

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.

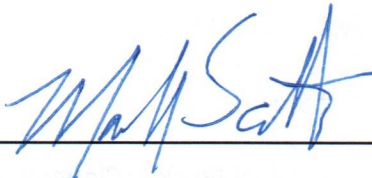
Commission and Staff Discussion

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.

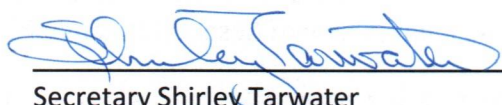
Adjournment

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

ATTEST:



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Planning and Zoning Manager Mark Scott



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Secretary Shirley Tarwater

October 9, 2025

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Minutes Approved