 5 in Block 4
Original Town of Lebanon
Lebanon, Missouri

Tristan Lambert
Lebanon, Missouri

Drawn by EJL	Scale 1" = 20'	Survey No.	
Checked by EJL	Date 9/12/2025		L-2530