

**CITY OF LEBANON
ZONING AND PLANNING COMMISSION MEETING
THURSDAY, NOVEMBER 13, 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. October 9, 2025, Meeting Minutes
3. Public Hearing
 - a. Request a Conditional Use for RS-2 Residential Occupancy located at 333 Lincoln Ave and 595 Chestnut Ave.
 - b. Request a Plat of Wolken Subdivision located at 817 Holman Road.
 - c. Request a Plat of Resubdivision of Lots 1, 2, and 3 of Block 2 Clough's 1st Addition.
 - d. Request a Plat of Tower Property Subdivision located at 831 Tower Road
 - e. Request to Replat and Vacate an alley at 914 N Jefferson Ave.
 - f. Request a Conditional Use for multifamily housing located at 1055 St Louis St.
 - g. Request a Conditional Use to Build Duplexes at 1253 and 1273 Main Street.
 - h. Request a Plat of Donnelly's Addition No. 3 located at 808-826 N Adams Ave.
4. Commission Action
 - a. Commission Action on a Request for a Conditional Use for RS-2 Residential Occupancy.
 - b. Commission Action on a Request for a Plat of Wolken Subdivision.
 - c. Commission Action on a Request for a Plat of Resubdivision of Lots 1, 2, and 3 of Block 2 Clough's 1st Addition.
 - d. Commission Action on a Request for a Plat of Tower Property Subdivision.
 - e. Commission Action on a Request to Replat and Vacate an alley.
 - f. Commission Action on a Request for a Conditional Use for multifamily housing.
 - g. Commission Action on a Request for a Conditional Use to Build Duplexes.
 - h. Commission Action on a Request for a Plat of Donnelly's Addition No. 3.
5. Commission and Staff Discussion
6. Adjournment

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
OCTOBER 9, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on October 9, 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, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich. Absent: Randy Randolph.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Planning and Zoning Manager Mark Scott, City Administrator Troy Schulte, and Deputy City Clerk Melissa Richardson.

Approval of Minutes

September 11, 2025, Meeting Minutes

Shirley Tarwater moved and Randy Wall seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

Public Hearing

Joe Berkich moved and David Wheeler seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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

Planning and Zoning Manager Mark Scott shared that this was a request for Tower Property Subdivision from Lebanon acreage from one lot to two lots.

Request a Plat Preliminary Resubdivision of Lots 1,2, and 3 of Block 2 Clough's 1st Addition.

Planning and Zoning Manager Mark Scott presented the preliminary resubdivision of Lots 1, 2, and 3 in Block Two of Clough's First Addition. After discussion, it was confirmed that the easements had been properly identified.

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

Planning and Zoning Manager Mark Scott explained that this was a request regarding a short-term rental property. He noted that the Lebanon R-3 property encroached on the 1,000-foot

vicinity map and fell within the parking lot area. The property owner, Thomas Quinn, stated that he did not believe there were codified rules addressing this matter and indicated that he was seeking longer-stay clients, such as companies sending temporary workers to the area. Board Member Michael Holmes asked whether owner, Thomas Quinn, planned to implement a vetting process beyond the standard checks conducted by short-term rental companies.

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

Planning and Zoning Manager Mark Scott explained that this was two parcels, and the owner was changing the property line to suit his needs. RS-1 setbacks were maintained and property had to be properly platted from two lots into one lot.

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

Chairman Jeff Stokes spoke on this matter, as he serves on the Cemetery Board. The Lebanon Cemetery owns property on either side of the plats and is interested in purchasing two lots from the landowners for cemetery use. The family raised concerns about the surveying markers on the property, and after discussion, it was determined that the survey/plat had not been conducted properly. As a result, the matter was postponed.

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

Planning and Zoning Manager Mark Scott stated the Request for a Rezone of Donnelly's Addition No. 3, Lots 2, 4, 6 and 8 from RS-2 to RU-2, is now contingent on whether the Request for a Plat of Donnelly's Addition No. 3 located at 808-826 N Adams Ave is platted properly.

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

Planning and Zoning Manager Mark Scott explained that this plat divides one lot into two on Lebanon property in the 700 block of Mountrose Street. Citizen John Andrews asked whether the City plans to widen streets in the area, given the proposed park development. City Administrator Troy Schulte confirmed that the roads will be widened and utilities relocated as needed. He also stated that 10 acres on the western side will be dedicated to park development, while the eastern portion will be used for stormwater retention and ponding, with construction planned to begin this fall.

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

Planning and Zoning Manager Mark Scott stated that the property needs to be properly platted. Board Member Joe Berkich suggested that the plat be labeled as a "replat," noting that without this designation, it could be difficult to locate at the recorder's office. The original legal description of the property is: "Original Lebanon, Block 4, Lot 5 & 25' of Lot 4, 74' x 101.97' (1055 St. Louis)."

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: (8) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

Commission Action

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

Randy Wall moved and David Wheeler seconded that the Commission approve a Request for a Plat of Tower Property Subdivision located at 831 Tower Road. Motion carried as follows: Yea: (6) Michall Holmes, Chris Meckem, Jeff Stokes, David Wheeler, Randy Wall, Travis Townsend; Nay: (2) Shirley Tarwater, Joe Berkich; Abstain: (0) None; Absent: (1) Randy Randolph.

Request a Plat Preliminary Resubdivision of Lots 1,2, and 3 of Block 2 Clough's 1st Addition.

Joe Berkich moved and Chris Meckem seconded that the Commission approve a Request for a Plat Preliminary Resubdivision of Lots 1,2, and 3 of Block 2 Cloughs 1st Addition. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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

Randy Wall moved and Travis Townsend seconded that the Commission approve a Request for a short-term rental in an RS-2 District, Located at 253 Donalee Avenue. Motion carried as follows: Yea: (6) Chris Meckem, Jeff Stokes, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (2) Michall Holmes, Shirley Tarwater; Abstain: (0) None; Absent: (1) Randy Randolph.

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

Shirley Tarwater moved and Travis Townsend seconded that the Commission approve a Request for a Plat of Brackett Subdivision located at 304 Bluebird Lane. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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

Randy Wall moved and Joe Berkich seconded that the Commission approve a Request for a Plat of Donnelly's Addition No. 3 located at 808-826 N. Adams Ave. Motion Failed as follows: Yea: (0) None; Nay: (8) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Abstain: (0) None; Absent: (1) Randy Randolph.

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

Joe Berkich moved and Shirley Tarwater seconded that the Commission approve a Request for a Rezone of Donnelly's Addition No. 3 Lots 2, 4, 6, and 8 From RS-2 to RU-2 contingent on the plat of Donnelly's Addition being correctly amended to reflect the proper property lines. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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

Shirley Tarwater moved and Travis Townsend seconded that the Commission approve a Plat

Request of Lebanon acreage from one lot to two located at the 700 block of Mountrose.
Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

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

Shirley Tarwater moved and Randy Wall seconded that the Commission approve a Request for a Request to Plat located at 1055 St. Louis St to amend it as a "replat" of the original legal name, which is as stated " Original Lebanon, Block 4, Lot 5 & 25' of Lot 4, 74' x 101.97 (1055 St. Louis)." Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Jeff Stokes, Shirley Tarwater, David Wheeler, Randy Wall, Travis Townsend, Joe Berkich; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Randolph.

Commission and Staff Discussion

None.

Adjournment

Chairman Stokes declared the meeting adjourned at 6:37 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: November 13, 2025

Staff Informational Sheet

Topic: Request a Conditional Use for RS-2 Residential Occupancy located at 333 Lincoln Ave and 595 Chestnut Ave.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Conditional Use for RS-2 Residential Occupancy located at 333 Lincoln Ave and 595 Chestnut Ave.

Background (problem/explanation):

Sec. 48-36 RS- 2. Residential District

Staff Recommendation:

Sec 48-156 Discontinuance of Nonconforming Uses. 333 Lincoln was last occupied on October 6, 2021. 595 Chestnut was last occupied on November 15, 2023. 333 Lincoln and 595 Chestnut are without current Certificates of Occupancy.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date: 10/21/2025

ATTACHMENTS:

1. Staff Informantion Sheet-Lincoln Properties CU
2. Lincoln properites GIS map depicition
3. Lincoln properties zoing map depiction



To: Planning & Zoning

Proposed Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a conditional use for RS-2 residential occupancy located at 333 Lincoln Ave and 595 Chestnut Ave.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a conditional use for RS-2 residential occupancy located at 333 Lincoln Ave and 595 Chestnut Ave.

Background (problem/explanation):

Sec. 48-36 RS- 2. Residential district

Staff Recommendation:

Sec 48-156 Discontinuance of nonconforming uses.

333 Lincoln was last occupied 10.06.2021

595 Chestnut was last occupied 11.15.2023

333 Lincoln and 595 Chestnut are without current Certificates of Occupancy.

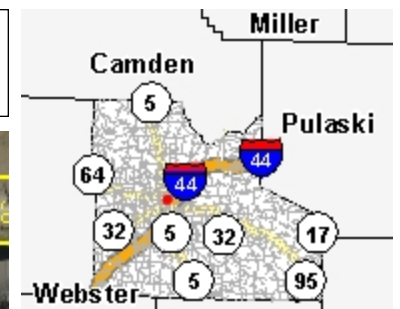
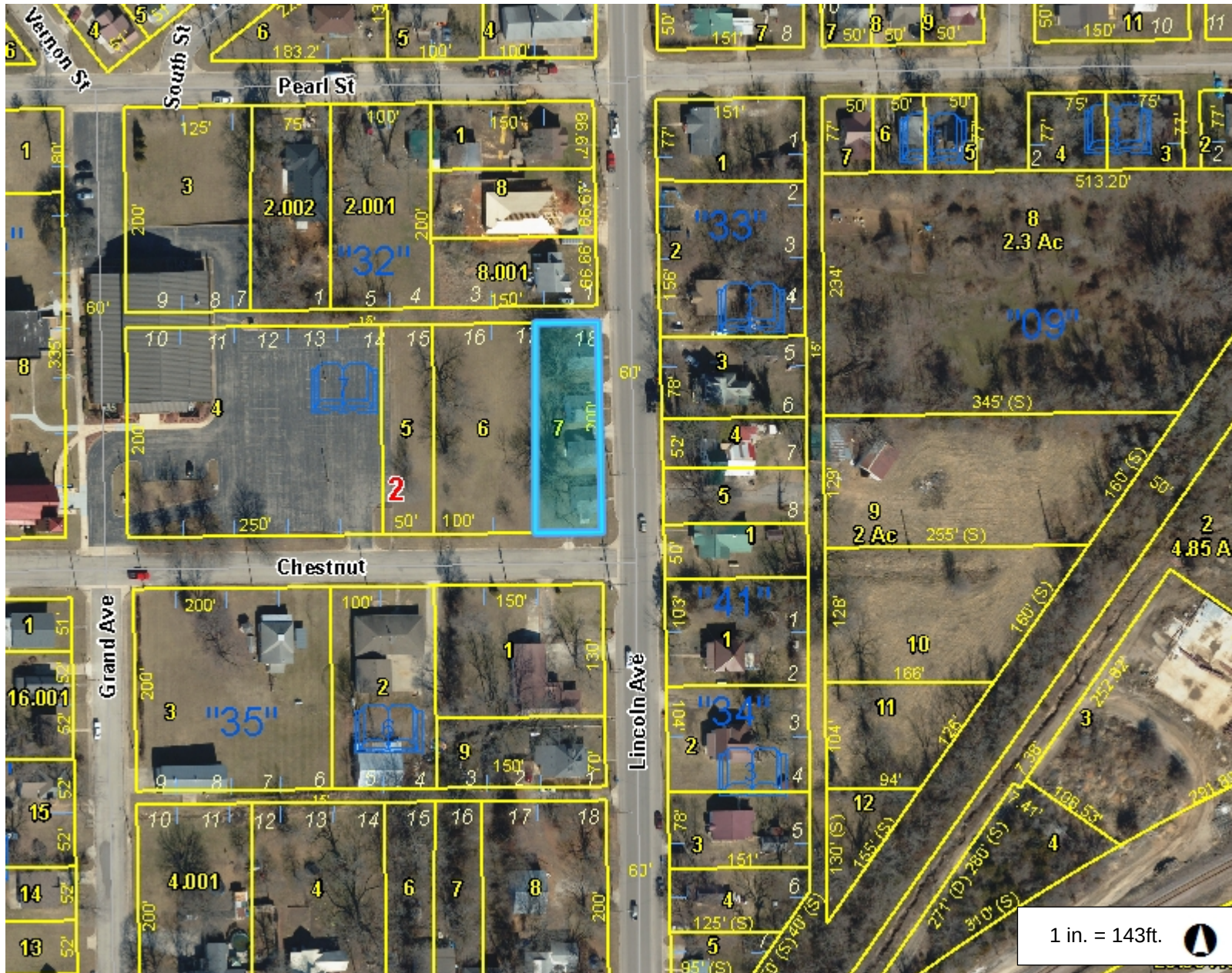
Submitted By: Mark Scott

Title: Planning and zoning manager

Department: Code Administration

Date: October 15th, 2025

Laclede County, MO



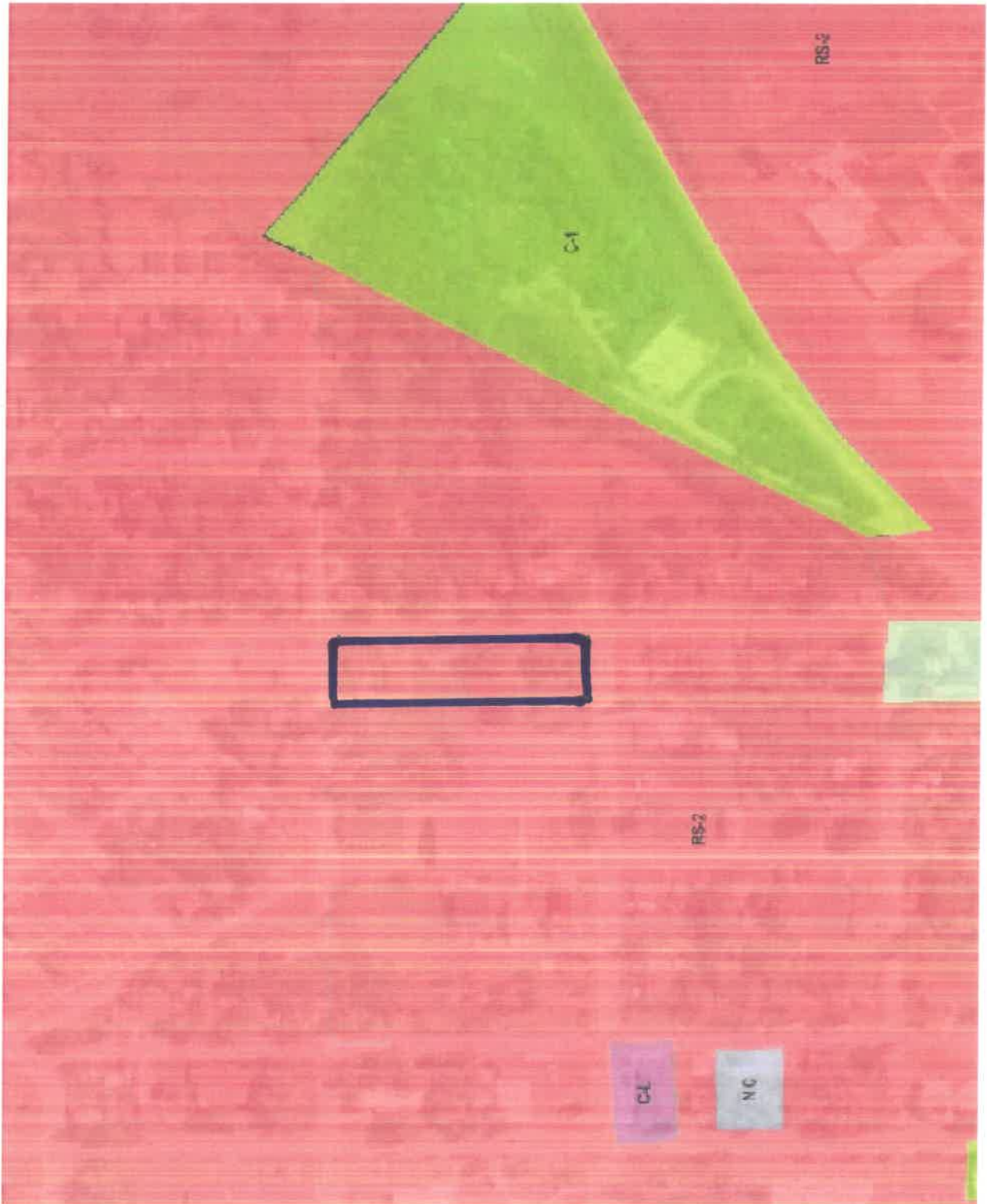
Legend

- 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



Lincoln properties zoning map depiction



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Request a Plat of Wolken Subdivision located at 817 Holman Road.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Wolken Subdivision located at 817 Holman Road.

Background (problem/explanation):

Sec.48-35. This is zoned RS-1Residential. Property must be properly platted for any new construction. Plat from Lebanon acreage to one lot. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Planning and Zoning staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date: 10/21/2025

ATTACHMENTS:

1. Staff Informational Sheet Plat Wolken Subdivision
2. 817 Holman Rd GIS map depiction
3. 817 Holman Rd zoning map depiction
4. 1440 W Elm St GIS map depiction



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a plat of Wolken Subdivision located at 817 Holman Road.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a plat of Wolken Subdivision located at 817 Holman Road.

Background (problem/explanation):

Sec.48-35.This is zoned RS-1Residential
Property must be properly platted for any new construction.
Plat from Lebanon acreage to one lot.
Utility access has been confirmed with PW Director R. Shockley.

Staff Recommendation:

Planning and zoning staff sees no issues.

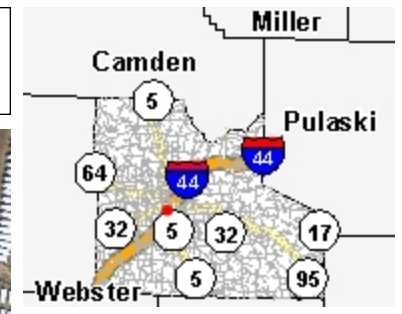
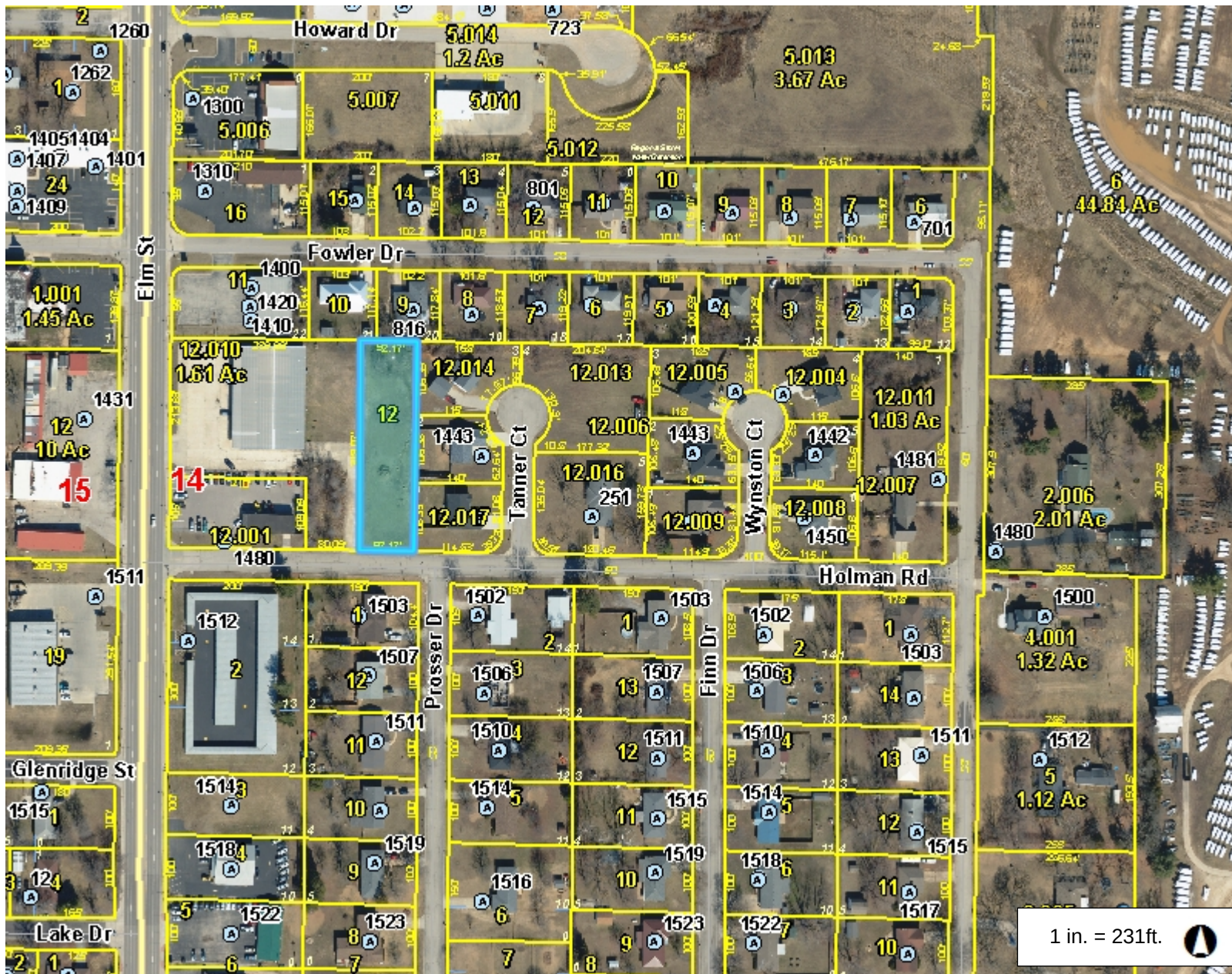
Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: October 15, 2025

Laclede County, MO



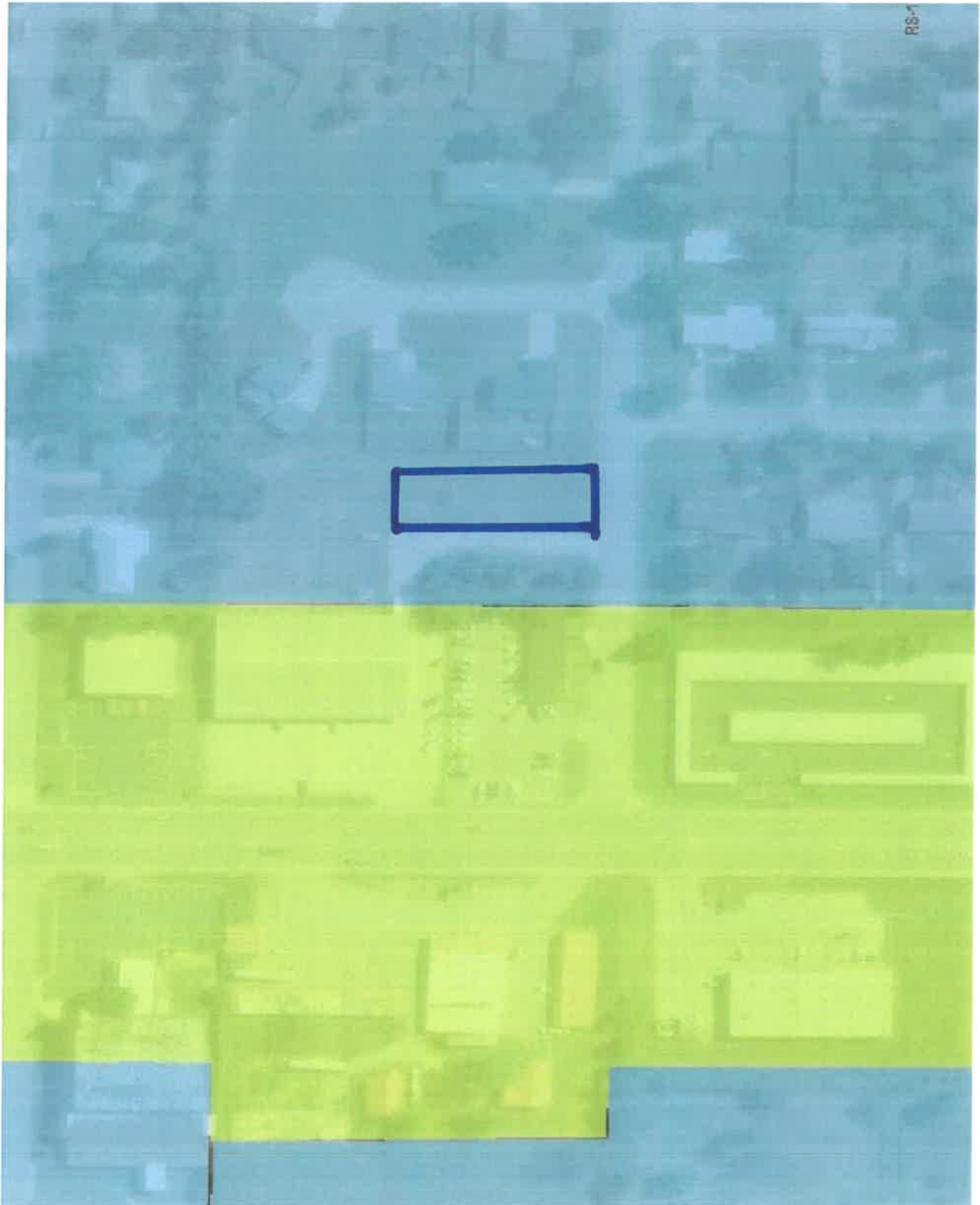
Legend

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

Notes

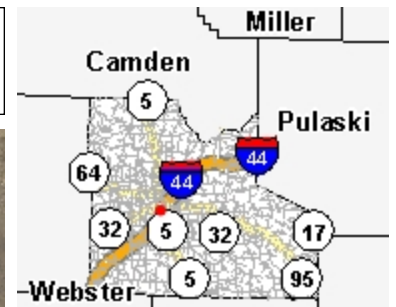
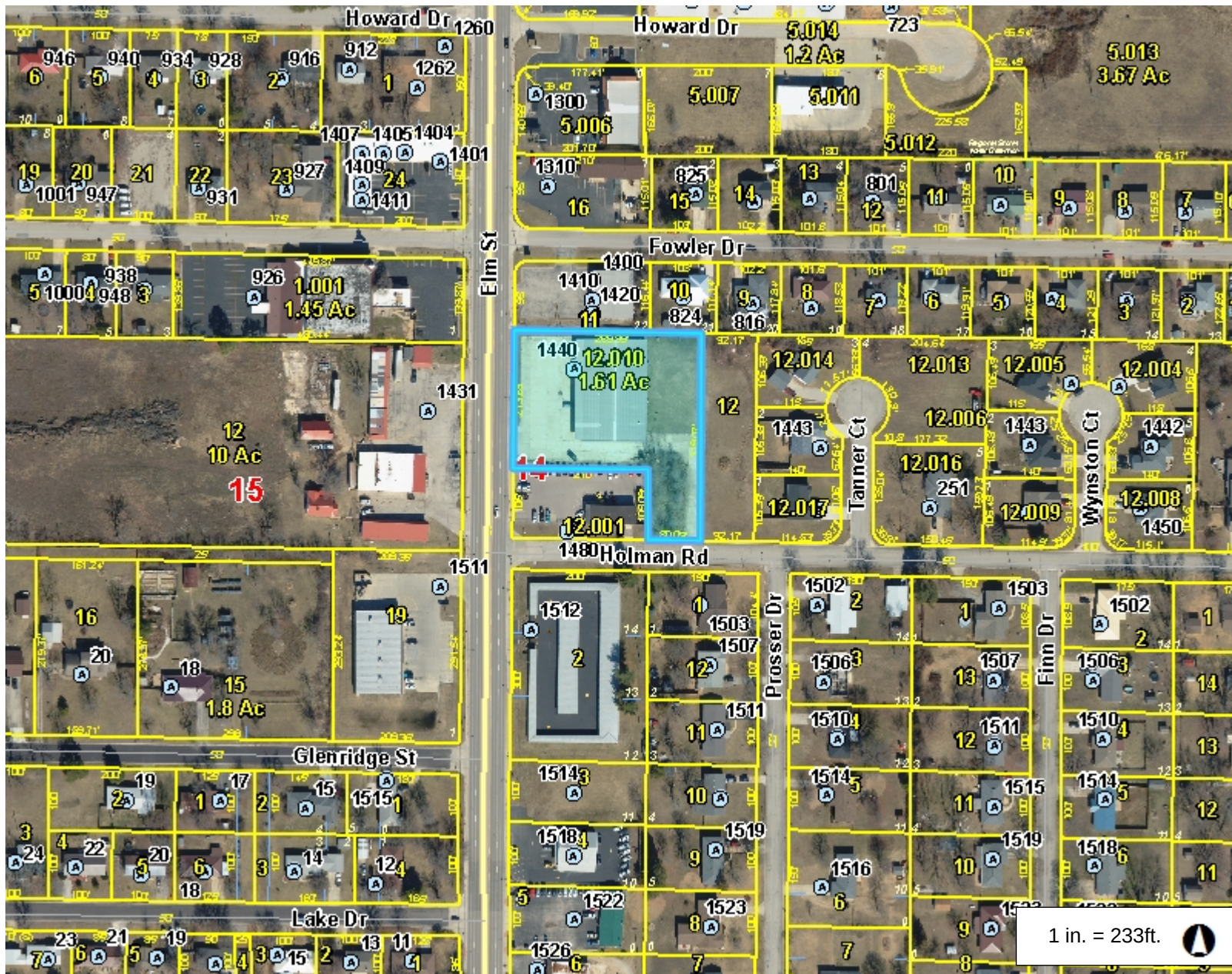
This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



817 Holman Road zoning map depiction

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



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Request a Plat of 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 of Resubdivision of Lots 1, 2, and 3 of Block 2 Clough's 1st Addition.

Background (problem/explanation):

Sec.48-36 Property must be properly platted for any new construction. This is zoned RS-2 Residential Plat from two lots to three lots. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date: 10/21/2025

ATTACHMENTS:

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



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a plat of resubdivision of Lots 1,2, and 3 of Block 2 Clough's 1st Addition.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a plat of resubdivision of Lots 1,2, and 3 of Block 2 Clough's 1st Addition.

Background (problem/explanation):

Sec.48-36 Property must be properly platted for any new construction.
This is zoned RS-2 Residential
Plat from two lots to three lots.
Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Staff sees no issues.

Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: October 15th, 2025



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



LEGEND

These standard symbols will
be found in the drawing.

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



THIS PROPERTY IS ZONED RS-2

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

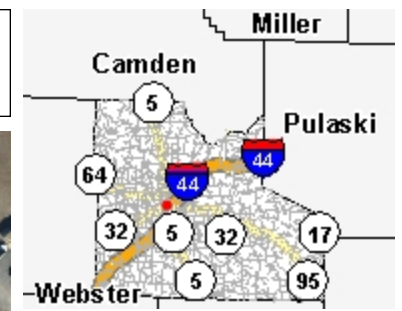
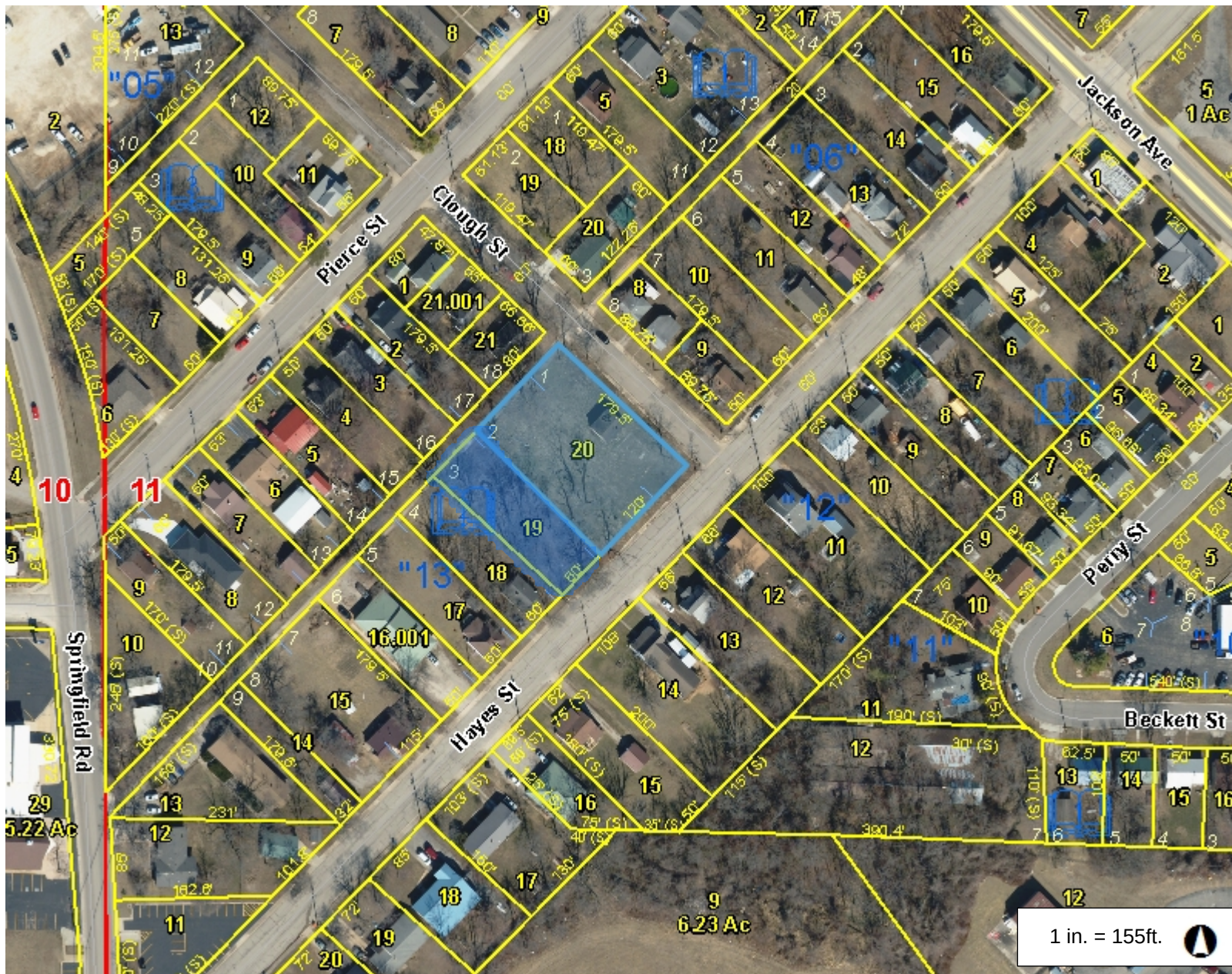
PRELIMINARY PLAN FOR GREG COLLIER

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



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

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



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 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 from one lot to two lots.

Staff Recommendation:

Staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date: 10/21/2025

ATTACHMENTS:

1. Staff Informational Sheet plat Tower Property subdivision 2
2. Tower Property signed site plan
3. Tower Property Subdivision plat depiction
4. 831 Tower Rd zoning map depiction
5. 831 Tower Rd GIS map depiction



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

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

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

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 from one lot to two lots.

Staff Recommendation:

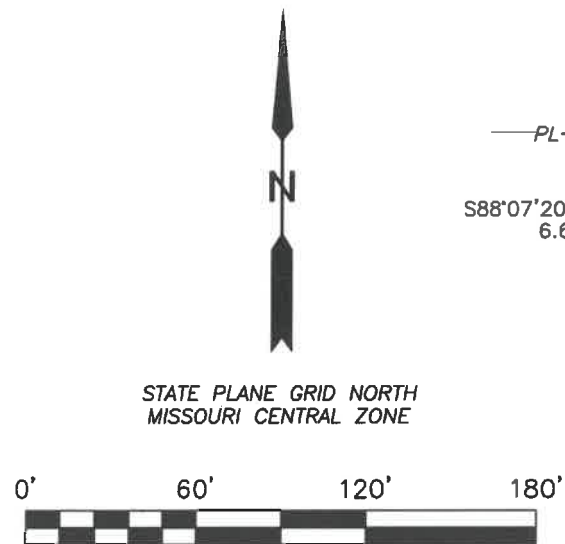
Staff sees no issues.

Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: October 15th, 2025



STATE PLANE GRID NORTH
MISSOURI CENTRAL ZONE

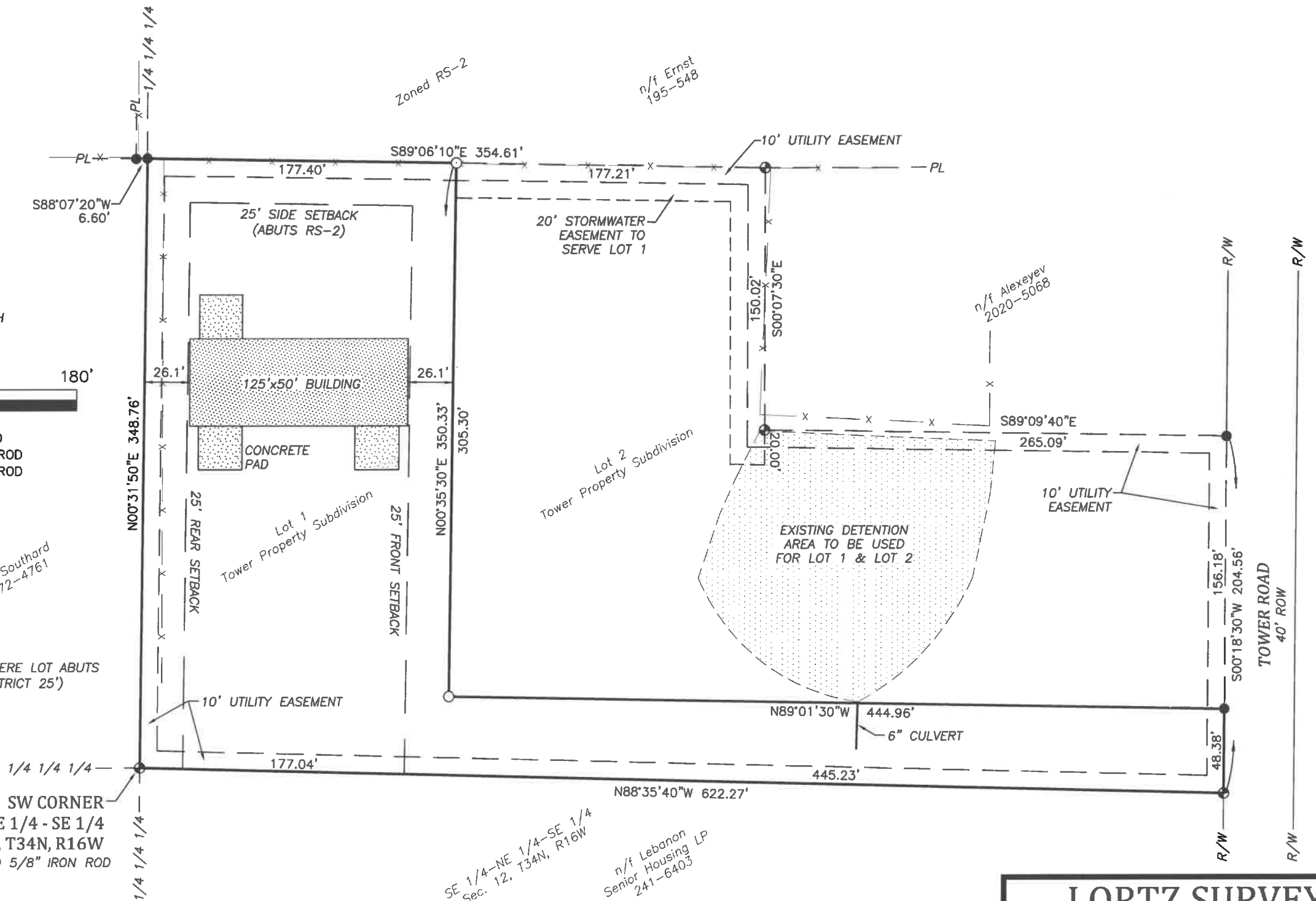
- SET 1/2" IRON ROD
- FOUND 1/2" IRON ROD
- ⊕ FOUND 5/8" IRON ROD
- x — FENCE LINE

ZONED M-1

YARD SETBACKS:
FRONT 25'
SIDE NONE (EXCEPT WHERE LOT ABUTS
A RESIDENTIAL DISTRICT 25')
REAR 25'



5/14/25



LORTZ SURVEYING

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



Site Plan of Lot 1
Tower Property Subdivision
Lebanon, Missouri

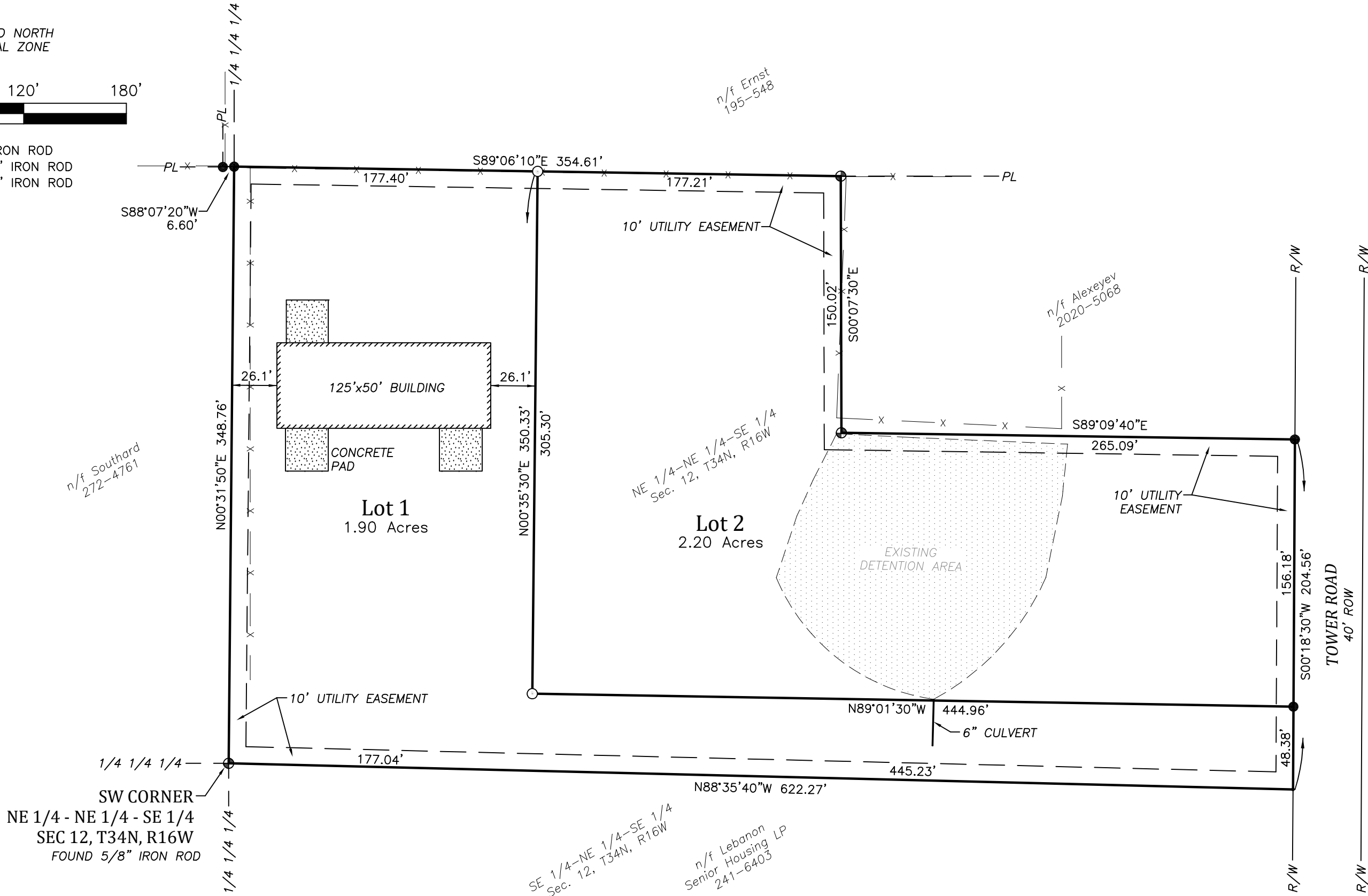
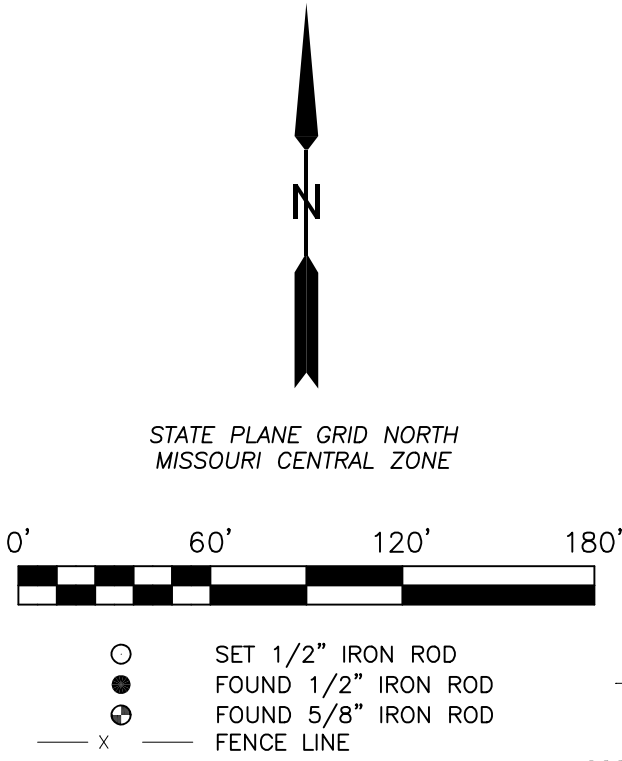
Paul and Lonita DeVasure
Lalceda County, Missouri

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

Christina Payne 10/20/2025

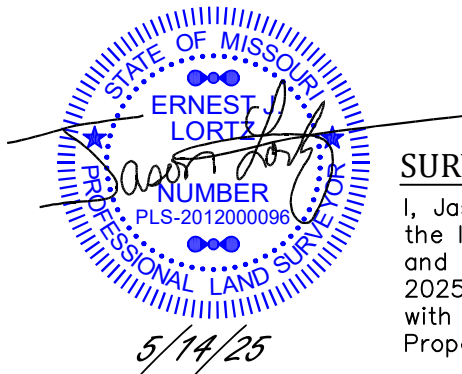
Tower Property Subdivision

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



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.

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
Managing Member

Date

Lonita DeVasure
Managing Member

Date

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: _____
Lacey Brackett
City Clerk, City of Lebanon

Jared Carr
Mayor, 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

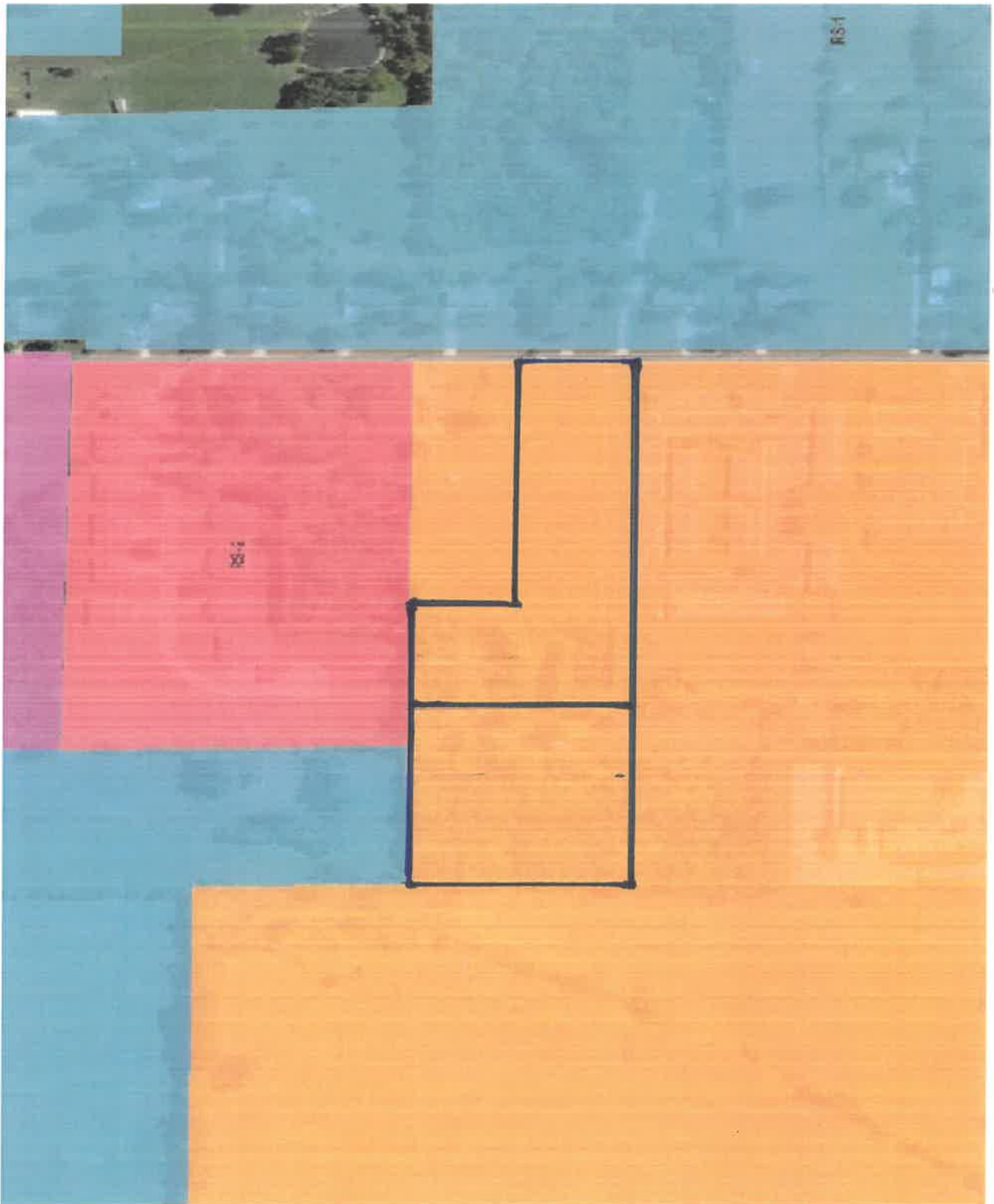


LORTZ SURVEYING
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494

Survey in 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. L-2526
Checked by EJL	Date 5/14/2025	

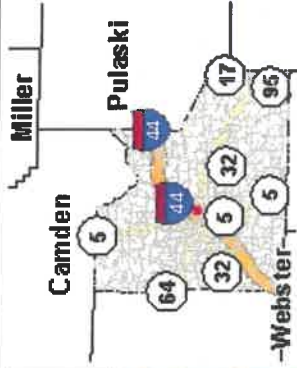


831 Tower Road zoning map depiction

Laclede County, MO



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





To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Request to Replat and Vacate an alley at 914 N Jefferson Ave.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request to Replat and Vacate an alley at 914 N Jefferson Ave.

Background (problem/explanation):

Sec48-42 C-1 General Commercial

Staff Recommendation:

Staff have no objections. Typical alley vacates are divided in half. This alley was dedicated solely to the existing lot and will revert to the original lot.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date: 10/21/2025

ATTACHMENTS:

1. Staff Informantion Sheet-914 N Jefferson Ave replat and vacate
2. 914 N Jefferson Ave plat depiction
3. 914 N Jefferson Ave GIS map depiction



To: Planning & Zoning

Proposed Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request to replat and vacate and alley at 914 N Jefferson Ave.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request to replat and vacate and alley at 914 N Jefferson Ave.

Background (problem/explanation):

Sec48-42 C-1 General commercial

Staff Recommendation:

Staff has no objections. Typical alley vacates are divided in half. This alley was dedicated solely form the existing lot and will revert back to the original lot.

Submitted By: Mark Scott

Title: Planning and zoning manager

Department: Code Administration

Date: October 15th, 2025

Final Plat of
REPLAT OF LOT 9 & PART OF VACATED ALLEY
IN BLOCK 1 JOHN CROW'S ADDITION
Lebanon, Laclede County, Missouri

CERTIFICATE OF OWNERSHIP AND DEDICATION

Phillip Haley hereby certifies that he is the owner of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that it has caused this property to be replatted as shown hereon and that said property shall be known and designated as "REPLAT OF LOT 9 & PART OF VACATED ALLEY IN BLOCK 1 JOHN CROW'S ADDITION." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2025
Phillip Haley

STATE OF MISSOURI)
COUNTY OF LACLEDE) SS.

On this _____ day of _____, 2025 before me appeared Phillip Haley, to me known to be the person described in and who executed the same as their free act and deed.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this ____ day of _____, 2025.
My Commission Expires: _____

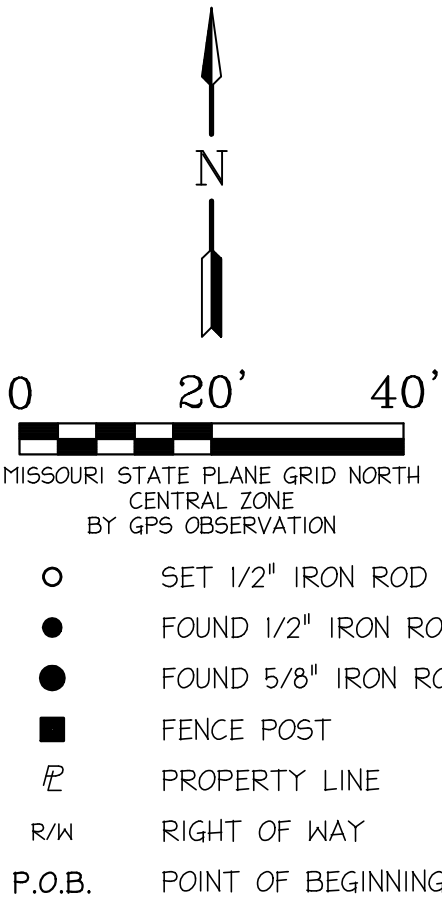
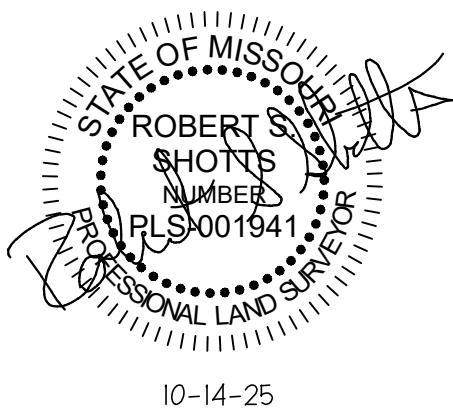
NOTARY PUBLIC

DESCRIPTION

All of Lot 9 and a fractional part of vacated alley, all in Block 1 of JOHN CROW'S ADDITION, Lebanon, Missouri more particularly described as follows: Beginning at the Southwest Corner of Lot 9, Block 1 of JOHN CROW'S ADDITION; thence North 1°41'00" West, 159.85 feet along the West line of said Lot 9 to its northwest corner; thence continuing North 1°41'00" West, 19.85 feet to the North line of the aforesaid JOHN CROW'S ADDITION; thence South 88°12'50" East, 9.12 feet, and, South 89°13'10" East, 40.90 feet, all along said North line; thence South 1°40'10" East, 19.54 feet to the northeast corner of the aforesaid Lot 9, Block 1 of JOHN CROW'S ADDITION; thence South 1°40'40" East, 160.18 feet along the East line of said Lot 9 to the North right of way of Laclede Street; thence North 89°11'30" West, 50.00 feet along said North right of way to the point of beginning. Above described tract contains 0.21 acre, more or less, per plat of survey J-6463, dated October 14, 2025, by CM Archer Group, P.C.

I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract on October 7, 2025 and the results of said survey are represented on this plat. This survey was completed in accordance with the current Missouri Standards for Property Boundary Surveys for Urban Property.

Robert S. Shotts
PLS No. 1941



NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.040).
- Date of field work: October 7, 2025
- For deed to Haley, see 2024/64.
- Plat represents a survey of Lot 9, Block 1 of JOHN CROW'S ADDITION, Lebanon, Missouri and a survey of that portion of the alley lying north of said Lot 9 to be vacated by this plat.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- Tract is wholly within the corporate limits of Lebanon, Missouri.
- There may be buried utilities located on this tract.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.
- Source of ownership information shown hereon is Laclede County GIS.

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "REPLAT OF LOT 9 & PART OF VACATED ALLEY IN BLOCK 1 JOHN CROW'S ADDITION," an addition to the City of Lebanon, Missouri was duly submitted to the City Council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said City as was approved by the City Council at a meeting held on this ____ day of _____, 2025 by Ordinance No. _____.

Jared Carr, Mayor

Date

Attest:

Lacey Brackett, City Clerk

Date

COUNTY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede 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

This plat was filed for record in my office on this ____ day of _____, 2025. Plat filed at _____.

Jennifer Raef
Recorder of Deeds
Laclede County, Missouri

Date

CM Archer Group, P.C. dba:

ARCHER-ELGIN-SHOTTS

310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362

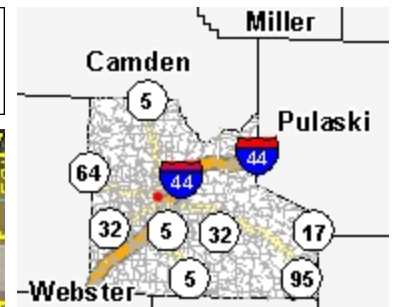
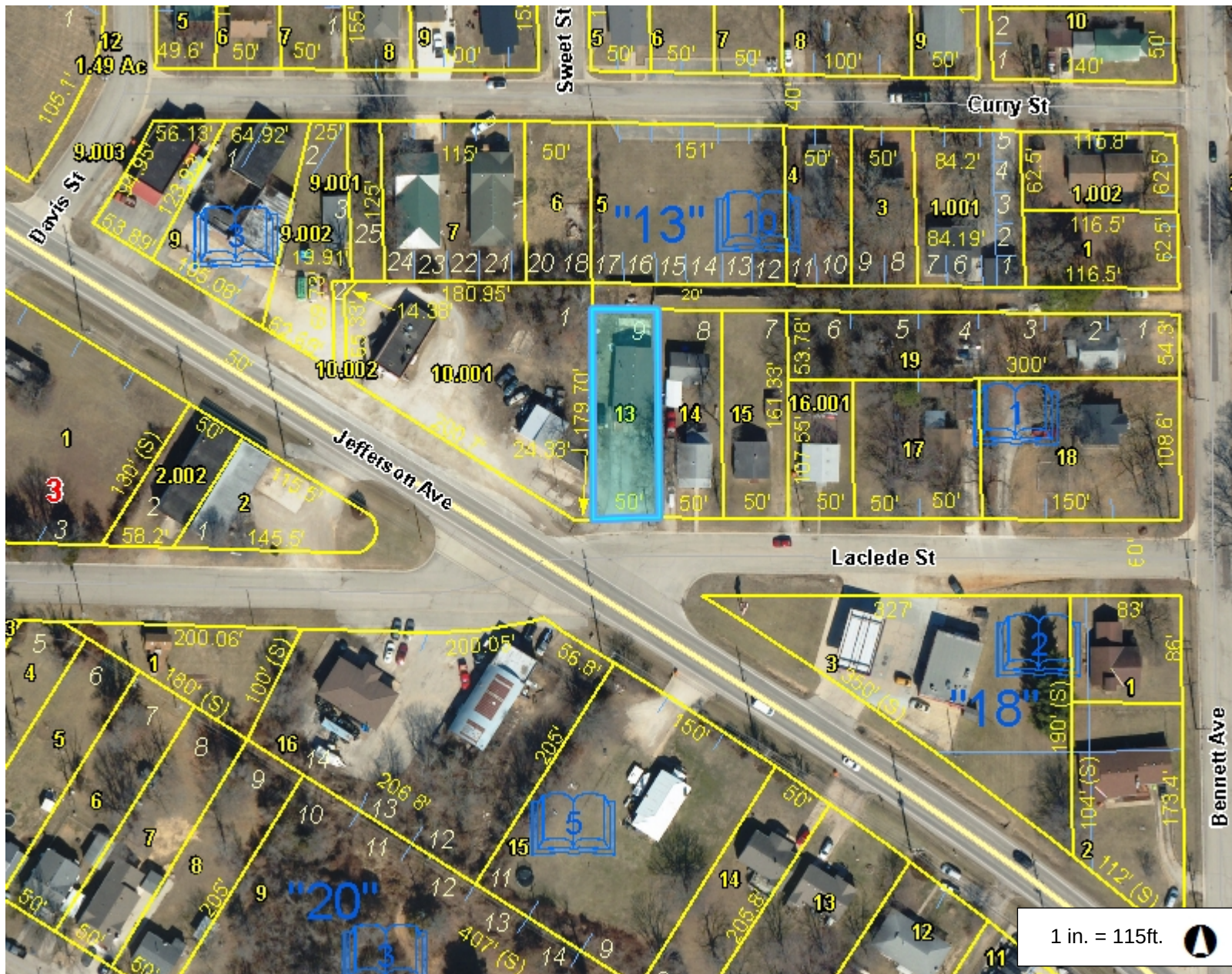
ENGINEERING
SURVEYING
ARCHITECTURE

267 East 3rd Street
Lebanon, Missouri 65536
Phone: 417-588-7877

Corporate Authority:
CM Archer Group, P.C.: E: 2003023612-D, L.S: 2004017577-D, A-2016017179

REVISIONS		Final Plat of Replat of Lot 9 & Part of Vacated Alley in Block 1 JOHN CROW'S ADDITION to the City of Lebanon, Laclede County, Missouri		
		Phillip Haley		
		910 Jefferson Avenue; Lebanon, Missouri 65536		
		DRAWN BY	MEP	SCALE 1"=20'
		CHK'D	RSS	DATE Oct. 14, 2025
				SURVEY NO. J6463

Laclede County, MO



Legend

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

Notes

1 in. = 115ft.



229.4 0 114.72 229.4 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



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Request a Conditional Use for multifamily housing located at 1055 St Louis St.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Conditional Use for multifamily housing located at 1055 St Louis St.

Background (problem/explanation):

Sec.48-36. This is zoned RS-2 Residential. A conditional use is required for multifamily housing in an RS-2 District.

Staff Recommendation:

Planning and Zoning staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date: 10/21/2025

ATTACHMENTS:

1. Staff Informational Sheet 1055 St Louis St 3
2. Original Township plat depiction
3. 1055 St Louis Street zoning map depiction.
4. 1055 St Louis GIS map depiction
5. 1055 St Louis 185 map depiction



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a conditional use for multifamily housing located at 1055 St Louis St.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a conditional use for multifamilyhousing located at 1055 St Louis St.

Background (problem/explanation):

Sec.48-36. This is zoned RS-2 Residential
A conditional use is required for multifamily housing in a RS-2 district.

Staff Recommendation:

Planning and zoning staff sees no issues.

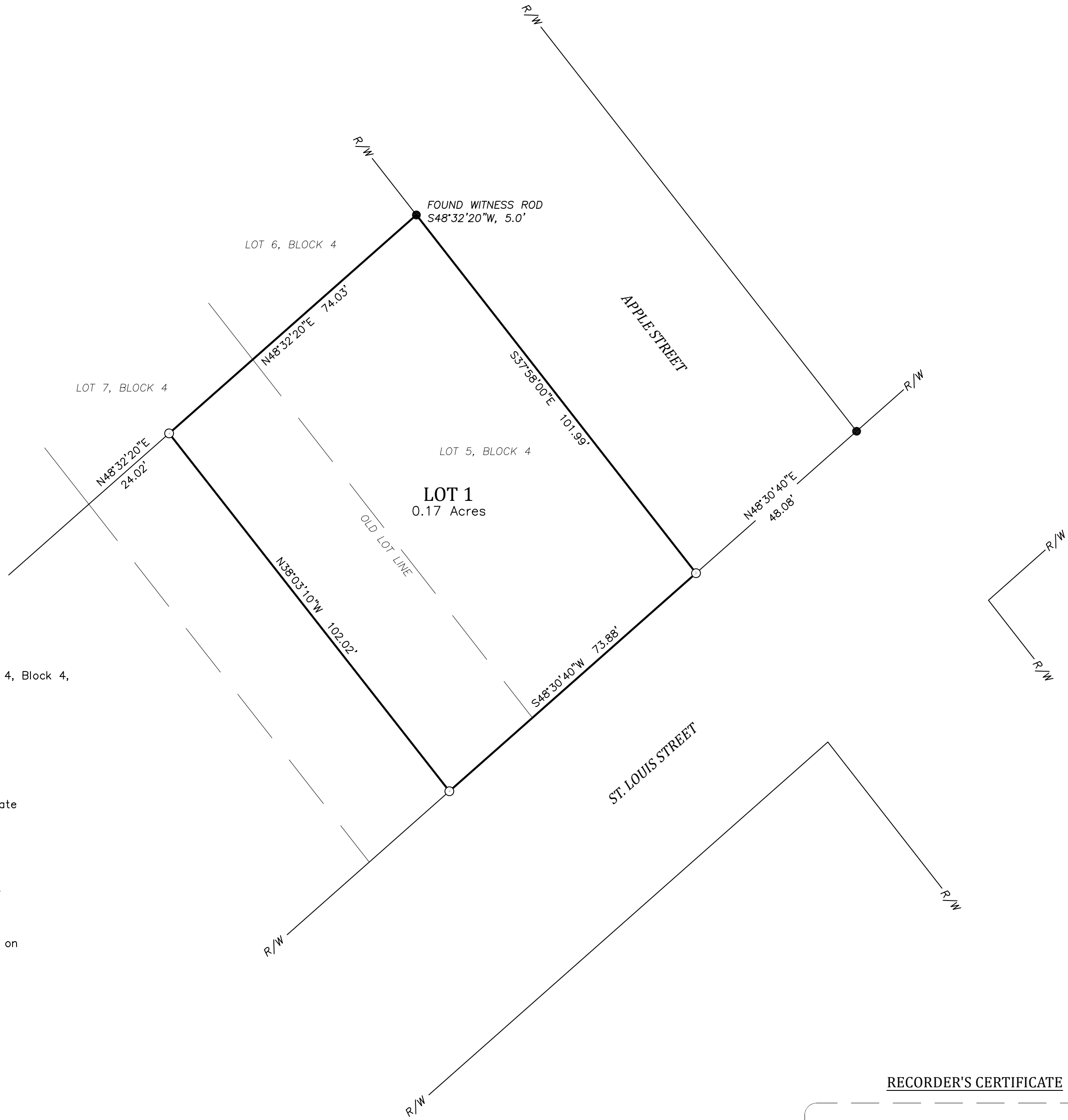
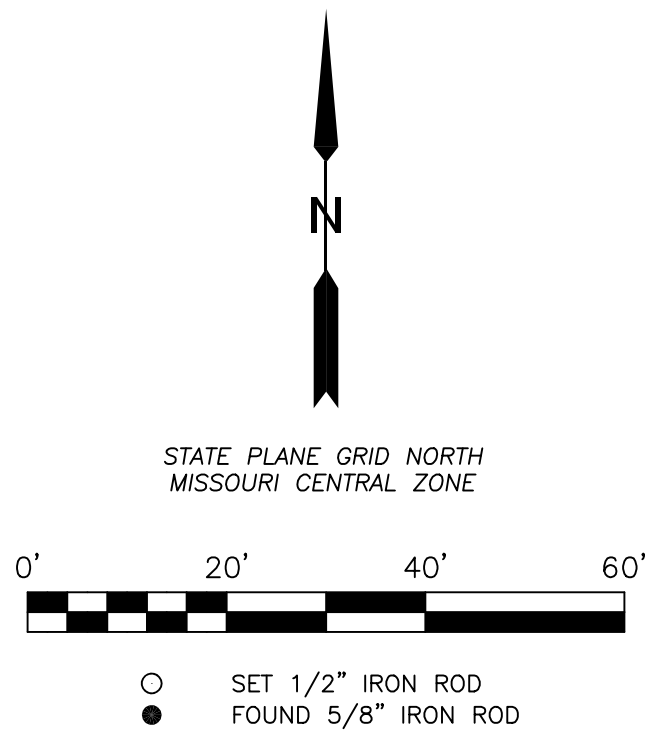
Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: October 15th, 2025

REPLAT OF 25 FEET OF THE NORTHEAST SIDE OF
LOT 4 AND ALL OF LOT 5 OF BLOCK 4 IN THE
ORIGINAL TOWN OF LEBANON

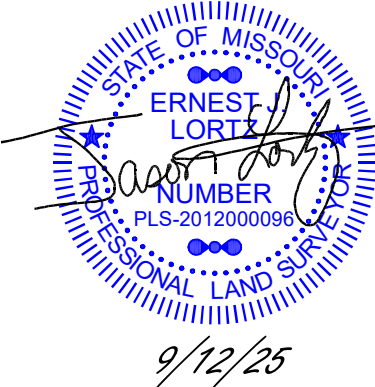


DESCRIPTION

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.
- 5. For the record the Surveyor does not select the subdivision name.



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:

"REPLAT OF 25 FEET OF THE NORTHEAST SIDE OF LOT 4 AND ALL OF LOT 5 OF BLOCK 4 IN THE ORIGINAL TOWN OF LEBANON"

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:

"REPLAT OF 25 FEET OF THE NORTHEAST SIDE OF LOT 4 AND ALL OF LOT 5 OF BLOCK 4 IN THE ORIGINAL TOWN OF LEBANON"

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2025 by ordinance no. _____

Jared Carr
Mayor, City of Lebanon

Attest: _____
Lacey Brackett
City Clerk, City of Lebanon

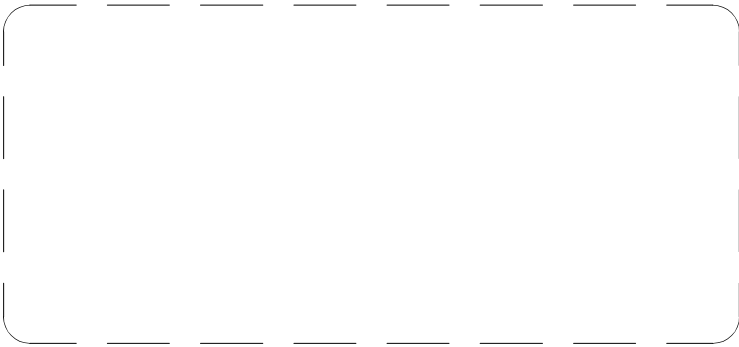
COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2024 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE



LORTZ SURVEYING

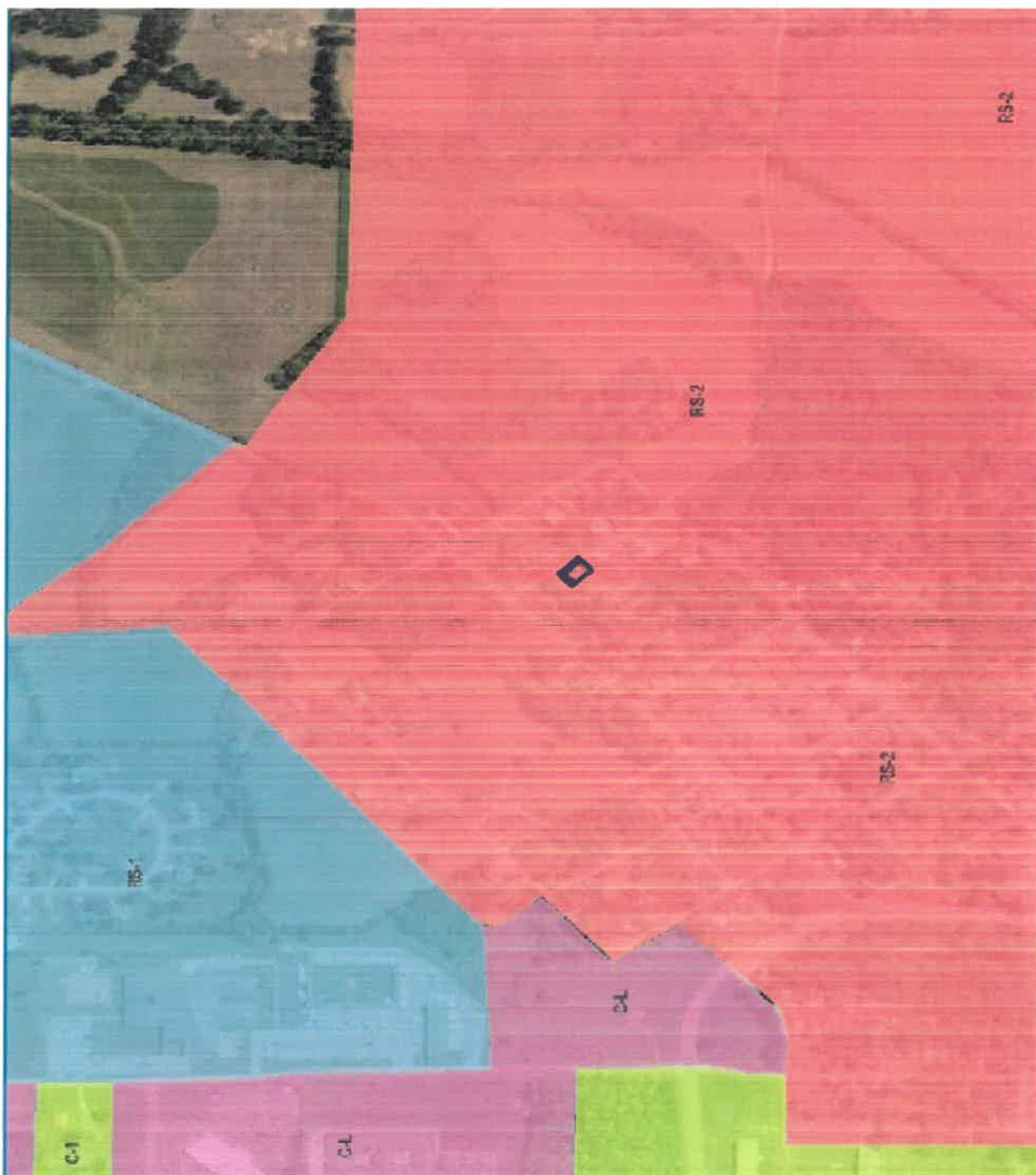
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



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

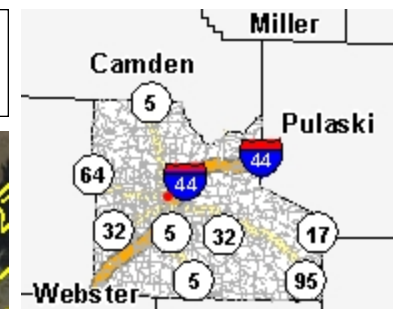
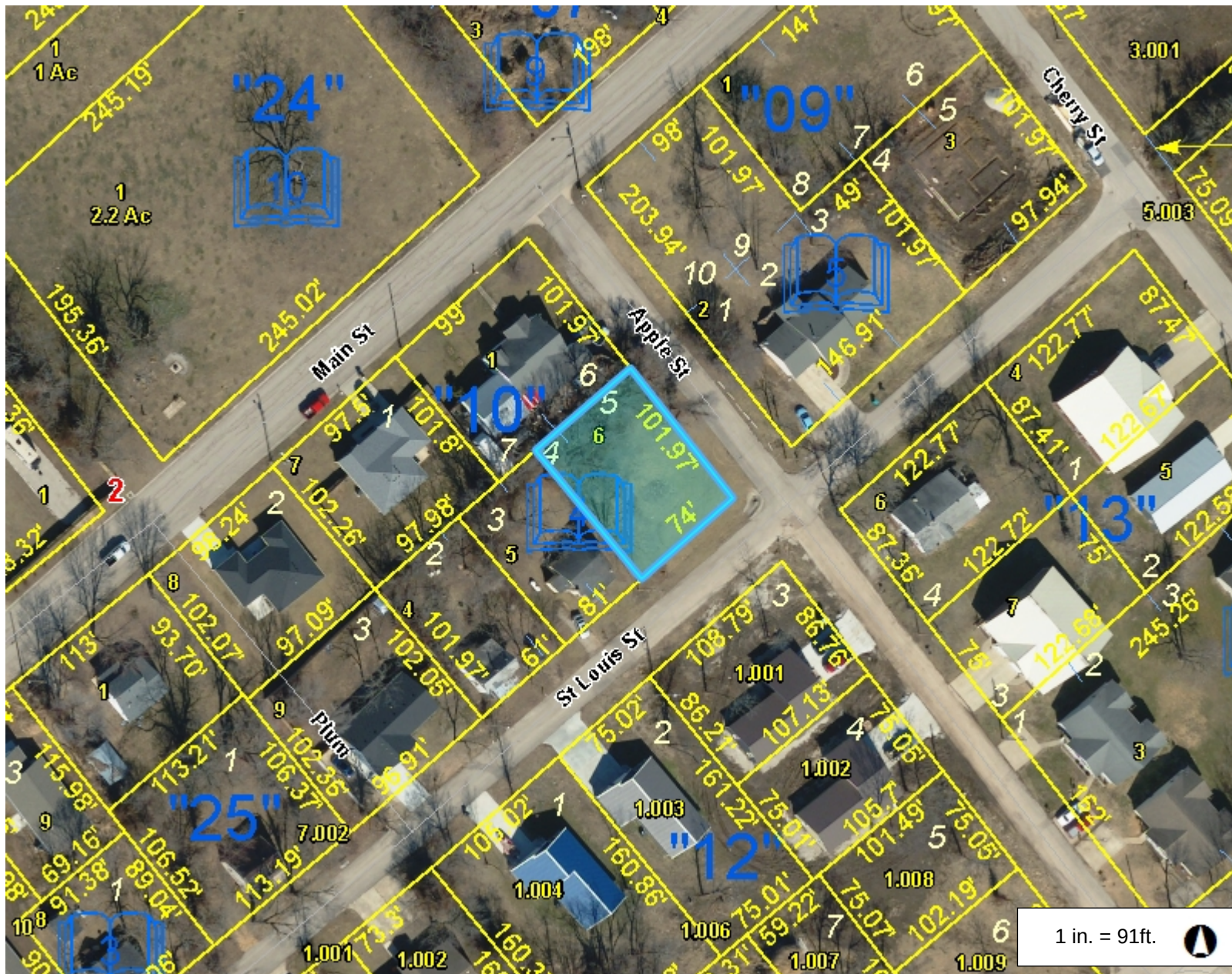
Tristan Lambert
Lebanon, Missouri

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



1055 St Louis Street zoning map depiction.

Laclede County, MO



Legend

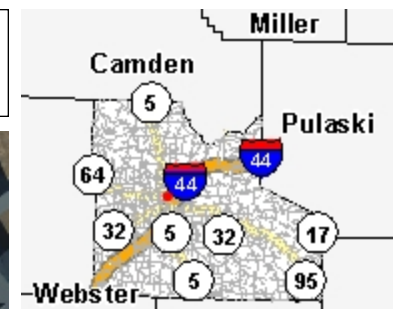
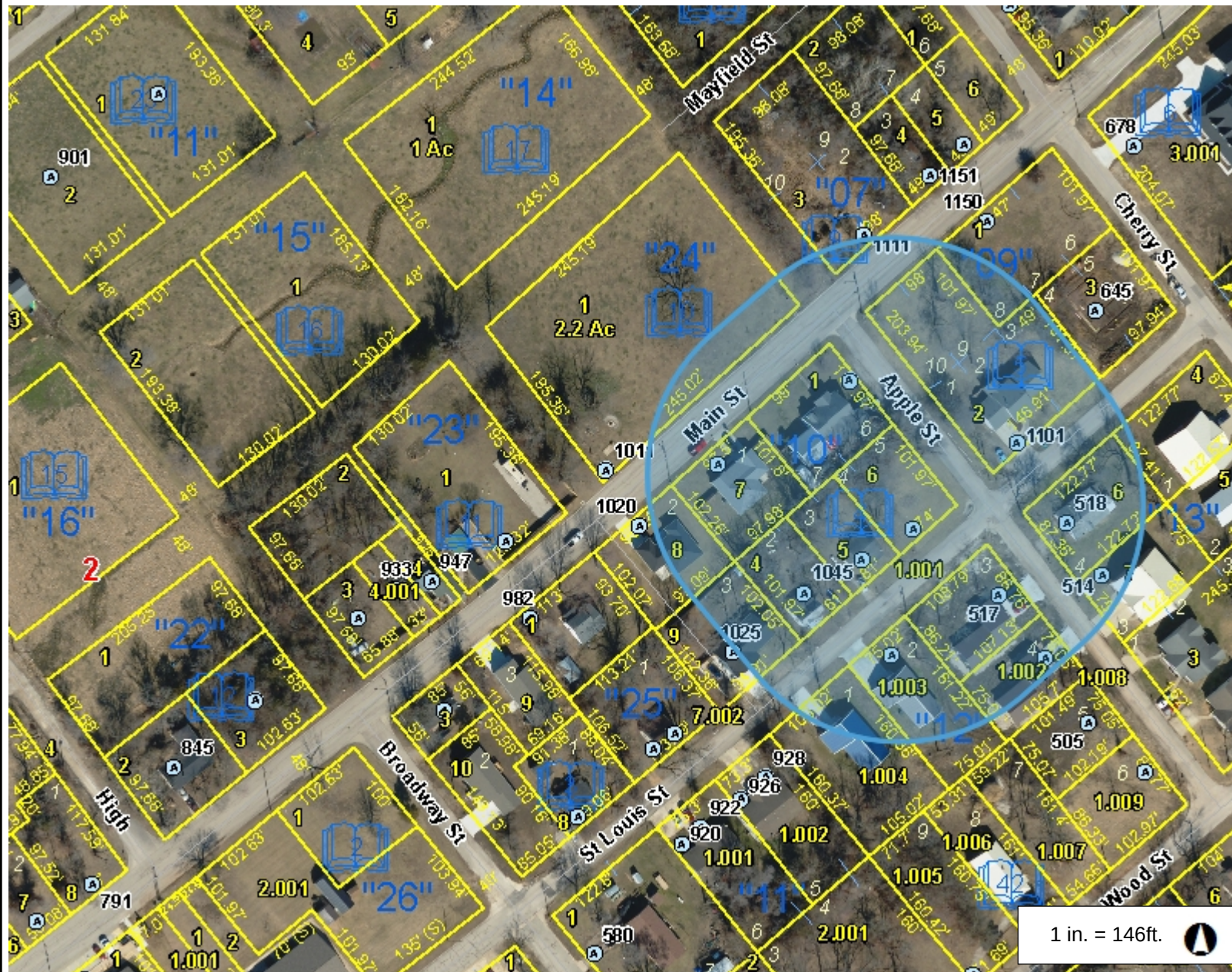
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

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

- 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



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Request a Conditional Use to Build Duplexes at 1253 and 1273 Main Street.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Conditional Use to Build Duplexes at 1253 and 1273 Main Street.

Background (problem/explanation):

Sec. 48-36 RS- 2. Residential District. Conditional Use is required to build multifamily housing in RS-2.

Staff Recommendation:

Staff have no objections.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date: 10/21/2025

ATTACHMENTS:

1. Staff Information Sheet-1253 and 1273 Main St CU
2. 1253 and 1273 Main St GIS map depiction
3. 1253 and 1273 Main St P&Z application
4. 1253 and 1273 Main St proposed duplex design
5. 1253 and 1273 Main St zoning map depiction
6. ORIGINAL TOWN OF LEBANON FINAL PLAT



To: Planning & Zoning

Proposed Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a conditional use to build duplexes at 1253 and 1273 Main Street.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a conditional use to build duplexes at 1253 and 1273 Main Street.

Background (problem/explanation):

Sec. 48-36 RS- 2. Residential district
Conditional use is required to build multifamily housing in RS-2.

Staff Recommendation:

Staff has no objections.

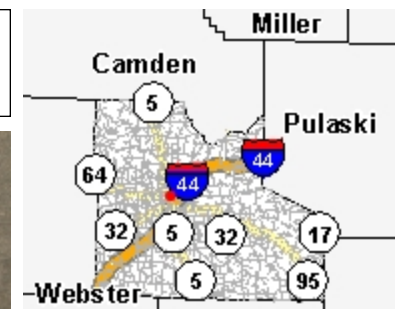
Submitted By: Mark Scott

Title: Planning and zoning manager

Department: Code Administration

Date: October 15th, 2025

Laclede County, MO



Legend

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



409.9 0 204.94 409.9 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

Notes



Planning and Zoning Application

Applicant's Name: Ross Smithey Date: 10/6/25

Applicant's Address: 1100 Wood ST Lebanon MO

Phone Number: 417-588-0352 E-Mail: ross.smithey@gmail.com

Zoning Change: Conditional Use

Information:

Project Location: 1275 Main street Lebanon MO 65536 parcel 1003

Name of Project: New construction of duplex

Existing Use: vacant lot Proposed Use: rental property

Proposed Zoning (If Applicable) _____

Parcel Number of Property as it Appears on the Laclede County Tax Statement:

Parcel Number 131002011008001003

Describe in brief what you are doing at this location: New construction of duplex

What changes do you think you need: _____

Persons of Interest

Property Owner:

Owners Name: Ross Smithey

Owners Address: 1100 Wood St Lebanon, MO

Phone Number: 417-588-0352 E-Mail: ross.smithey@gmail.com

Mortgage Holder:

Mortgage Holder Name: _____

Mortgage Holder Address: _____

Phone Number: _____ E-Mail: _____

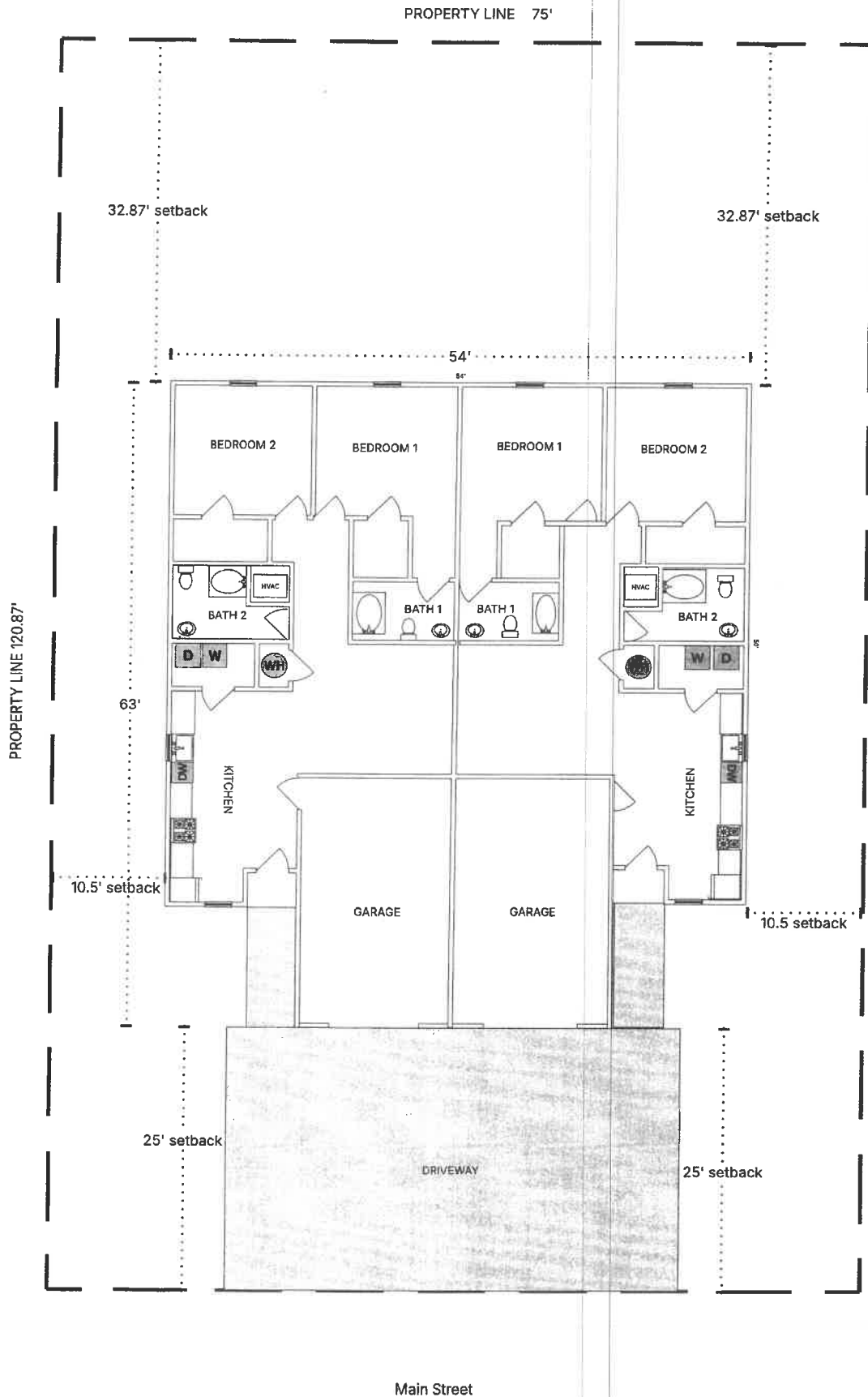
Consultants:

Consultants Name: _____

Phone Number: _____ E-Mail: _____

Consultants Name: _____

Phone Number: _____ E-Mail: _____





Planning and Zoning Application

Applicant's Name: Ross Smithey Date: 10/6/25

Applicant's Address: 1100 Wood ST Lebanon MO

Phone Number: 417-588-0352 E-Mail: ross.smithey@gmail.com

Zoning Change: Conditional Use

Information:

Project Location: 1275 Main street Lebanon MO 65536 parcel 1004

Name of Project: New construction of duplex

Existing Use: vacant lot Proposed Use: rental property

Proposed Zoning (If Applicable) _____

Parcel Number of Property as it Appears on the Laclede County Tax Statement:

Parcel Number **131002011008001004**

Describe in brief what you are doing at this location: New construction of duplex

What changes do you think you need: _____

Persons of Interest

Property Owner:

Owners Name: Ross Smithey

Owners Address: 1100 Wood St Lebanon, MO

Phone Number: 417-588-0352 E-Mail: ross.smithey@gmail.com

Mortgage Holder:

Mortgage Holder Name: _____

Mortgage Holder Address: _____

Phone Number: _____ E-Mail: _____

Consultants:

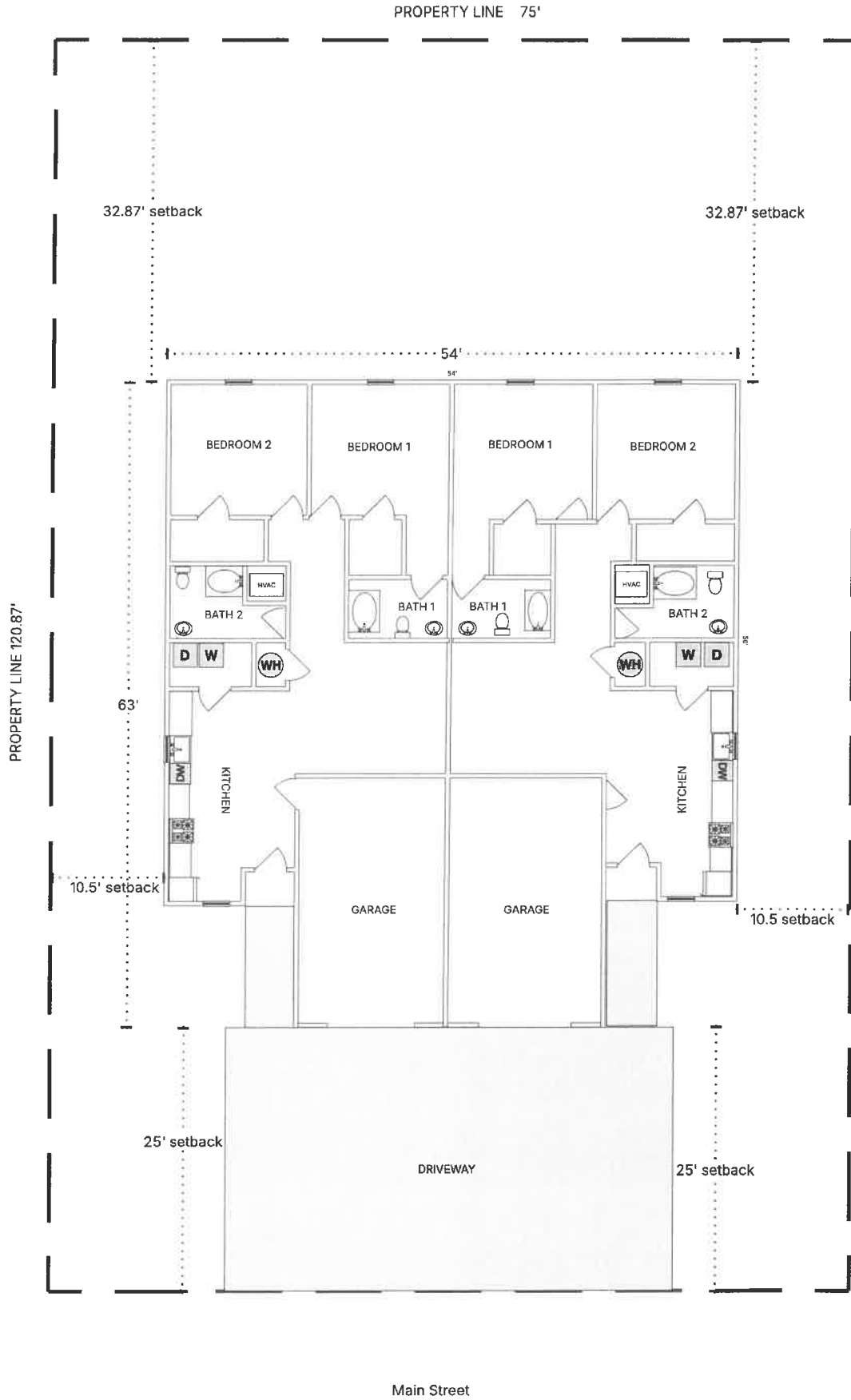
Consultants Name: _____

Phone Number: _____ E-Mail: _____

Consultants Name: _____

Phone Number: _____ E-Mail: _____

PD





City of Lebanon
1401 W Commercial, Lebanon Missouri

Project NO. PLAT-00003-2025

Project Type: Conditional Use

Work Classification:

Project Status:

Issue Date:

Expiration: 01/06/2026

Location Address

Project

1275 MAIN ST

CONDITIONAL USE FOR DUPLEX 1275 MAIN

Contacts

ROSS SMITHEY
1100 WOOD ST
LEBANON MO 65536
417-588-0352

Contractor

Parcel 1003 & 1004

Description:

Valuation:

Total Sq Feet

Inspection Requests:

417-991-3905

Fees	Amount	Payments	Amt Paid	Available Inspections:
Conditional Use	\$175.00	Total Fees	\$175.00	Inspection Type:
		Payments		Concrete Slab on Grade
		Amount Due:		Electric Service Entrance
				Electrical Rough
				Final Residential
				Floor Framing
				Footing
				Foundation
				Insulation
				Mechanical Rough
				Plumbing Rough
				Roof and Rafter
				Roof Covering
				Setback Inspection
				Water/Sewer Service
				Entrance
				Windows & Doors
TOTAL FEES:	\$175.00			



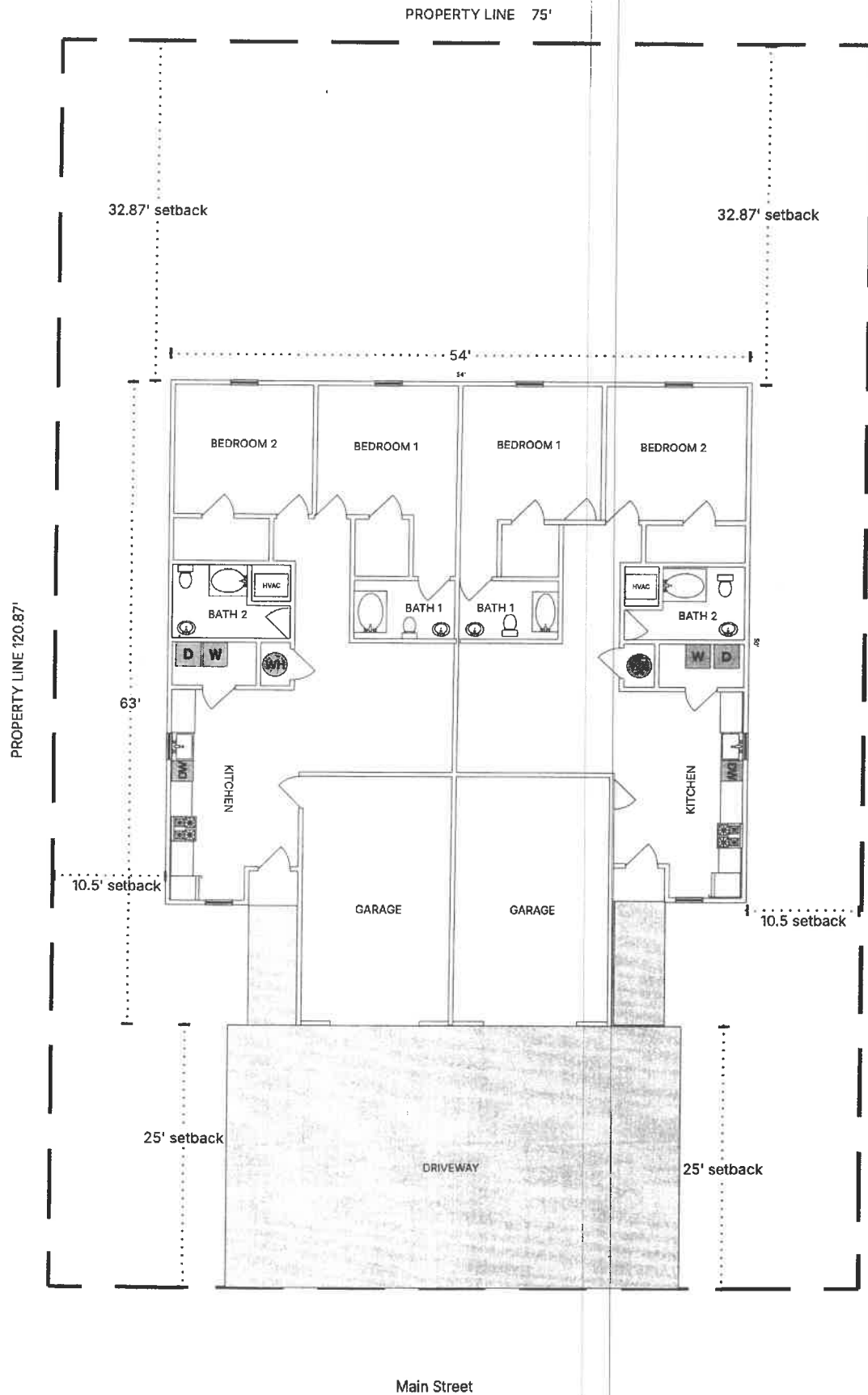
Post Conspicuously

Issued By:

Date

Building Administrator

Date





1253/1273 Main Street zoning map depiction

Final Plat of
REPLAT OF FRACTIONAL PART LOTS 3, 6, 7 & 8, ALL OF LOTS
4 & 5 IN BLOCK 8 OF ORIGINAL TOWN OF LEBANON AND
FRACTIONAL PORTION OF VACATED WALNUT STREET
Lebanon, Laclede County, Missouri

Recorded in Laclede County, Missouri

Recording Date/Time: 09/19/2024 at 08:48:37 AM
Book: 8 Page: 11
Instr #: 20243529
Pages: 1
Fee: \$44.00 S 20240003759
ARCHER ELGIN SHOTTS



CERTIFICATE OF OWNERSHIP AND DEDICATION

Ross Smithey hereby certifies that he is the owner of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that it has caused this property to be replatted as shown hereon and that said property shall be known and designated as "REPLAT OF FRACTIONAL PART LOTS 3, 6, 7 & 8, ALL OF LOTS 4 & 5 IN BLOCK 8 OF ORIGINAL TOWN OF LEBANON AND FRACTIONAL PORTION OF VACATED WALNUT STREET." The owner hereby freely adopts this plan of subdivision.

DATED: September 13, 2024

Ross Smithey
Ross Smithey

STATE OF MISSOURI)
COUNTY OF LACLEDE)

On this 13 day of September, 2024 before me appeared Ros Smithey, to me known to be the person described in and who executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this 13 day of September, 2024.

My Commission Expires: 08-28-27



NOTARY PUBLIC

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "REPLAT OF FRACTIONAL PART LOTS 3, 6, 7 & 8, ALL OF LOTS 4 & 5 IN BLOCK 8 OF ORIGINAL TOWN OF LEBANON AND FRACTIONAL PORTION OF VACATED WALNUT STREET," an addition to the City of Lebanon, Missouri was duly submitted to the City Council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said City as was approved by the City Council at a meeting held on this 13th day of February, 2024 by Ordinance No. 1889.

Jared Carr, Mayor

Date

Attest:

Laina Starnes, City Clerk

Date

COUNTY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede, against the real estate described on this plat have been paid in full for 2023 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE

This plat was filed for record in my office on this day of September, 2024. Plat filed at

Jennifer Raef
Recorder of Deeds
Laclede County, Missouri

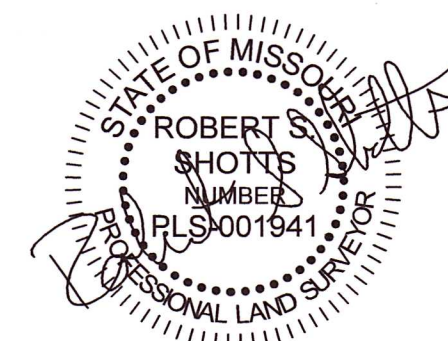
Date

SURVEYED DESCRIPTION

A fractional part of Lots 3, 6, 7 and 8, and, all of Lots 4 and 5, all in Block 8 of ORIGINAL TOWN OF LEBANON, and, a fractional part of Walnut Street, Lebanon, Missouri more particularly described as follows: Beginning at the Southeast Corner of Lot 5, Block 8 of ORIGINAL TOWN OF LEBANON; thence South 48°35'10" West, 135.00 feet along the northerly right of way of Main Street; thence North 37°16'30" West, 120.87 feet; thence North 48°35'10" East, 150.04 feet; thence South 37°16'30" East, 120.87 feet; thence South 48°35'10" West, 15.04 feet to the point of beginning. Above described tract contains 0.42 acre, more or less, per plat of survey J-5675, dated May 9, 2024, by CM Archer Group, P.C.

I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract during April, 2024 and the results of said survey are represented on this plat. This survey was completed in accordance with the current Missouri Standards for Property Boundary Surveys for Urban Property.

Robert S. Shotts
PLS No. 1941

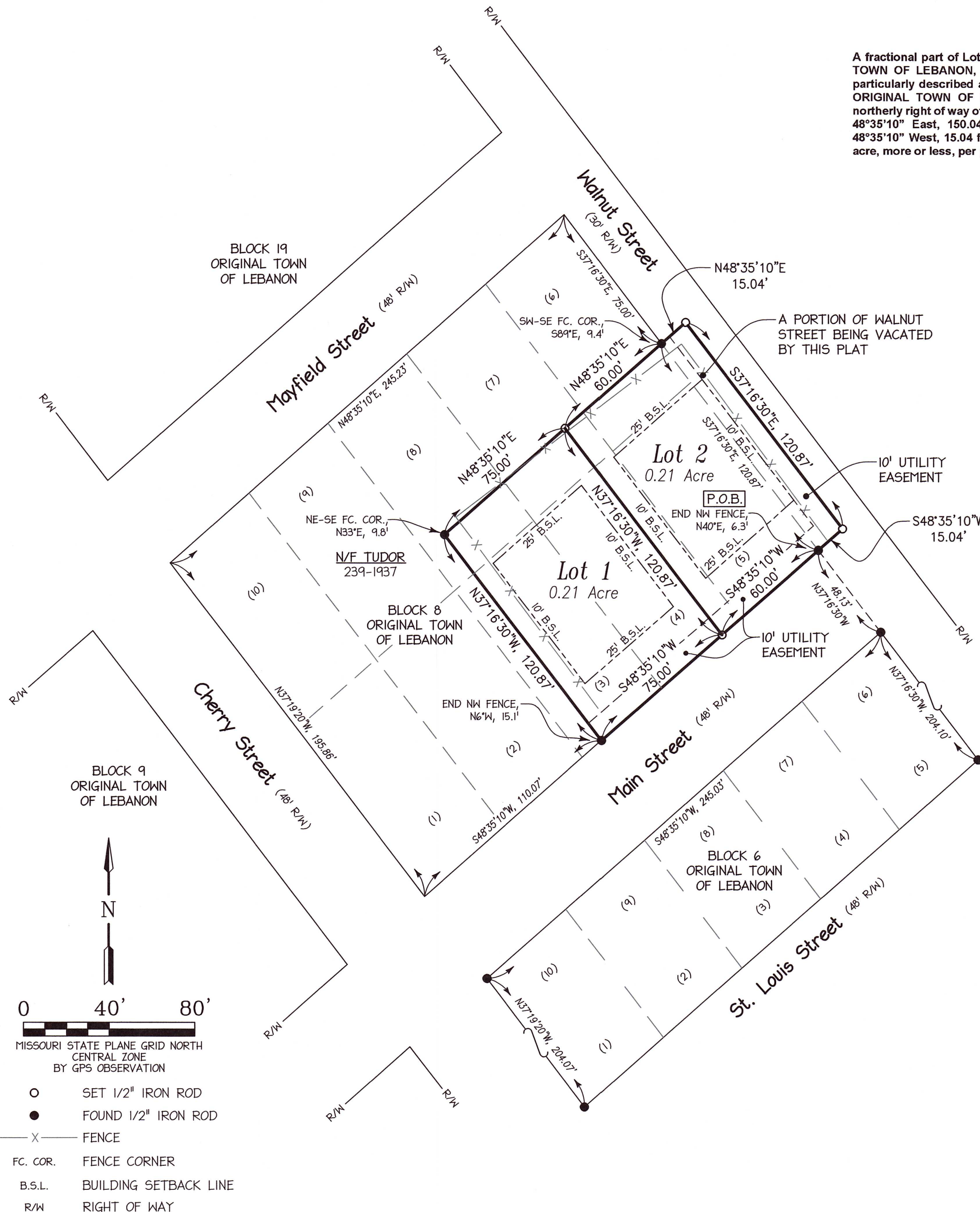


5-9-24

NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.040).
- Date of field work: April, 2024
- For deed to Smithey, see 2022/2325.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- Tract is wholly within the corporate limits of Lebanon, Missouri.
- There may be buried utilities located on this tract.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.
- Source of ownership information shown hereon is Laclede County GIS.

CM Archer Group, P.C. dba:		
ARCHER-ELGIN-SHOTTS		
310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362	ENGINEERING SURVEYING ARCHITECTURE	267 East 3rd Street Lebanon, Missouri 65536 Phone: 417-588-7877
Corporate Authority: CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179		
REVISIONS		
Final Plat of REPLAT OF FRACTIONAL PART LOTS 3, 6, 7 & 8, ALL OF LOTS 4 & 5 IN BLOCK 8 OF ORIGINAL TOWN OF LEBANON AND FRACTIONAL PORTION OF VACATED WALNUT STREET Lebanon, Laclede County, Missouri		
Ross Smithey 1100 Wood Street, Lebanon, Missouri 65536		
DRAWN BY MEP	SCALE 1"=40'	SURVEY NO. J5675
CHK'D RSS	DATE May 9, 2024	





To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 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 located at 808-826 N Adams Ave.

Background (problem/explanation):

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

Staff Recommendation:

Planning and Zoning staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date: 10/21/2025

ATTACHMENTS:

1. Staff Informational Sheet Plat Donnellys Additon No 3
2. 808 N Adams Ave GIS map depiction
3. 808-826 N Adams Ave zoing map depiction
4. Donnelly's Addition No 3 plat depicton
5. L-2623 18x24



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

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

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

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

Background (problem/explanation):

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

Staff Recommendation:

Planning and zoning staff sees no issues.

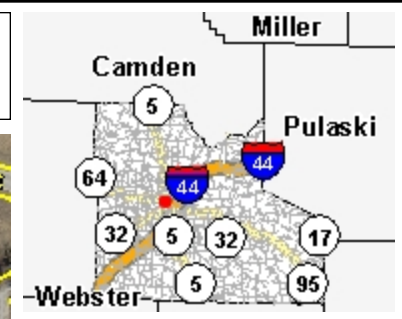
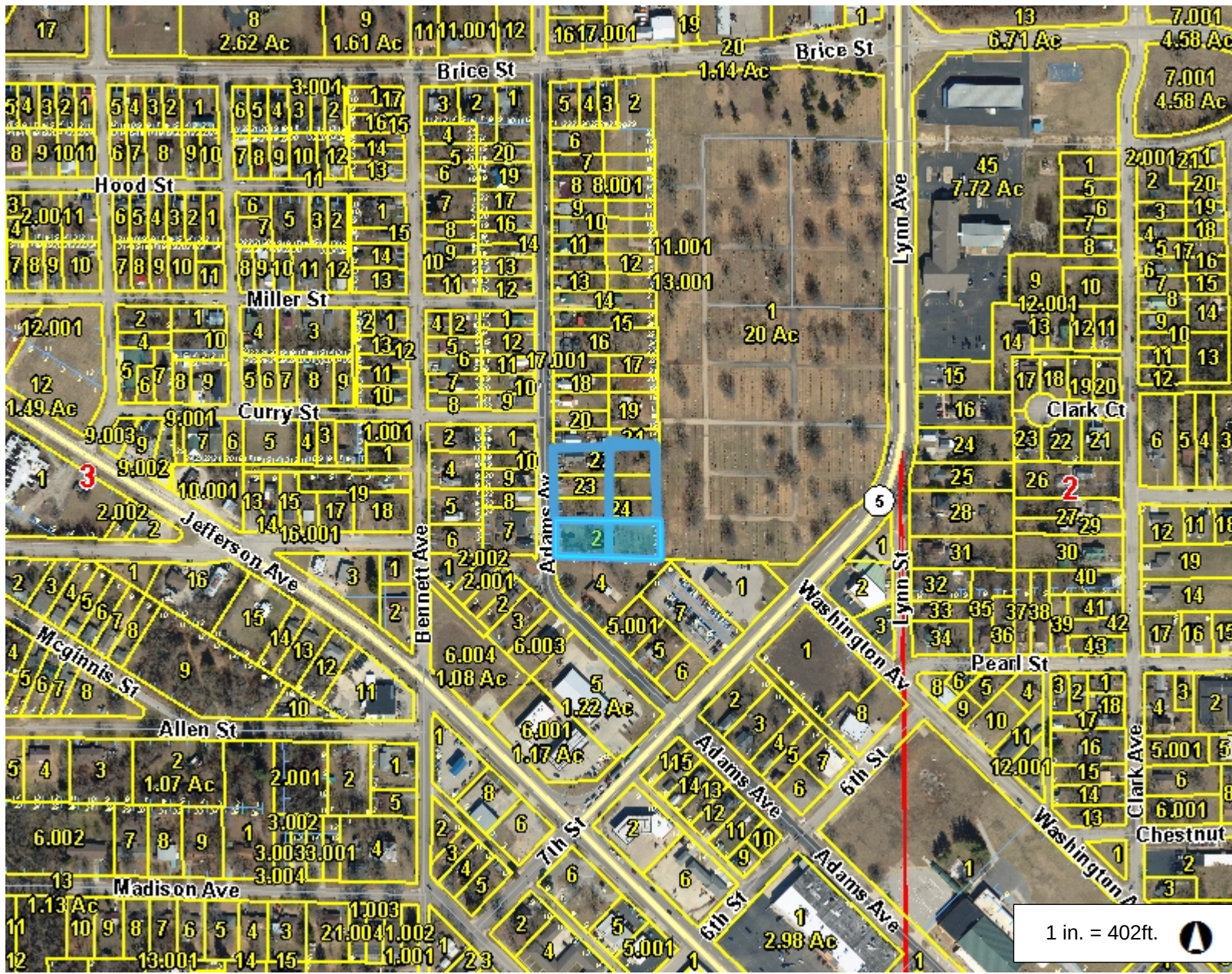
Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: October 15th, 2025

Laclede County, MO

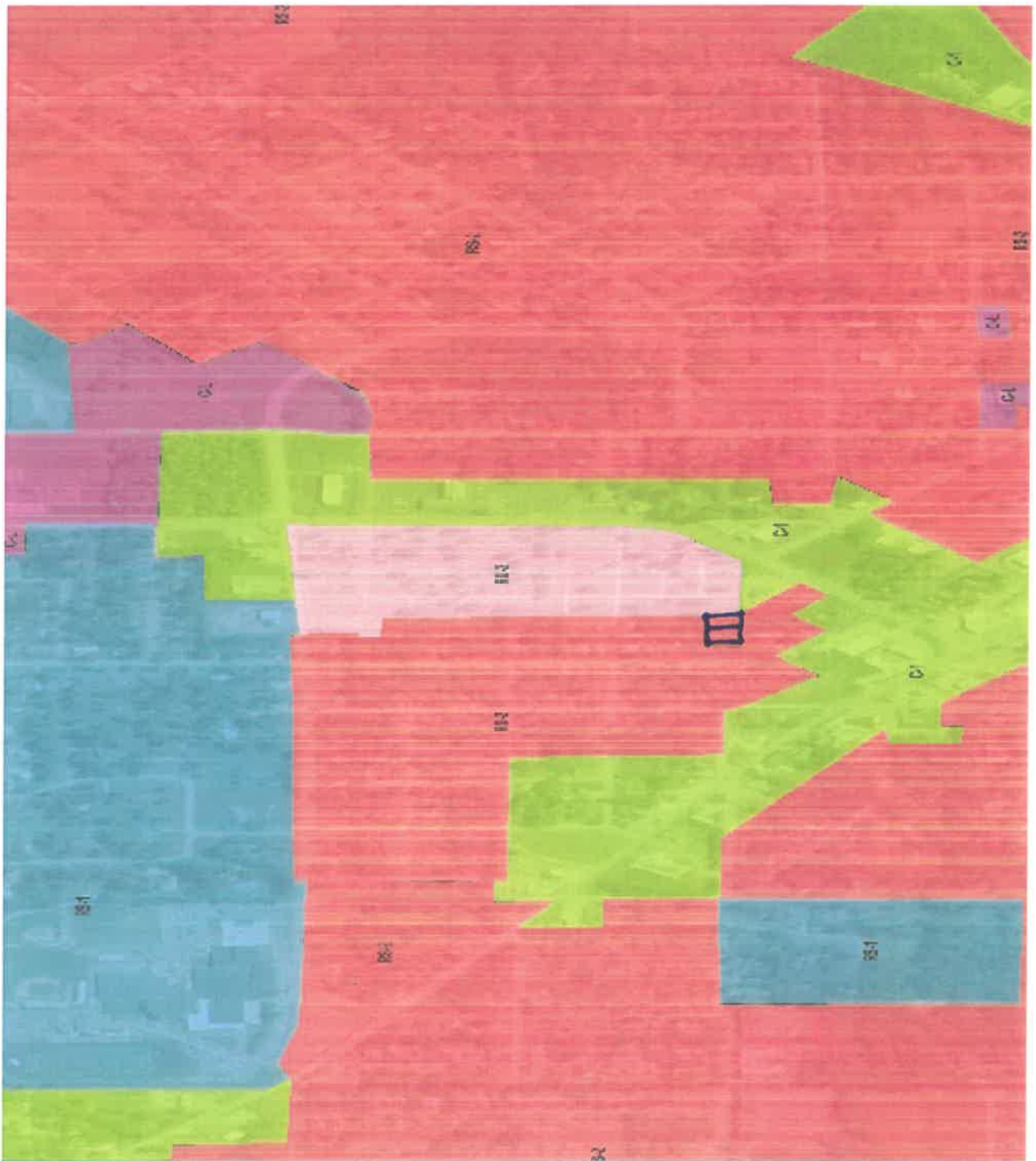


- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

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.

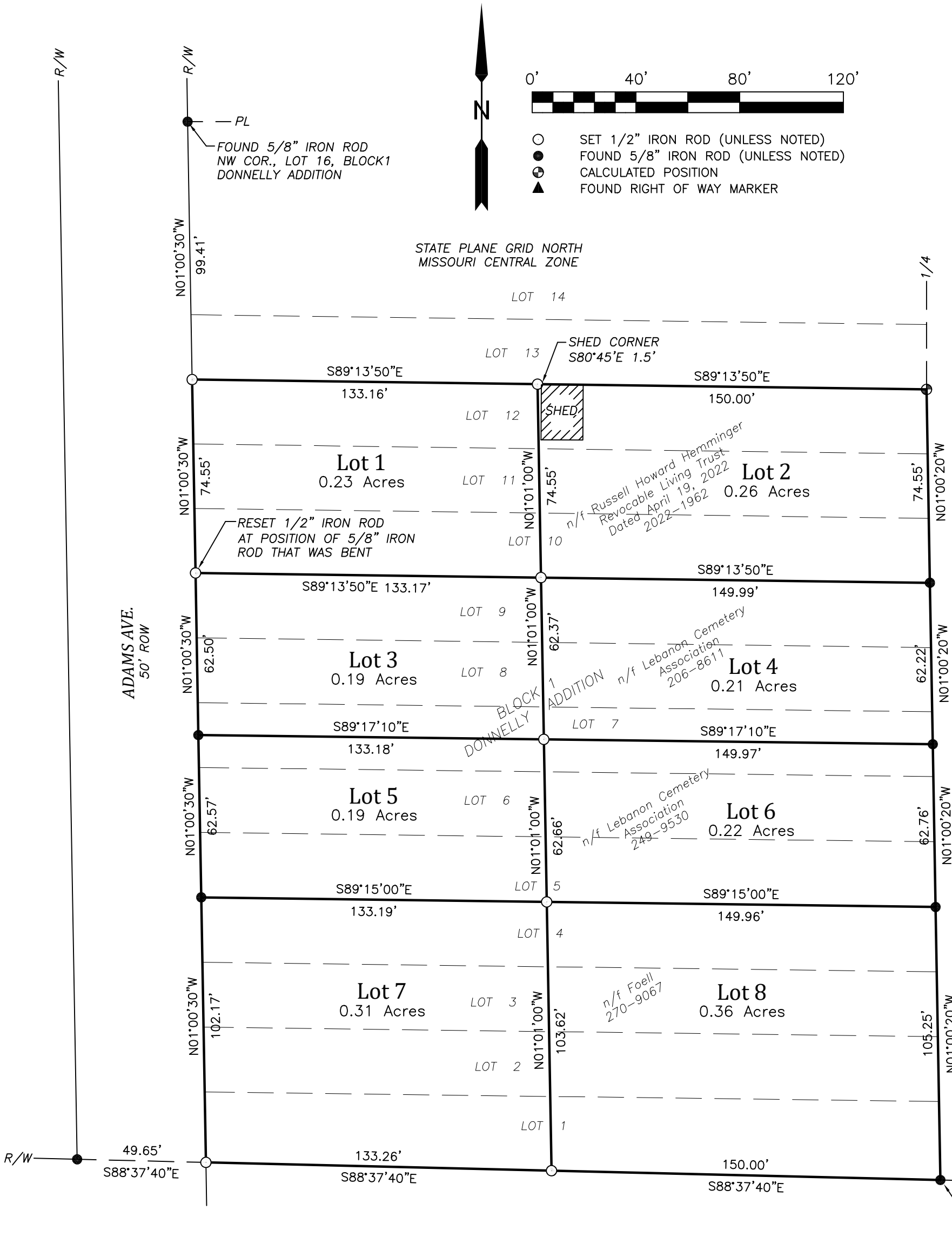
THIS MAP IS NOT TO BE USED FOR NAVIGATION



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



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.

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

Jeff Stokes

State of _____
County of _____ } SS.

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.

Date

Toni Morris
Collector of Revenue
Laclede County, Missouri

RECORDER'S CERTIFICATE



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: Lots are the lands described in Book 206, Page 8611, Book 249, Page 9530, Book 270, Page 9067, and Book 2022, Page 1962
- 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



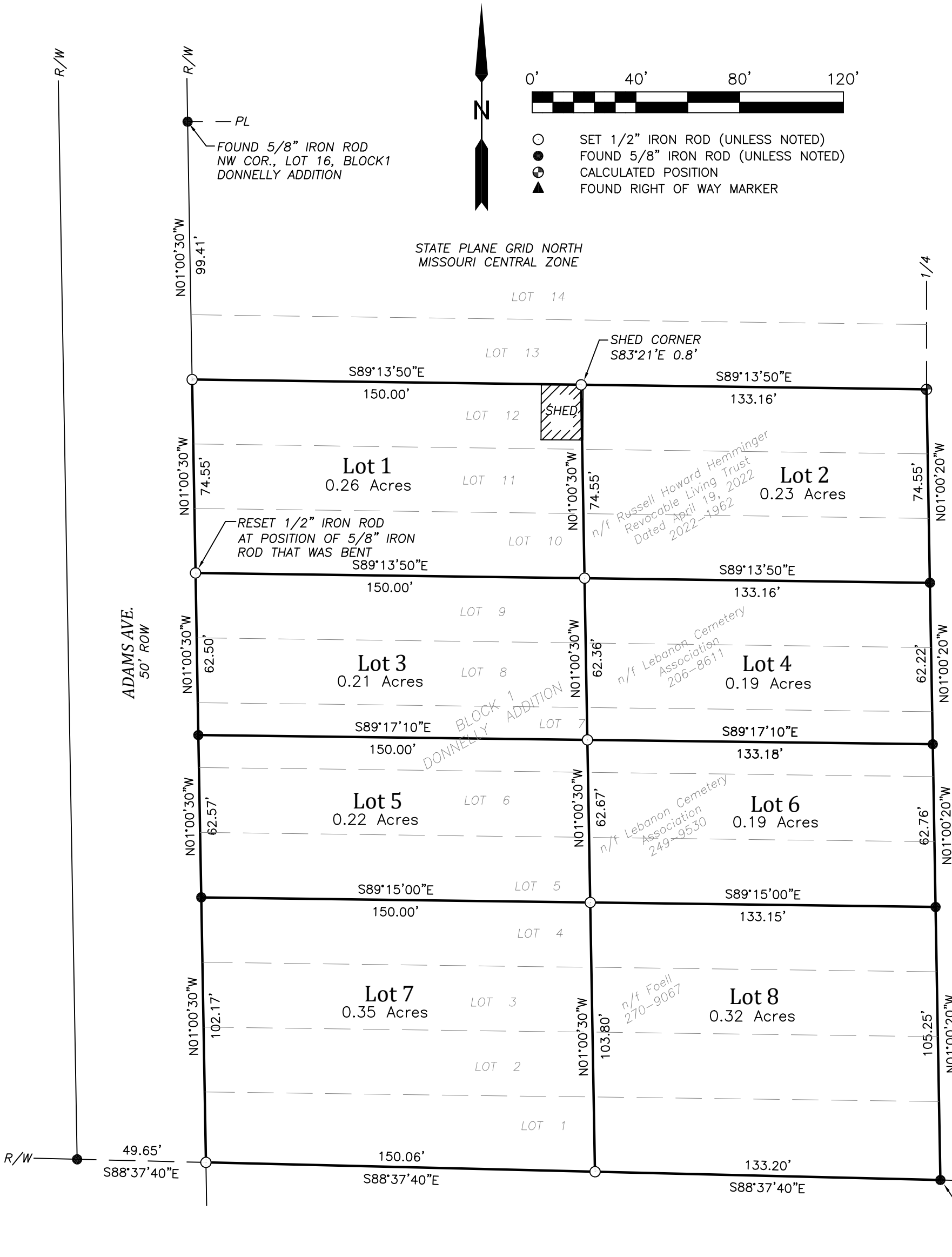
Survey of Lots 1-12
Block 1, Donnelly's Addition
To The City of Lebanon
Laclede County, Missouri

Lebanon Cemetery Association
Lebanon, Missouri

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

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 _____

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 _____

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

Jeff Stokes

State of _____
County of _____

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

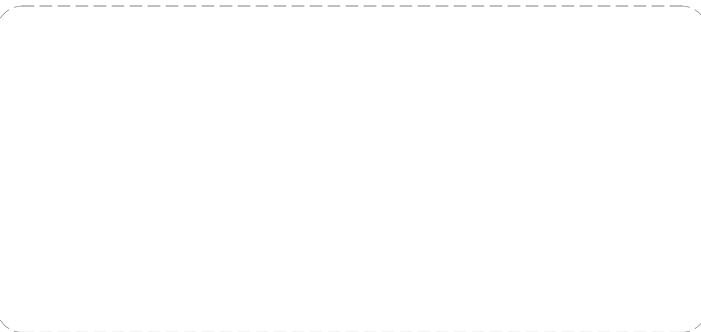
COUNTY & CITY TAX RELEASE

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'
Checked by
EJL
Date 8/27/2025
Survey No.
L-2623



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Commission Action on a Request for a Conditional Use for RS-2 Residential Occupancy.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Conditional Use for RS-2 Residential Occupancy located at 333 Lincoln Ave and 595 Chestnut Ave.

Background (problem/explanation):

Sec. 48-36 RS- 2. Residential District

Staff Recommendation:

Sec 48-156 Discontinuance of Nonconforming Uses. 333 Lincoln was last occupied on October 6, 2021. 595 Chestnut was last occupied on November 15, 2023. 333 Lincoln and 595 Chestnut are without current Certificates of Occupancy.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date:

ATTACHMENTS:

1. Staff Information Sheet-Lincoln Properties CU
2. Lincoln properties GIS map depiction
3. Lincoln properties zoning map depiction



To: Planning & Zoning

Proposed Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a conditional use for RS-2 residential occupancy located at 333 Lincoln Ave and 595 Chestnut Ave.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a conditional use for RS-2 residential occupancy located at 333 Lincoln Ave and 595 Chestnut Ave.

Background (problem/explanation):

Sec. 48-36 RS- 2. Residential district

Staff Recommendation:

Sec 48-156 Discontinuance of nonconforming uses.

333 Lincoln was last occupied 10.06.2021

595 Chestnut was last occupied 11.15.2023

333 Lincoln and 595 Chestnut are without current Certificates of Occupancy.

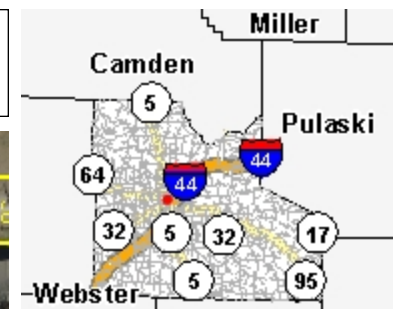
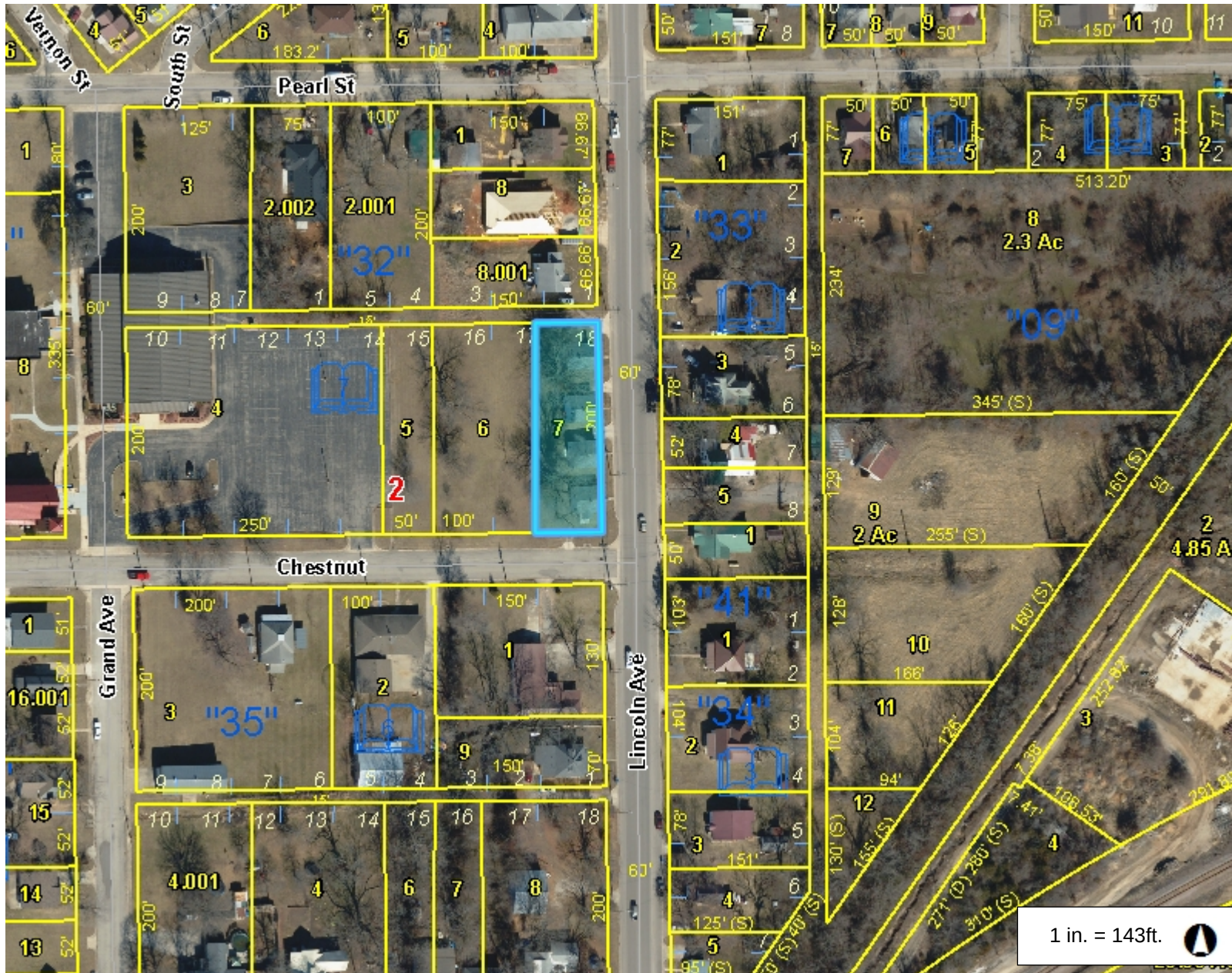
Submitted By: Mark Scott

Title: Planning and zoning manager

Department: Code Administration

Date: October 15th, 2025

Laclede County, MO



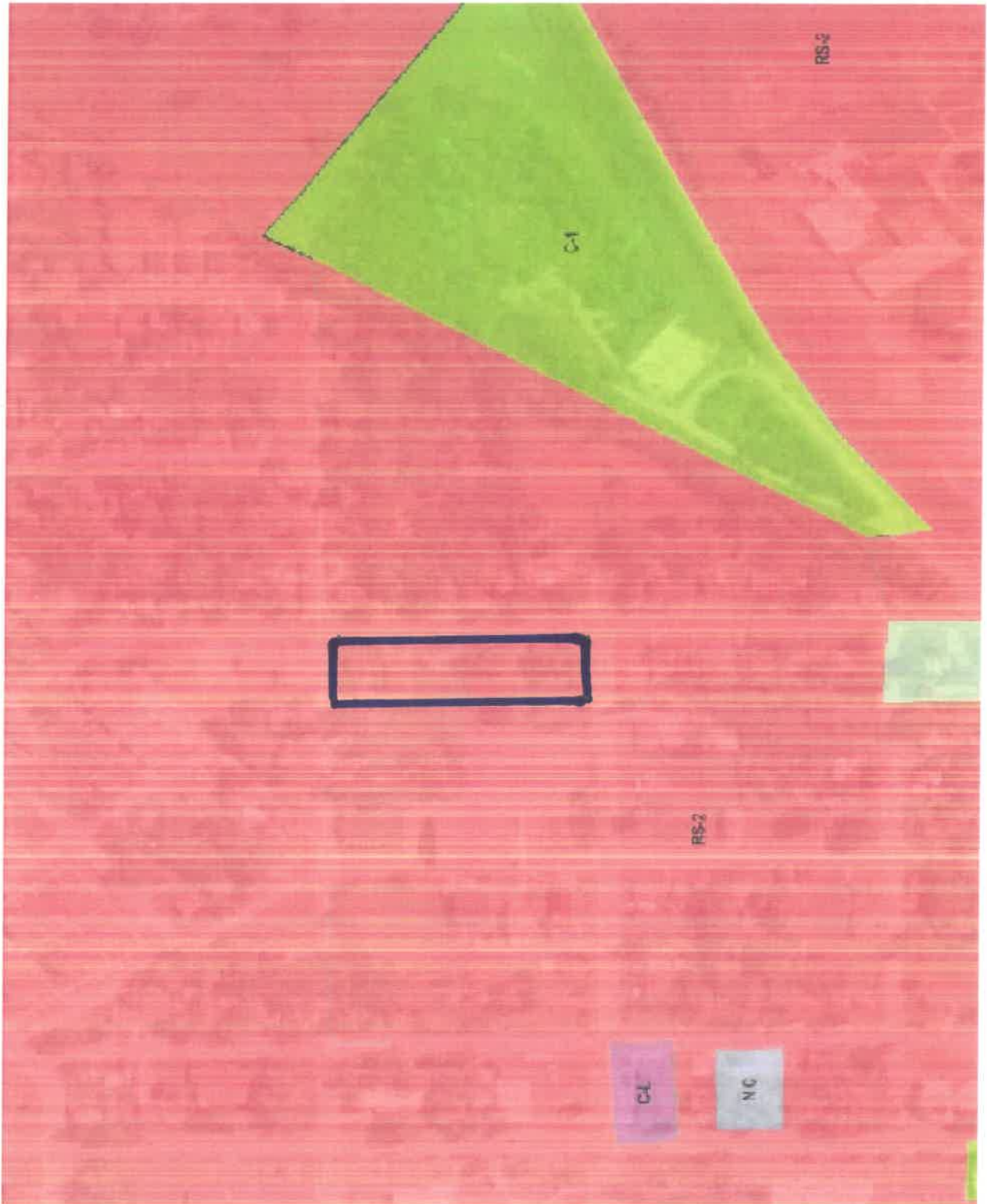
Legend

- 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



Lincoln properties zoning map depiction



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Commission Action on a Request for a Plat of Wolken Subdivision.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Plat of Wolken Subdivision located at 817 Holman Road.

Background (problem/explanation):

Sec.48-35. This is zoned RS-1Residential. Property must be properly platted for any new construction. Plat from Lebanon acreage to one lot. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Planning and Zoning staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date:

ATTACHMENTS:

1. Staff Informational Sheet Plat Wolken Subdivision
2. 817 Holman Rd GIS map depiction
3. 817 Holman Rd zoning map depiction
4. 1440 W Elm St GIS map depiction



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a plat of Wolken Subdivision located at 817 Holman Road.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a plat of Wolken Subdivision located at 817 Holman Road.

Background (problem/explanation):

Sec.48-35.This is zoned RS-1Residential
Property must be properly platted for any new construction.
Plat from Lebanon acreage to one lot.
Utility access has been confirmed with PW Director R. Shockley.

Staff Recommendation:

Planning and zoning staff sees no issues.

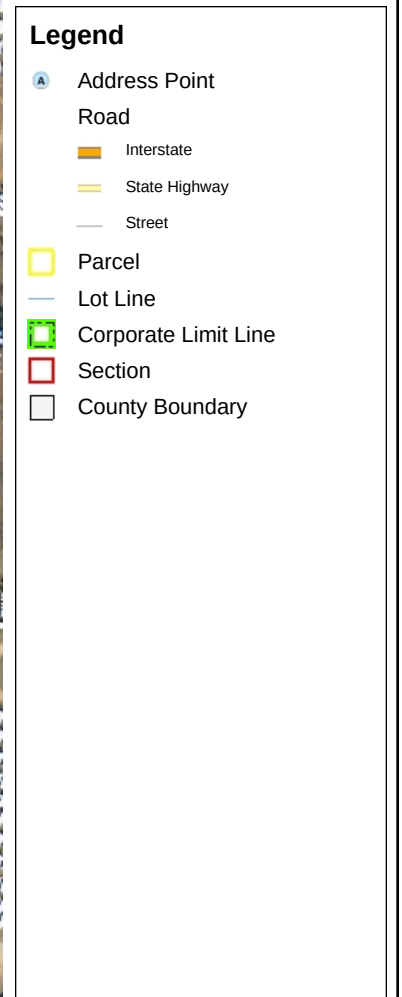
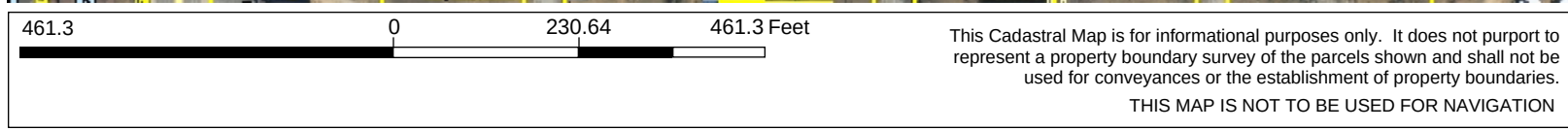
Submitted By: Mark Scott

Title: Planning and Zoning Manager

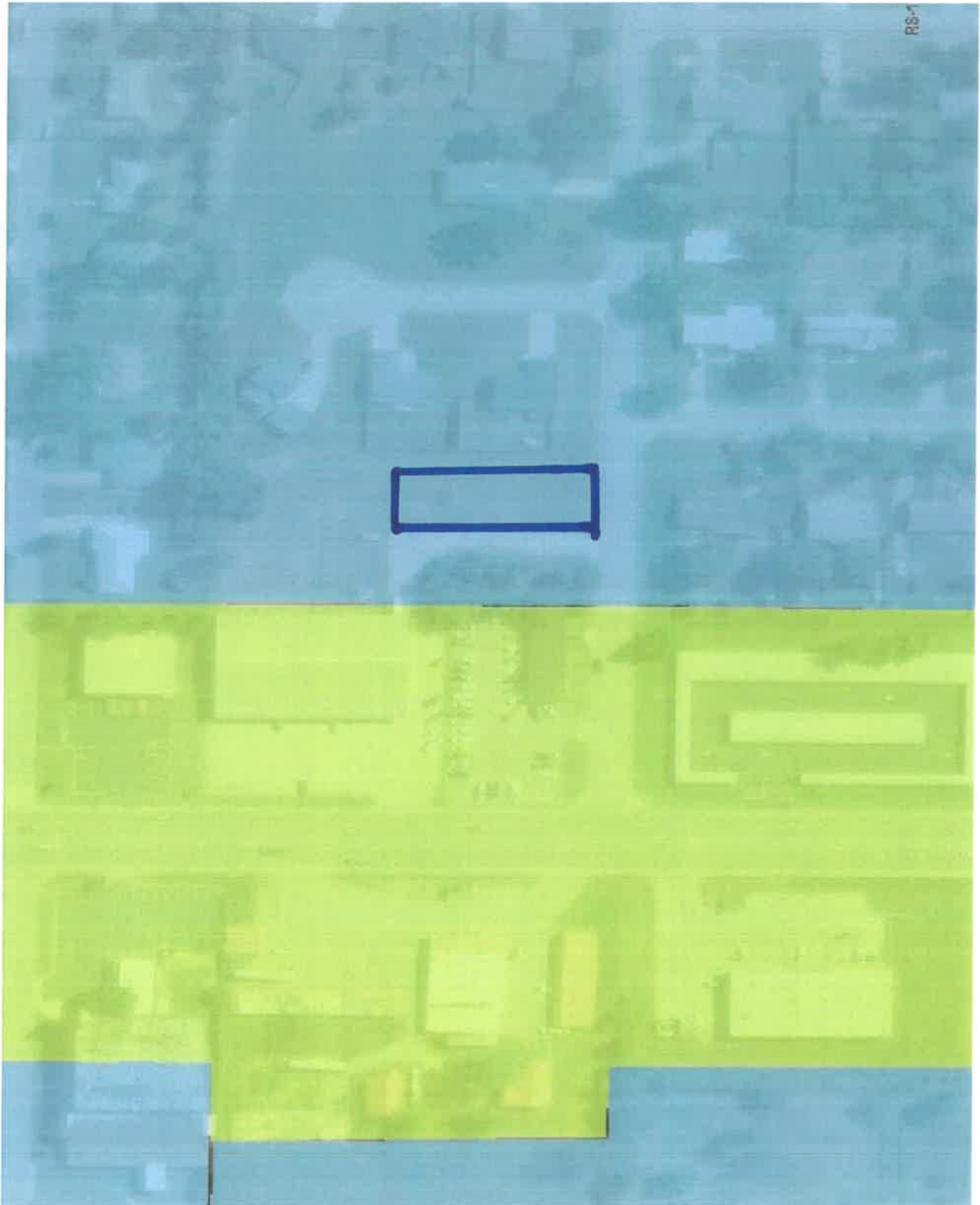
Department: Code Administration

Date: October 15, 2025

Laclede County, MO

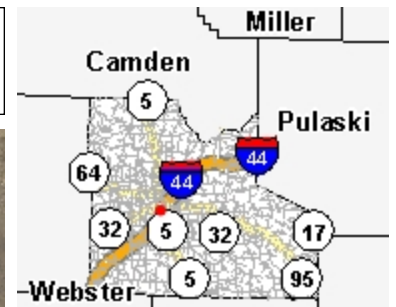
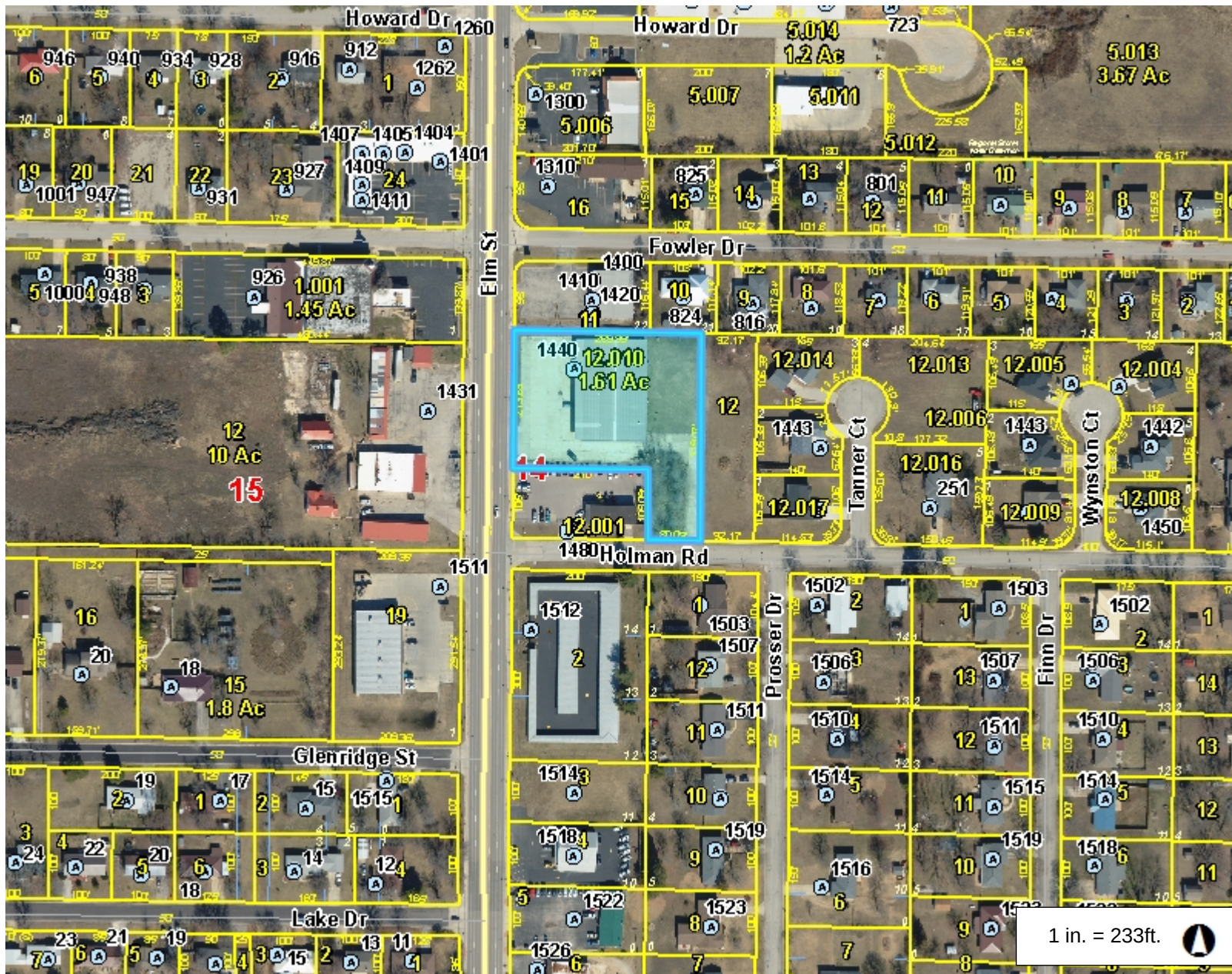


Notes



817 Holman Road zoning map depiction

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



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Commission Action on a Request for a Plat of 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 of Resubdivision of Lots 1, 2, and 3 of Block 2 Clough's 1st Addition.

Background (problem/explanation):

Sec.48-36 Property must be properly platted for any new construction. This is zoned RS-2 Residential Plat from two lots to three lots. Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date:

ATTACHMENTS:

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



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a plat of resubdivision of Lots 1,2, and 3 of Block 2 Clough's 1st Addition.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a plat of resubdivision of Lots 1,2, and 3 of Block 2 Clough's 1st Addition.

Background (problem/explanation):

Sec.48-36 Property must be properly platted for any new construction.
This is zoned RS-2 Residential
Plat from two lots to three lots.
Utility access has been confirmed by PW Director R. Shockley.

Staff Recommendation:

Staff sees no issues.

Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: October 15th, 2025



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



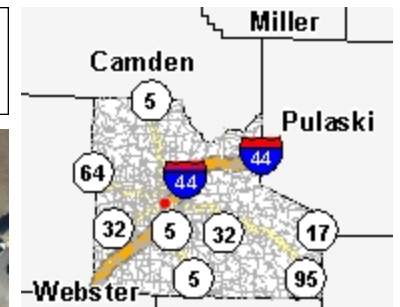
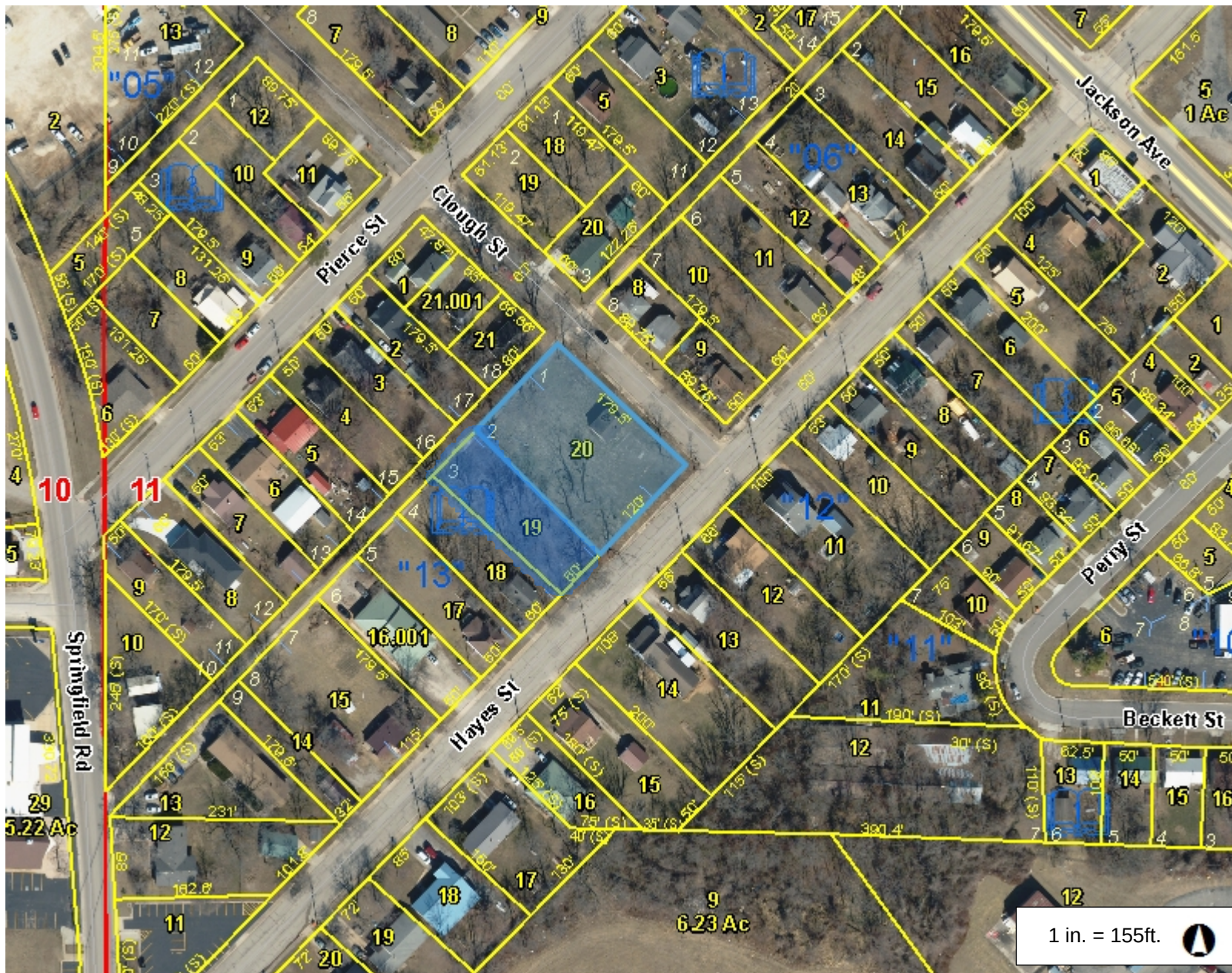
PRELIMINARY PLAN FOR GREG COLLIER

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



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



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Commission Action on a Request for a Plat of Tower Property Subdivision.

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 from one lot to two lots.

Staff Recommendation:

Staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date:

ATTACHMENTS:

1. Staff Informational Sheet plat Tower Property subdivision 2
2. Tower Property signed site plan
3. Tower Property Subdivision plat depiction
4. 831 Tower Rd zoning map depiction
5. 831 Tower Rd GIS map depiction



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

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

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

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 from one lot to two lots.

Staff Recommendation:

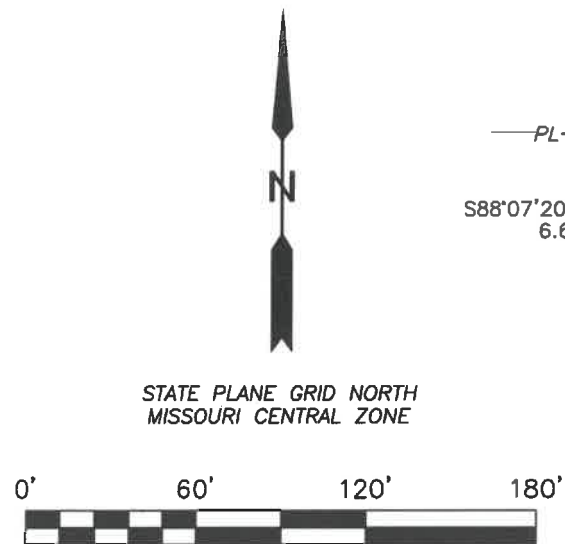
Staff sees no issues.

Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

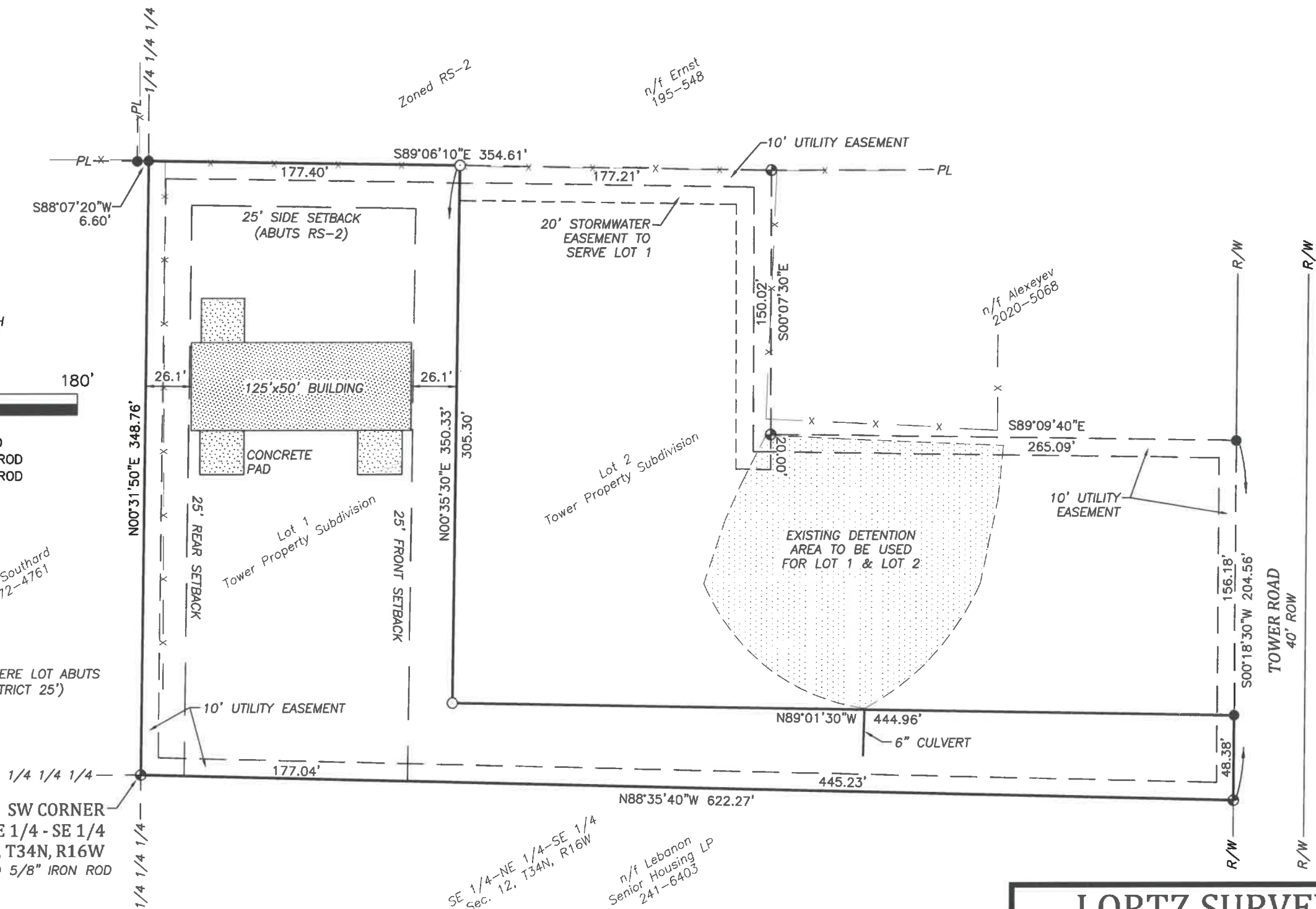
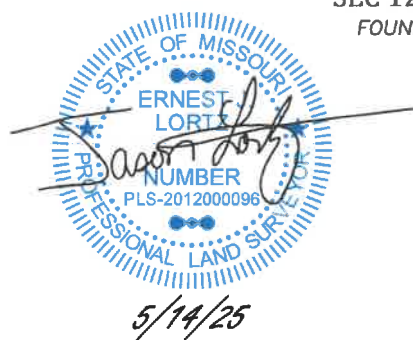
Date: October 15th, 2025



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

ZONED M-1

YARD SETBACKS:
FRONT 25'
SIDE NONE (EXCEPT WHERE LOT ABUTS A RESIDENTIAL DISTRICT 25')
REAR 25'



LORTZ SURVEYING

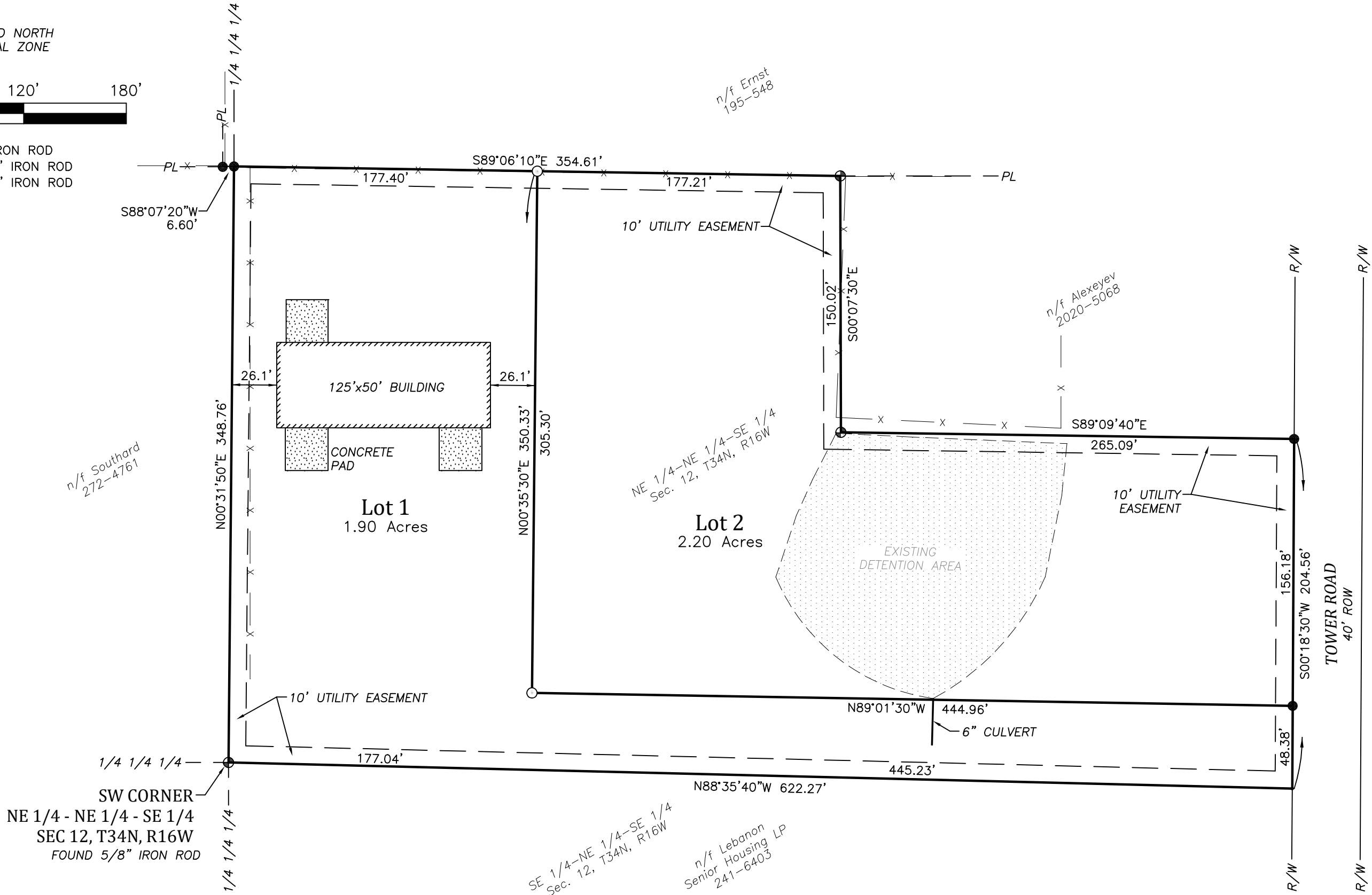
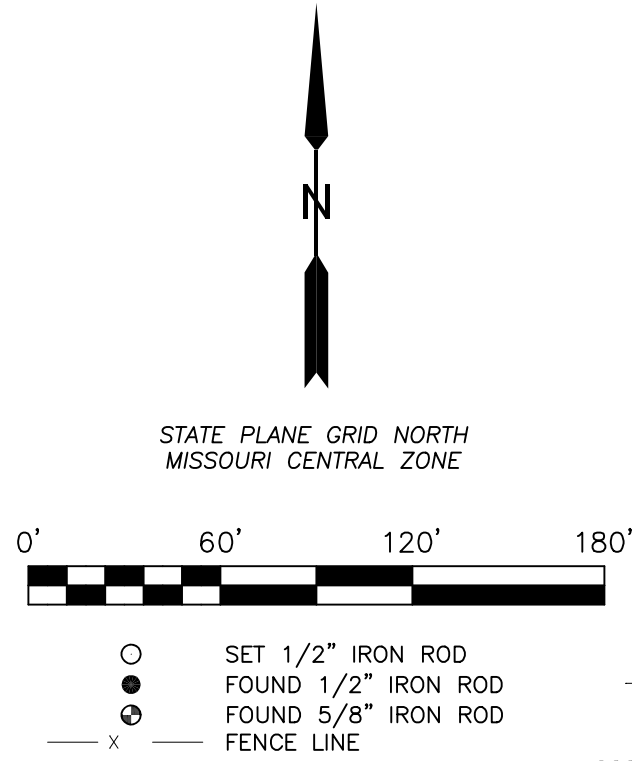
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



Site Plan of Lot 1 Tower Property Subdivision Lebanon, Missouri		
Paul and Lonita DeVasure Lalceda County, Missouri		
Drawn by EJL/SJM	Scale 1" = 60'	Survey No. L-2526S
Checked by EJL	Date 5/14/2025	

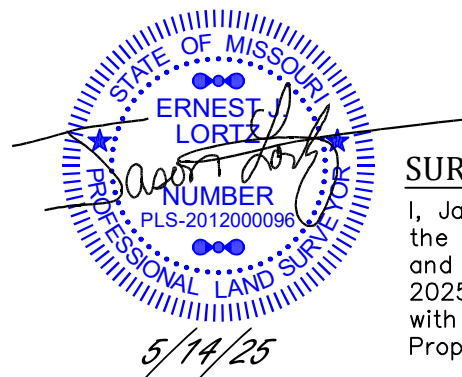
Tower Property Subdivision

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



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.

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
Managing Member

Date

Lonita DeVasure
Managing Member

Date

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
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE



LORTZ SURVEYING

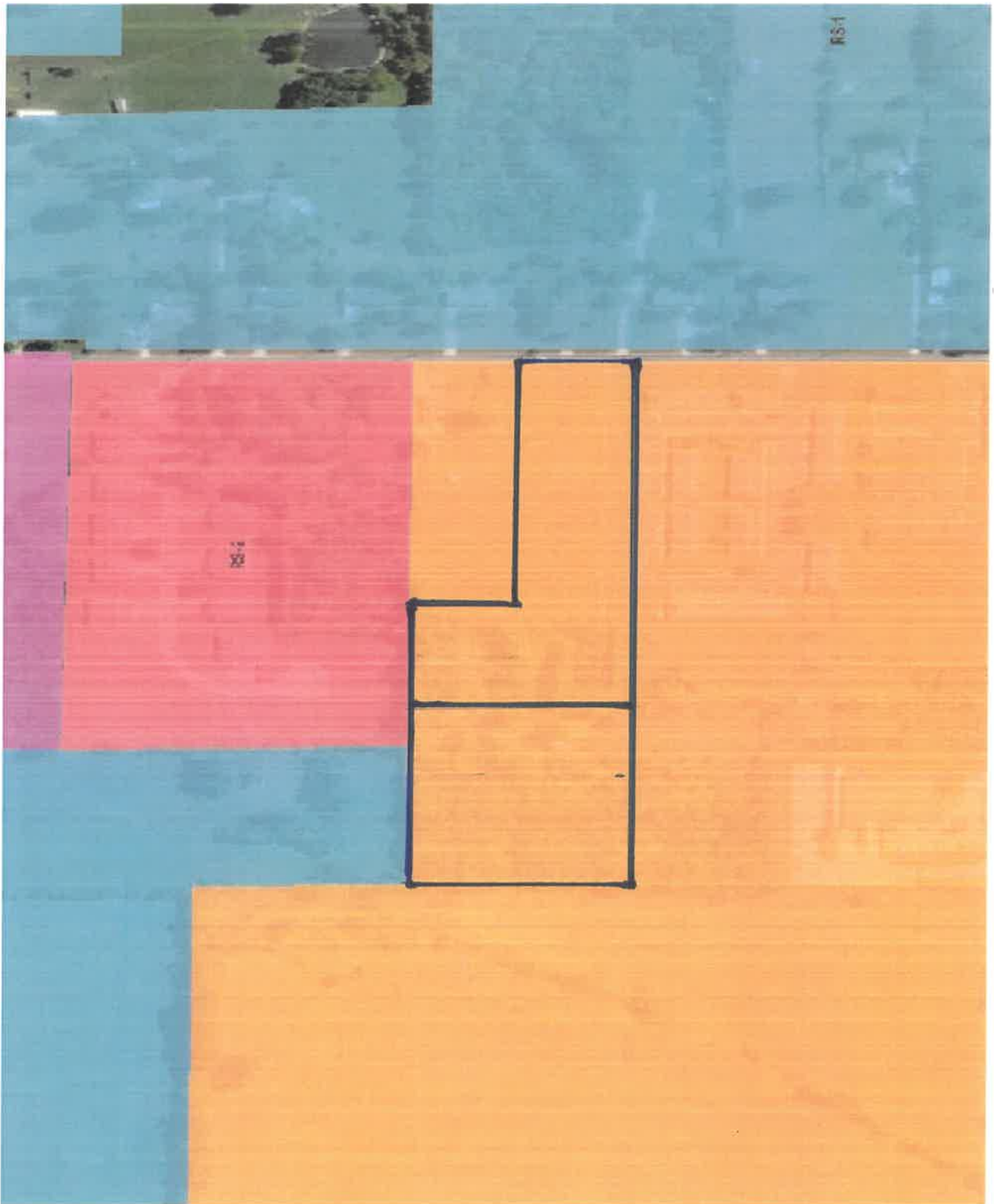
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



Survey in 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'
Checked by
EJL
Date 5/14/2025
Survey No.
L-2526



831 Tower Road zoning map depiction

Laclede County, MO



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

274.1

137.06

0

274.1 Feet

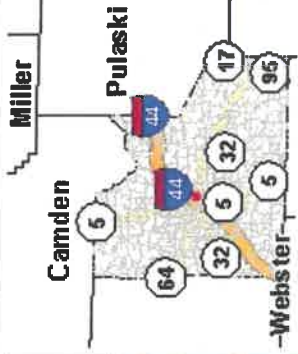
Notes

1 in. = 137 ft.



Legend

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





To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Commission Action on a Request to Replat and Vacate an alley.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request to Replat and Vacate an alley at 914 N Jefferson Ave.

Background (problem/explanation):

Sec48-42 C-1 General Commercial

Staff Recommendation:

Staff have no objections. Typical alley vacates are divided in half. This alley was dedicated solely to the existing lot and will revert to the original lot.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date:

ATTACHMENTS:

1. Staff Information Sheet-914 N Jefferson Ave replat and vacate
2. 914 N Jefferson Ave plat depiction
3. 914 N Jefferson Ave GIS map depiction



To: Planning & Zoning

Proposed Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request to replat and vacate and alley at 914 N Jefferson Ave.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request to replat and vacate and alley at 914 N Jefferson Ave.

Background (problem/explanation):

Sec48-42 C-1 General commercial

Staff Recommendation:

Staff has no objections. Typical alley vacates are divided in half. This alley was dedicated solely from the existing lot and will revert back to the original lot.

Submitted By: Mark Scott

Title: Planning and zoning manager

Department: Code Administration

Date: October 15th, 2025

Final Plat of
REPLAT OF LOT 9 & PART OF VACATED ALLEY
IN BLOCK 1 JOHN CROW'S ADDITION
Lebanon, Laclede County, Missouri

CERTIFICATE OF OWNERSHIP AND DEDICATION

Phillip Haley hereby certifies that he is the owner of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that it has caused this property to be replatted as shown hereon and that said property shall be known and designated as "REPLAT OF LOT 9 & PART OF VACATED ALLEY IN BLOCK 1 JOHN CROW'S ADDITION." The owner hereby freely adopts this plan of subdivision.

DATED: _____, 2025
Phillip Haley

STATE OF MISSOURI)
COUNTY OF LACLEDE) SS.

On this _____ day of _____, 2025 before me appeared Phillip Haley, to me known to be the person described in and who executed the same as their free act and deed.
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this ____ day of _____, 2025.
My Commission Expires: _____

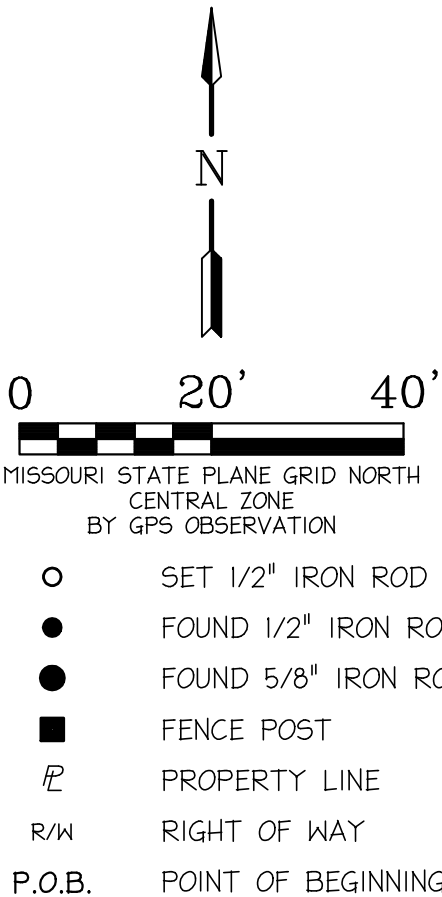
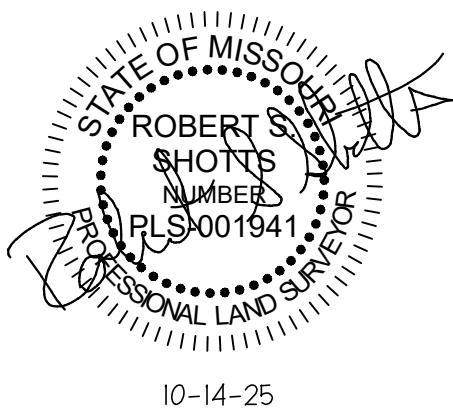
NOTARY PUBLIC

DESCRIPTION

All of Lot 9 and a fractional part of vacated alley, all in Block 1 of JOHN CROW'S ADDITION, Lebanon, Missouri more particularly described as follows: Beginning at the Southwest Corner of Lot 9, Block 1 of JOHN CROW'S ADDITION; thence North 1°41'00" West, 159.85 feet along the West line of said Lot 9 to its northwest corner; thence continuing North 1°41'00" West, 19.85 feet to the North line of the aforesaid JOHN CROW'S ADDITION; thence South 88°12'50" East, 9.12 feet, and, South 89°13'10" East, 40.90 feet, all along said North line; thence South 1°40'10" East, 19.54 feet to the northeast corner of the aforesaid Lot 9, Block 1 of JOHN CROW'S ADDITION; thence South 1°40'40" East, 160.18 feet along the East line of said Lot 9 to the North right of way of Laclede Street; thence North 89°11'30" West, 50.00 feet along said North right of way to the point of beginning. Above described tract contains 0.21 acre, more or less, per plat of survey J-6463, dated October 14, 2025, by CM Archer Group, P.C.

I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract on October 7, 2025 and the results of said survey are represented on this plat. This survey was completed in accordance with the current Missouri Standards for Property Boundary Surveys for Urban Property.

Robert S. Shotts
PLS No. 1941



NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.040).
- Date of field work: October 7, 2025
- For deed to Haley, see 2024/64.
- Plat represents a survey of Lot 9, Block 1 of JOHN CROW'S ADDITION, Lebanon, Missouri and a survey of that portion of the alley lying north of said Lot 9 to be vacated by this plat.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- Tract is wholly within the corporate limits of Lebanon, Missouri.
- There may be buried utilities located on this tract.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.
- Source of ownership information shown hereon is Laclede County GIS.

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "REPLAT OF LOT 9 & PART OF VACATED ALLEY IN BLOCK 1 JOHN CROW'S ADDITION," an addition to the City of Lebanon, Missouri was duly submitted to the City Council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said City as was approved by the City Council at a meeting held on this ____ day of _____, 2025 by Ordinance No. _____.

Jared Carr, Mayor

Date

Attest:

Lacey Brackett, City Clerk

Date

COUNTY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede 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

This plat was filed for record in my office on this ____ day of _____, 2025. Plat filed at _____.

Jennifer Raef
Recorder of Deeds
Laclede County, Missouri

Date

CM Archer Group, P.C. dba:

ARCHER-ELGIN-SHOTTS

310 East 6th Street
Rolla, Missouri 65401
Phone: 573-364-6362

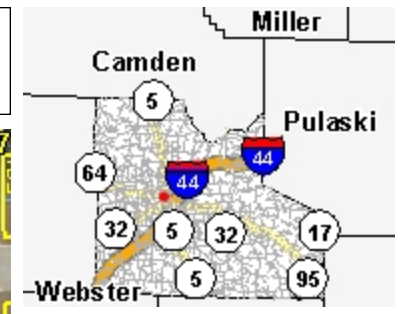
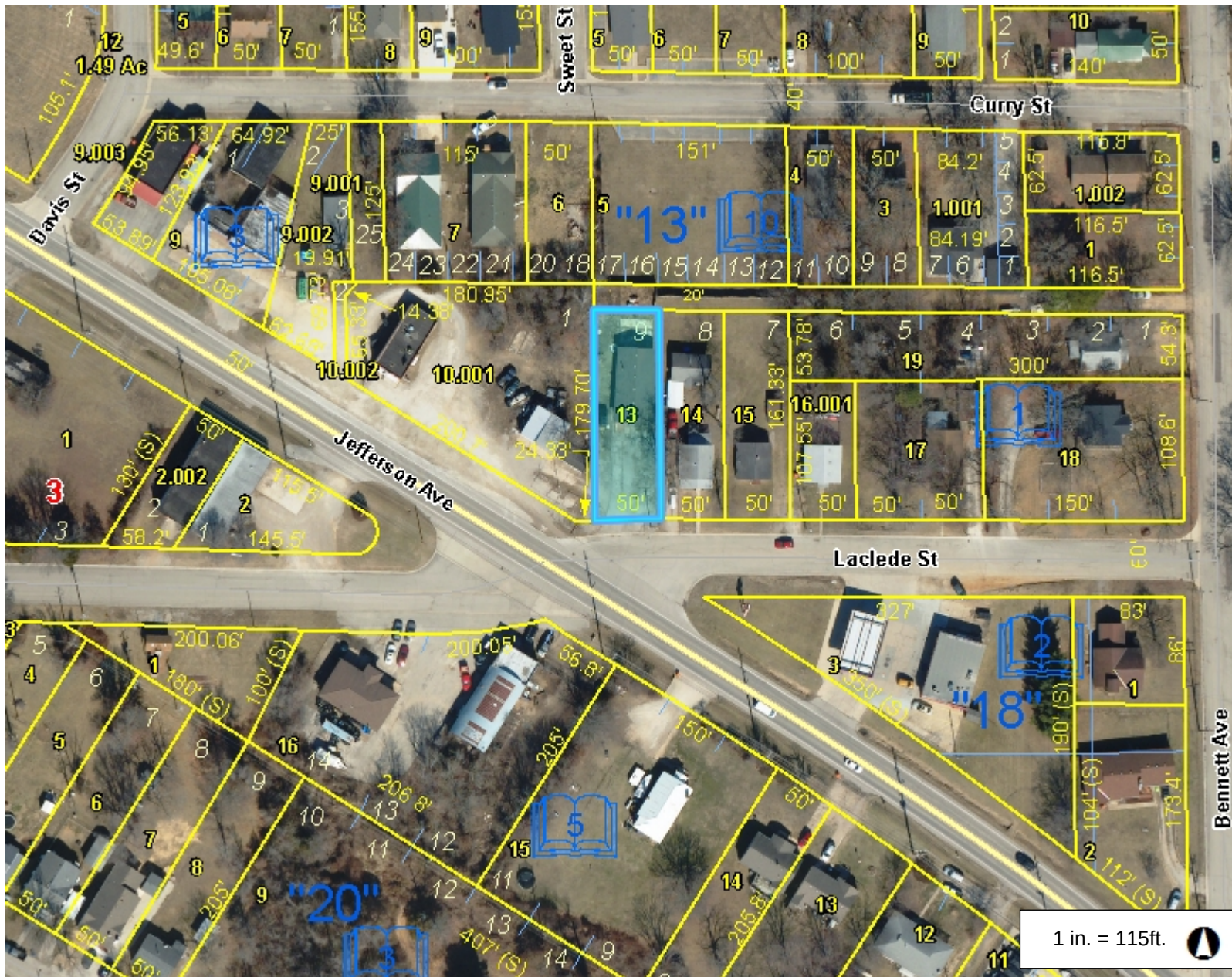
ENGINEERING
SURVEYING
ARCHITECTURE

267 East 3rd Street
Lebanon, Missouri 65536
Phone: 417-588-7877

Corporate Authority:
CM Archer Group, P.C.: E: 2003023612-D, L.S: 2004017577-D, A-2016017179

REVISIONS		Final Plat of Replat of Lot 9 & Part of Vacated Alley in Block 1 JOHN CROW'S ADDITION to the City of Lebanon, Laclede County, Missouri		
		Phillip Haley		
		910 Jefferson Avenue; Lebanon, Missouri 65536		
		DRAWN BY	MEP	SCALE 1"=20'
		CHK'D	RSS	DATE Oct. 14, 2025
				SURVEY NO. J6463

Laclede County, MO



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

Notes

229.4 0 114.72 229.4 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



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Commission Action on a Request for a Conditional Use for multifamily housing.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Conditional Use for multifamily housing located at 1055 St Louis St.

Background (problem/explanation):

Sec.48-36. This is zoned RS-2 Residential. A conditional use is required for multifamily housing in an RS-2 District.

Staff Recommendation:

Planning and Zoning staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date:

ATTACHMENTS:

1. Staff Informational Sheet 1055 St Louis St 3
2. Original Township plat depiction
3. 1055 St Louis Street zoning map depiction.
4. 1055 St Louis GIS map depiction
5. 1055 St Louis 185 map depiction



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a conditional use for multifamily housing located at 1055 St Louis St.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a conditional use for multifamilyhousing located at 1055 St Louis St.

Background (problem/explanation):

Sec.48-36. This is zoned RS-2 Residential
A conditional use is required for multifamily housing in a RS-2 district.

Staff Recommendation:

Planning and zoning staff sees no issues.

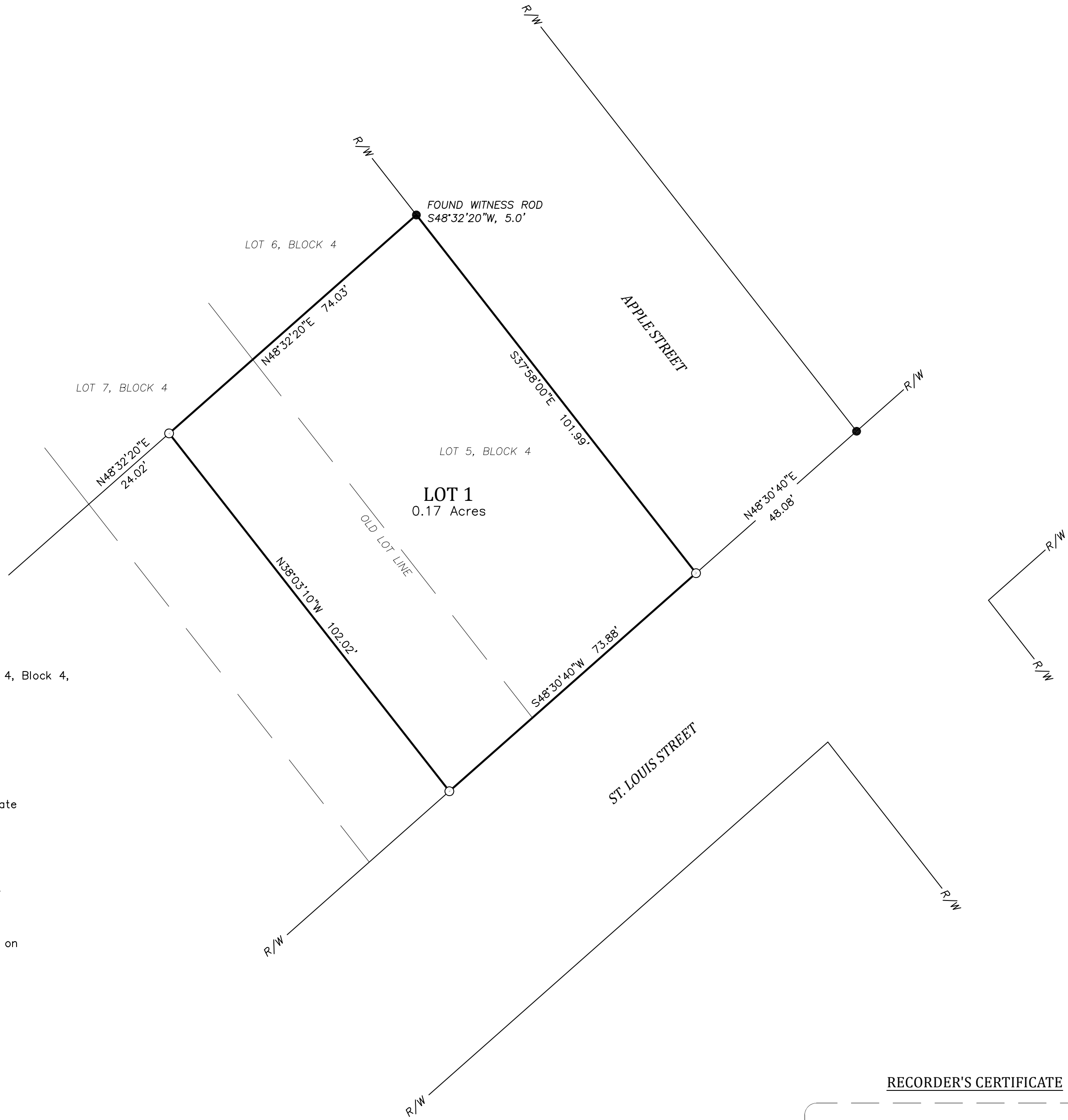
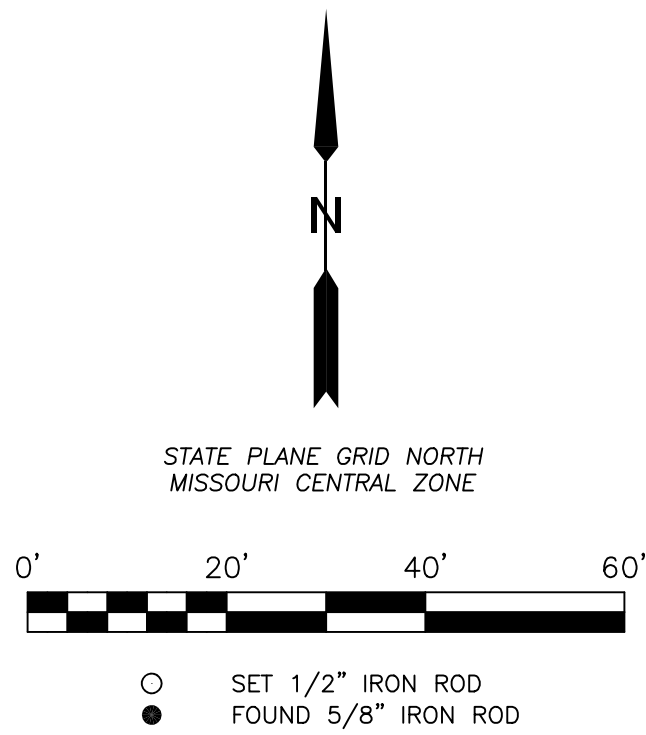
Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: October 15th, 2025

REPLAT OF 25 FEET OF THE NORTHEAST SIDE OF
LOT 4 AND ALL OF LOT 5 OF BLOCK 4 IN THE
ORIGINAL TOWN OF LEBANON

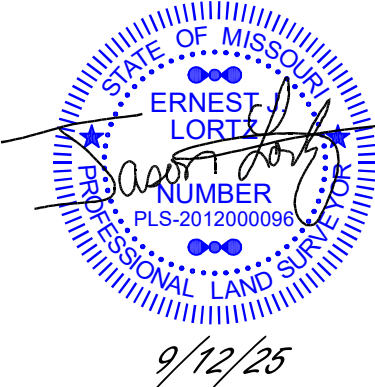


DESCRIPTION

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.
5. For the record the Surveyor does not select the subdivision name.



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:

"REPLAT OF 25 FEET OF THE NORTHEAST SIDE OF LOT 4 AND ALL OF LOT 5 OF BLOCK 4 IN THE ORIGINAL TOWN OF LEBANON"

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:

"REPLAT OF 25 FEET OF THE NORTHEAST SIDE OF LOT 4 AND ALL OF LOT 5 OF BLOCK 4 IN THE ORIGINAL TOWN OF LEBANON"

was duly submitted to the city council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said city and was approved by the city council at a meeting held on the _____ day of _____, 2025 by ordinance no. _____

Jared Carr
Mayor, City of Lebanon

Attest: _____
Lacey Brackett
City Clerk, City of Lebanon

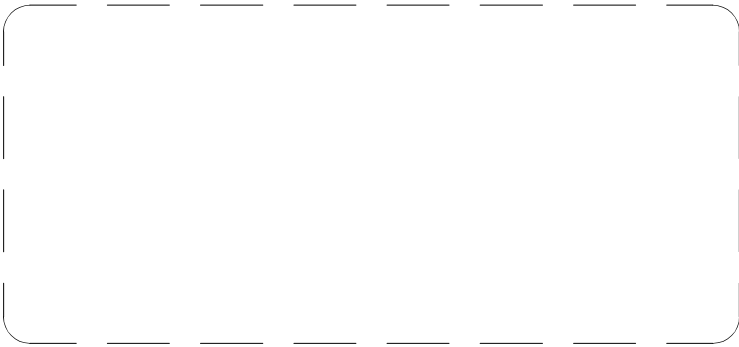
COUNTY & CITY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede and the City of Lebanon against the real estate described on this plat have been paid in full for 2024 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE



LORTZ SURVEYING

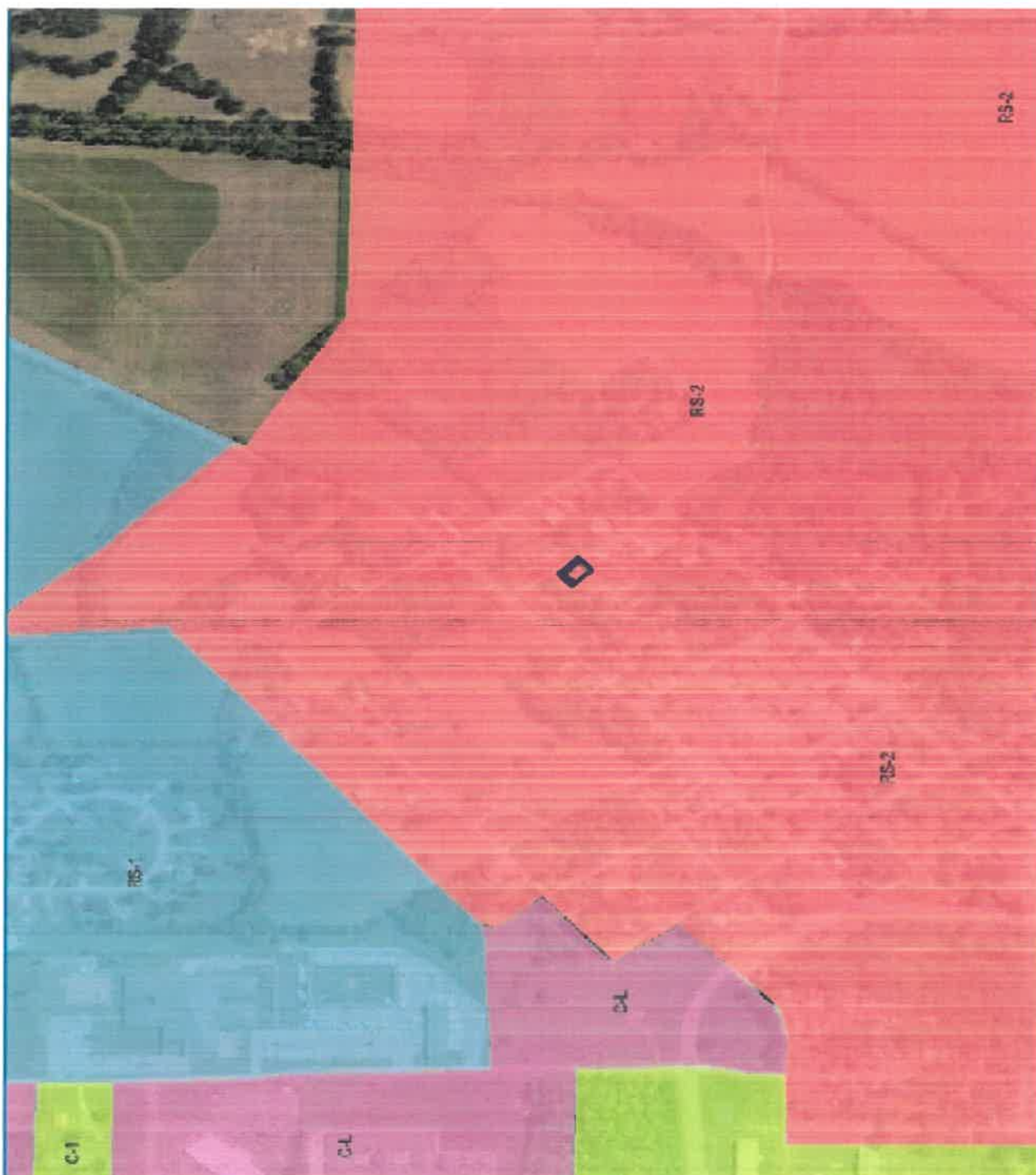
P.O. Box 767 • 231 W. Commercial Street Lebanon, Missouri 65536
Phone 417-991-8115 • www.lortzsurveying.com • LS: 2012028494



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

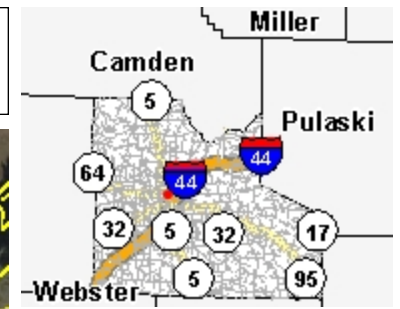
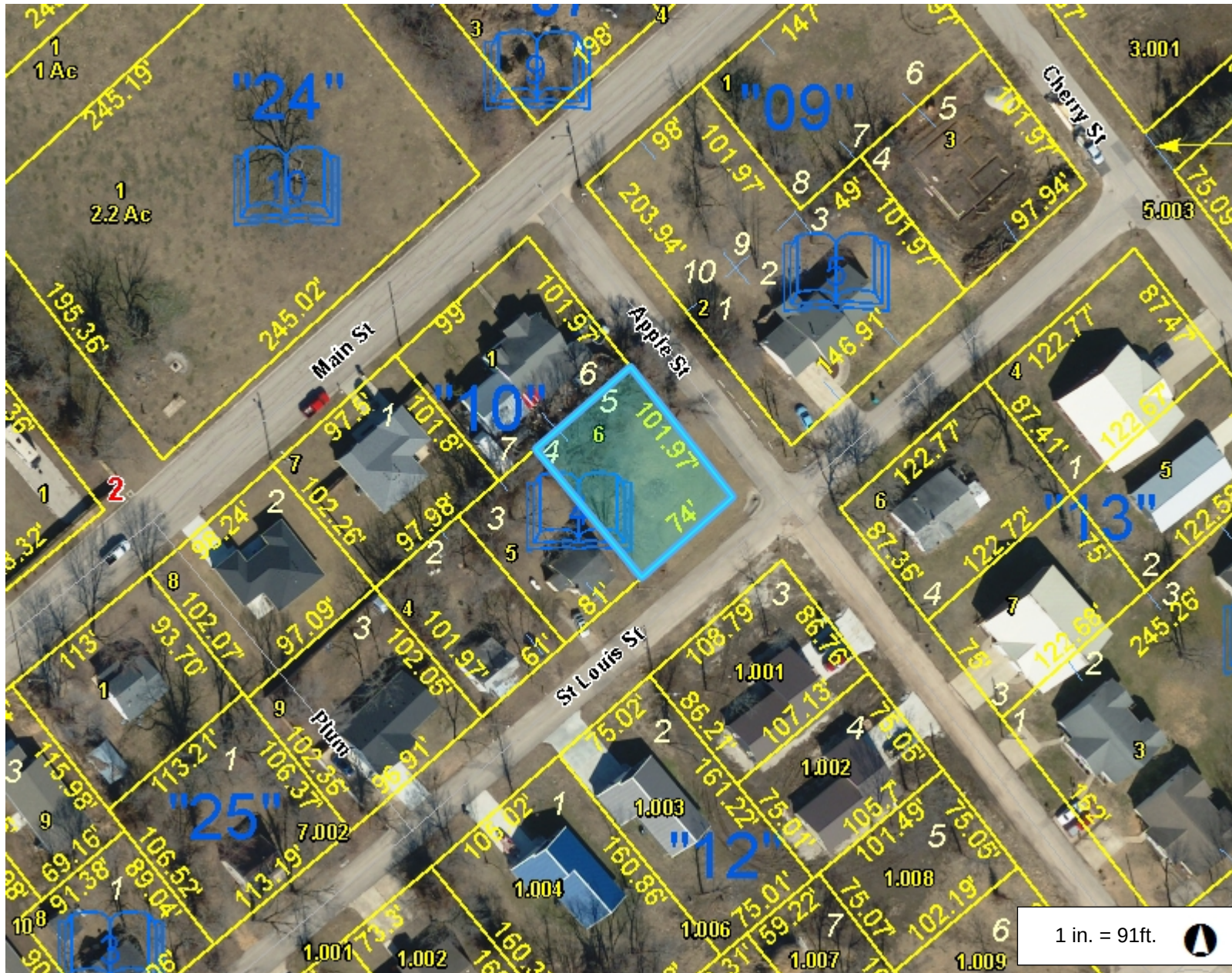
Tristan Lambert
Lebanon, Missouri

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



1055 St Louis Street zoning map depiction.

Laclede County, MO



Legend

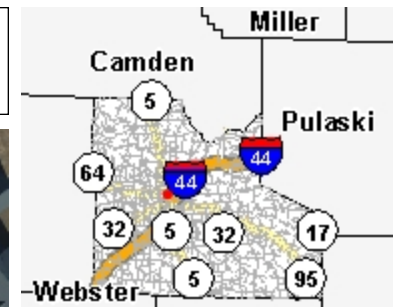
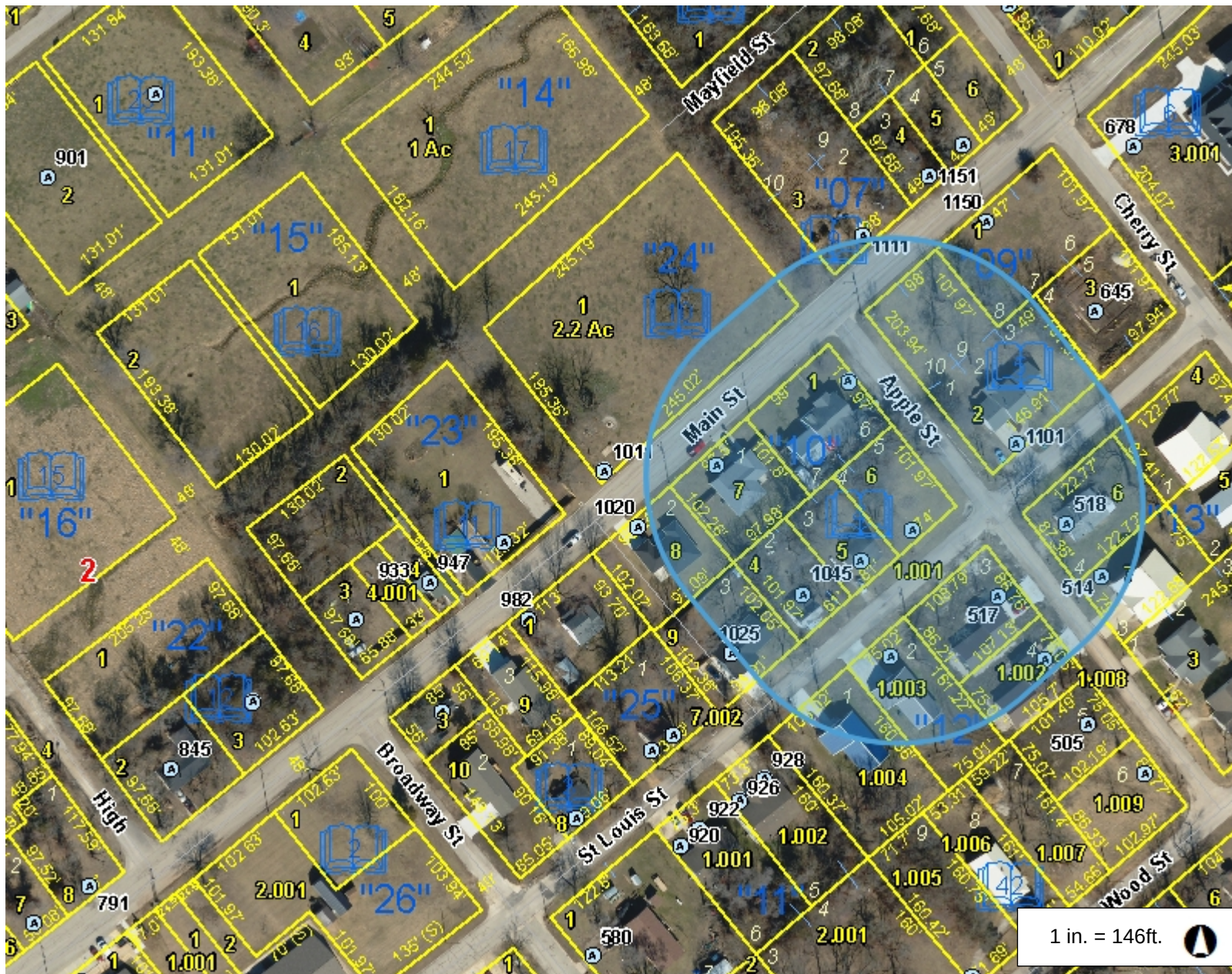
- Road
 - Interstate
 - State Highway
 - Street
- Parcel
- Lot Line
- Corporate Limit Line
- Section
- County Boundary

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

- 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



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Commission Action on a Request for a Conditional Use to Build Duplexes.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

Request a Conditional Use to Build Duplexes at 1253 and 1273 Main Street.

Background (problem/explanation):

Sec. 48-36 RS- 2. Residential District. Conditional Use is required to build multifamily housing in RS-2.

Staff Recommendation:

Staff have no objections.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date:

ATTACHMENTS:

1. Staff Information Sheet-1253 and 1273 Main St CU
2. 1253 and 1273 Main St GIS map depiction
3. 1253 and 1273 Main St P&Z application
4. 1253 and 1273 Main St proposed duplex design
5. 1253 and 1273 Main St zoning map depiction
6. ORIGINAL TOWN OF LEBANON FINAL PLAT



To: Planning & Zoning

Proposed Meeting Date of: November 13th, 2025

Staff Informational Sheet

Topic: Request a conditional use to build duplexes at 1253 and 1273 Main Street.

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

Request a conditional use to build duplexes at 1253 and 1273 Main Street.

Background (problem/explanation):

Sec. 48-36 RS- 2. Residential district
Conditional use is required to build multifamily housing in RS-2.

Staff Recommendation:

Staff has no objections.

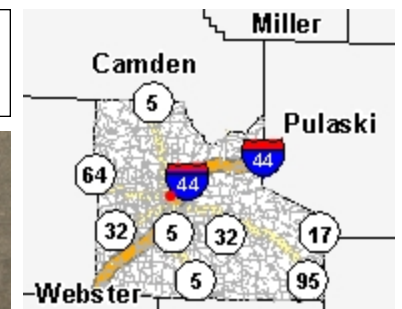
Submitted By: Mark Scott

Title: Planning and zoning manager

Department: Code Administration

Date: October 15th, 2025

Laclede County, MO



Legend

- 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



Planning and Zoning Application

Applicant's Name: Ross Smithey Date: 10/6/25

Applicant's Address: 1100 Wood ST Lebanon MO

Phone Number: 417-588-0352 E-Mail: ross.smithey@gmail.com

Zoning Change: Conditional Use

Information:

Project Location: 1275 Main street Lebanon MO 65536 parcel 1003

Name of Project: New construction of duplex

Existing Use: vacant lot Proposed Use: rental property

Proposed Zoning (If Applicable) _____

Parcel Number of Property as it Appears on the Laclede County Tax Statement:

Parcel Number 131002011008001003

Describe in brief what you are doing at this location: New construction of duplex

What changes do you think you need: _____

Persons of Interest

Property Owner:

Owners Name: Ross Smithey

Owners Address: 1100 Wood St Lebanon, MO

Phone Number: 417-588-0352 E-Mail: ross.smithey@gmail.com

Mortgage Holder:

Mortgage Holder Name: _____

Mortgage Holder Address: _____

Phone Number: _____ E-Mail: _____

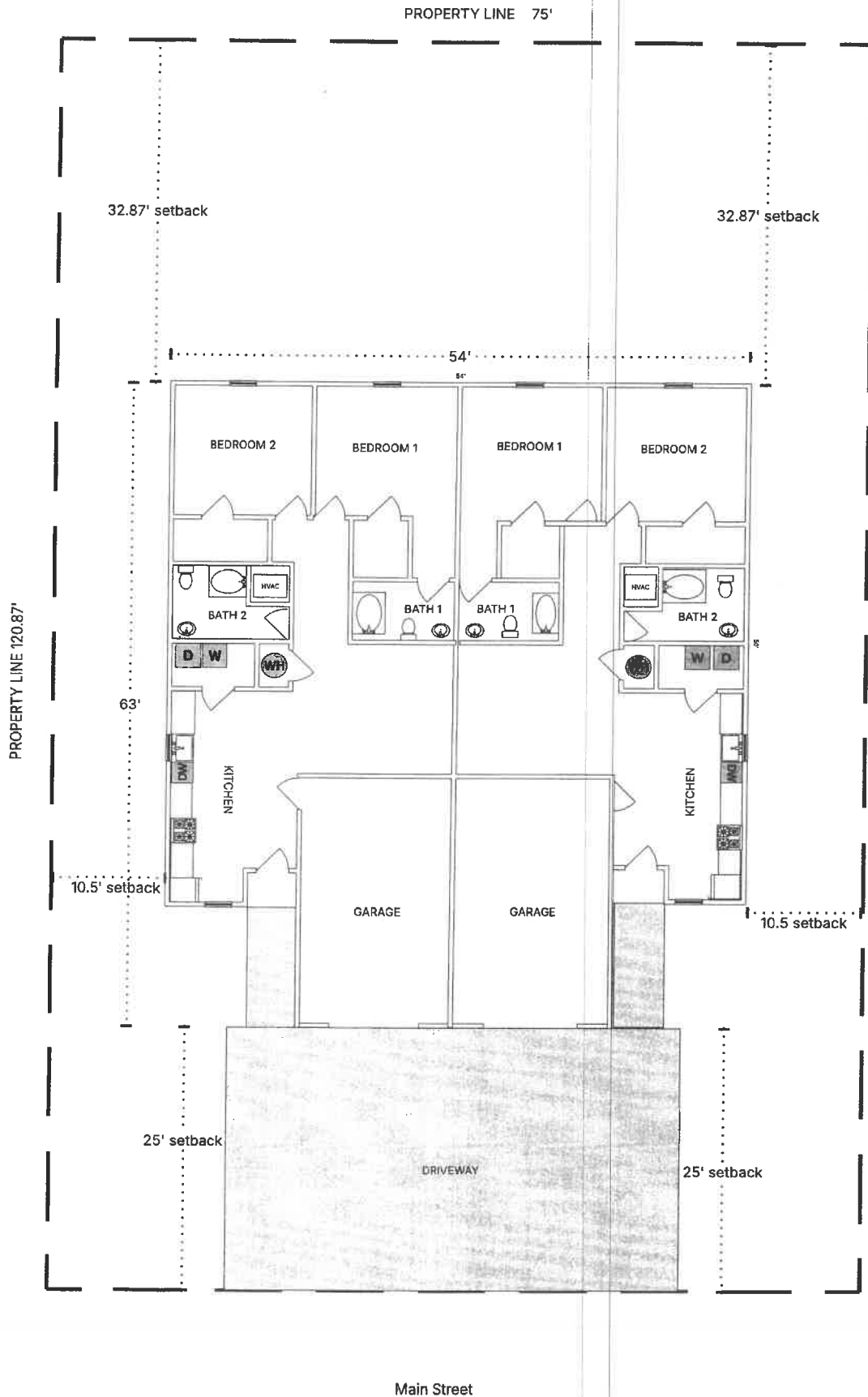
Consultants:

Consultants Name: _____

Phone Number: _____ E-Mail: _____

Consultants Name: _____

Phone Number: _____ E-Mail: _____





Planning and Zoning Application

Applicant's Name: Ross Smithey Date: 10/6/25

Applicant's Address: 1100 Wood ST Lebanon MO

Phone Number: 417-588-0352 E-Mail: ross.smithey@gmail.com

Zoning Change: Conditional Use

Information:

Project Location: 1275 Main street Lebanon MO 65536 parcel 1004

Name of Project: New construction of duplex

Existing Use: vacant lot Proposed Use: rental property

Proposed Zoning (If Applicable) _____

Parcel Number of Property as it Appears on the Laclede County Tax Statement:

Parcel Number **131002011008001004**

Describe in brief what you are doing at this location: New construction of duplex

What changes do you think you need: _____

Persons of Interest

Property Owner:

Owners Name: Ross Smithey

Owners Address: 1100 Wood St Lebanon, MO

Phone Number: 417-588-0352 E-Mail: ross.smithey@gmail.com

Mortgage Holder:

Mortgage Holder Name: _____

Mortgage Holder Address: _____

Phone Number: _____ E-Mail: _____

Consultants:

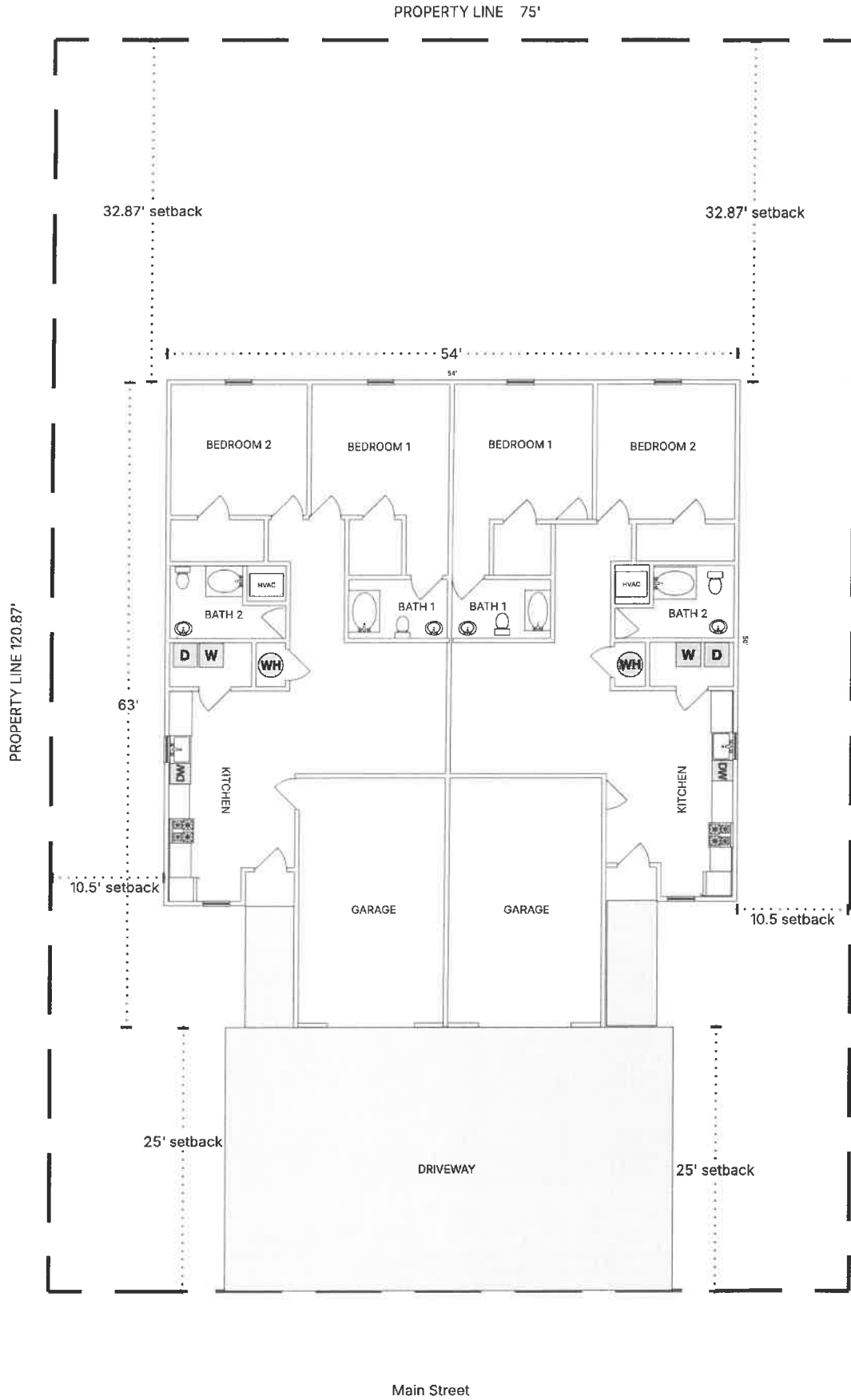
Consultants Name: _____

Phone Number: _____ E-Mail: _____

Consultants Name: _____

Phone Number: _____ E-Mail: _____

PD





City of Lebanon
1401 W Commercial, Lebanon Missouri

Project NO. PLAT-00003-2025

Project Type: Conditional Use

Work Classification:

Project Status:

Issue Date:

Expiration: 01/06/2026

Location Address

Project

1275 MAIN ST

CONDITIONAL USE FOR DUPLEX 1275 MAIN

Contacts

ROSS SMITHEY
1100 WOOD ST
LEBANON MO 65536
417-588-0352

Contractor

Parcel 1003 & 1004

Description:

Valuation:

Total Sq Feet

Inspection Requests:

417-991-3905

Fees	Amount	Payments	Amt Paid	Available Inspections:
Conditional Use	\$175.00	Total Fees	\$175.00	Inspection Type:
		Payments		Concrete Slab on Grade
		Amount Due:		Electric Service Entrance
				Electrical Rough
				Final Residential
				Floor Framing
				Footing
				Foundation
				Insulation
				Mechanical Rough
				Plumbing Rough
				Roof and Rafter
				Roof Covering
				Setback Inspection
				Water/Sewer Service
				Entrance
				Windows & Doors
TOTAL FEES:	\$175.00			



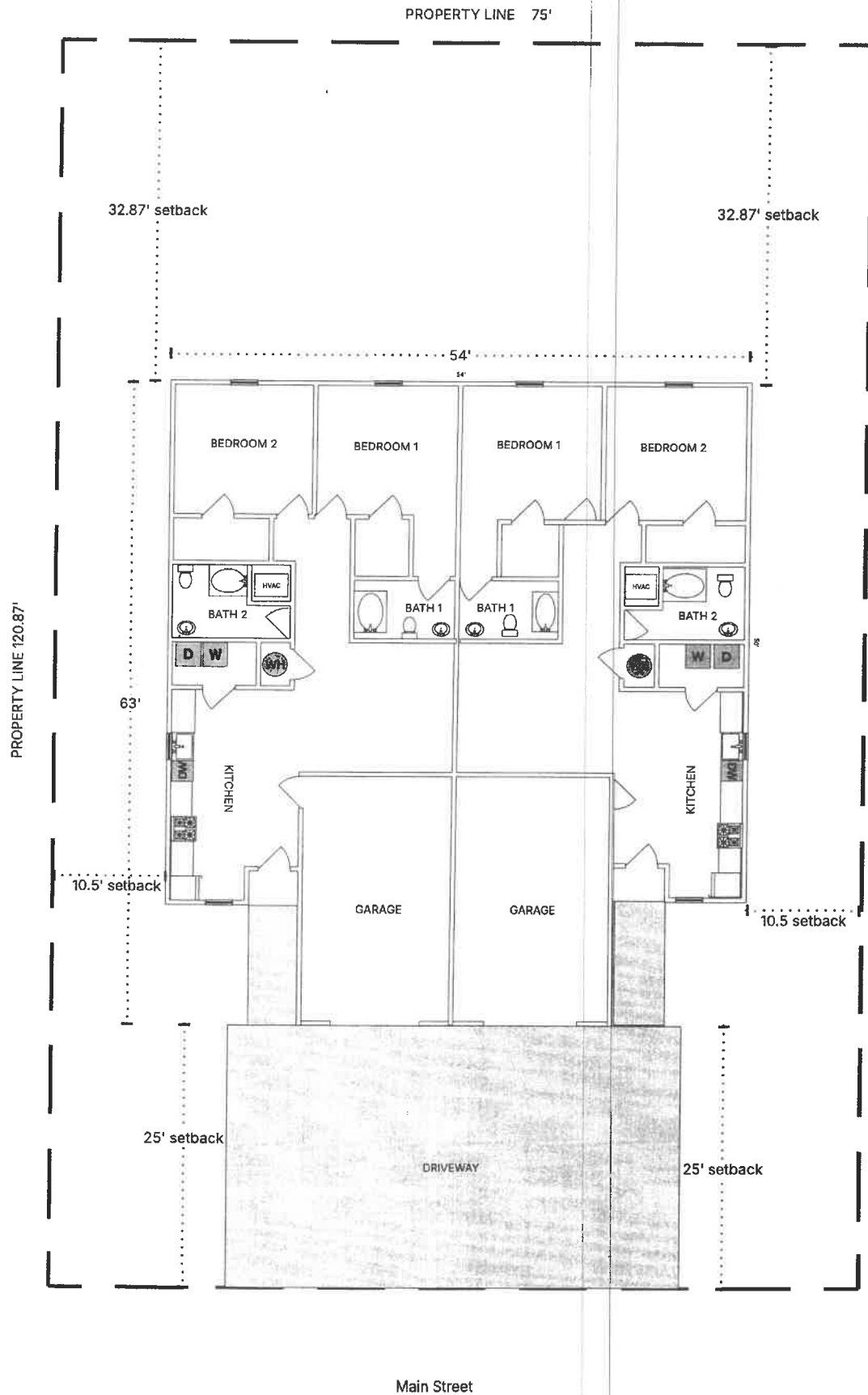
Post Conspicuously

Issued By:

Date

Building Administrator

Date





1253/1273 Main Street zoning map depiction

Final Plat of
REPLAT OF FRACTIONAL PART LOTS 3, 6, 7 & 8, ALL OF LOTS
4 & 5 IN BLOCK 8 OF ORIGINAL TOWN OF LEBANON AND
FRACTIONAL PORTION OF VACATED WALNUT STREET
Lebanon, Laclede County, Missouri

Recorded in Laclede County, Missouri

Recording Date/Time: 09/19/2024 at 08:48:37 AM
Book: 8 Page: 11
Instr #: 20243529
Pages: 1
Fee: \$44.00 S 20240003759
ARCHER ELGIN SHOTTS



CERTIFICATE OF OWNERSHIP AND DEDICATION

Ross Smithey hereby certifies that he is the owner of the property described and shown hereon, which property is located within the subdivision regulation jurisdiction of the City of Lebanon, that it has caused this property to be replatted as shown hereon and that said property shall be known and designated as "REPLAT OF FRACTIONAL PART LOTS 3, 6, 7 & 8, ALL OF LOTS 4 & 5 IN BLOCK 8 OF ORIGINAL TOWN OF LEBANON AND FRACTIONAL PORTION OF VACATED WALNUT STREET." The owner hereby freely adopts this plan of subdivision.

DATED: September 13, 2024

Ross Smithey
Ross Smithey

STATE OF MISSOURI)
COUNTY OF LACLEDE)

On this 13 day of September, 2024 before me appeared Ros Smithey, to me known to be the person described in and who executed the same as their free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the county and state aforesaid, this 13 day of September, 2024.

My Commission Expires: 08-28-27



NOTARY PUBLIC

ACKNOWLEDGMENT OF APPROVAL BY CITY COUNCIL

This plat of subdivision "REPLAT OF FRACTIONAL PART LOTS 3, 6, 7 & 8, ALL OF LOTS 4 & 5 IN BLOCK 8 OF ORIGINAL TOWN OF LEBANON AND FRACTIONAL PORTION OF VACATED WALNUT STREET," an addition to the City of Lebanon, Missouri was duly submitted to the City Council of the City of Lebanon, having been approved by the Planning and Zoning Commission of said City as was approved by the City Council at a meeting held on this 12th day of February, 2024 by Ordinance No. 1889.

Jared Carr, Mayor

Date

Attest:

Laina Starnes, City Clerk

Date

COUNTY TAX RELEASE

I hereby certify that all property taxes levied by the County of Laclede, against the real estate described on this plat have been paid in full for 2023 and all prior years.

Toni Morris
Collector of Revenue
Laclede County, Missouri

Date

RECORDER'S CERTIFICATE

This plat was filed for record in my office on this ___ day of ___, 2024. Plat filed at ___.

Jennifer Raef
Recorder of Deeds
Laclede County, Missouri

Date

SURVEYED DESCRIPTION

A fractional part of Lots 3, 6, 7 and 8, and, all of Lots 4 and 5, all in Block 8 of ORIGINAL TOWN OF LEBANON, and, a fractional part of Walnut Street, Lebanon, Missouri more particularly described as follows: Beginning at the Southeast Corner of Lot 5, Block 8 of ORIGINAL TOWN OF LEBANON; thence South 48°35'10" West, 135.00 feet along the northerly right of way of Main Street; thence North 37°16'30" West, 120.87 feet; thence North 48°35'10" East, 150.04 feet; thence South 37°16'30" East, 120.87 feet; thence South 48°35'10" West, 15.04 feet to the point of beginning. Above described tract contains 0.42 acre, more or less, per plat of survey J-5675, dated May 9, 2024, by CM Archer Group, P.C.

I, ROBERT S. SHOTTS, Professional Land Surveyor, did survey the hereon described tract during April, 2024 and the results of said survey are represented on this plat. This survey was completed in accordance with the current Missouri Standards for Property Boundary Surveys for Urban Property.

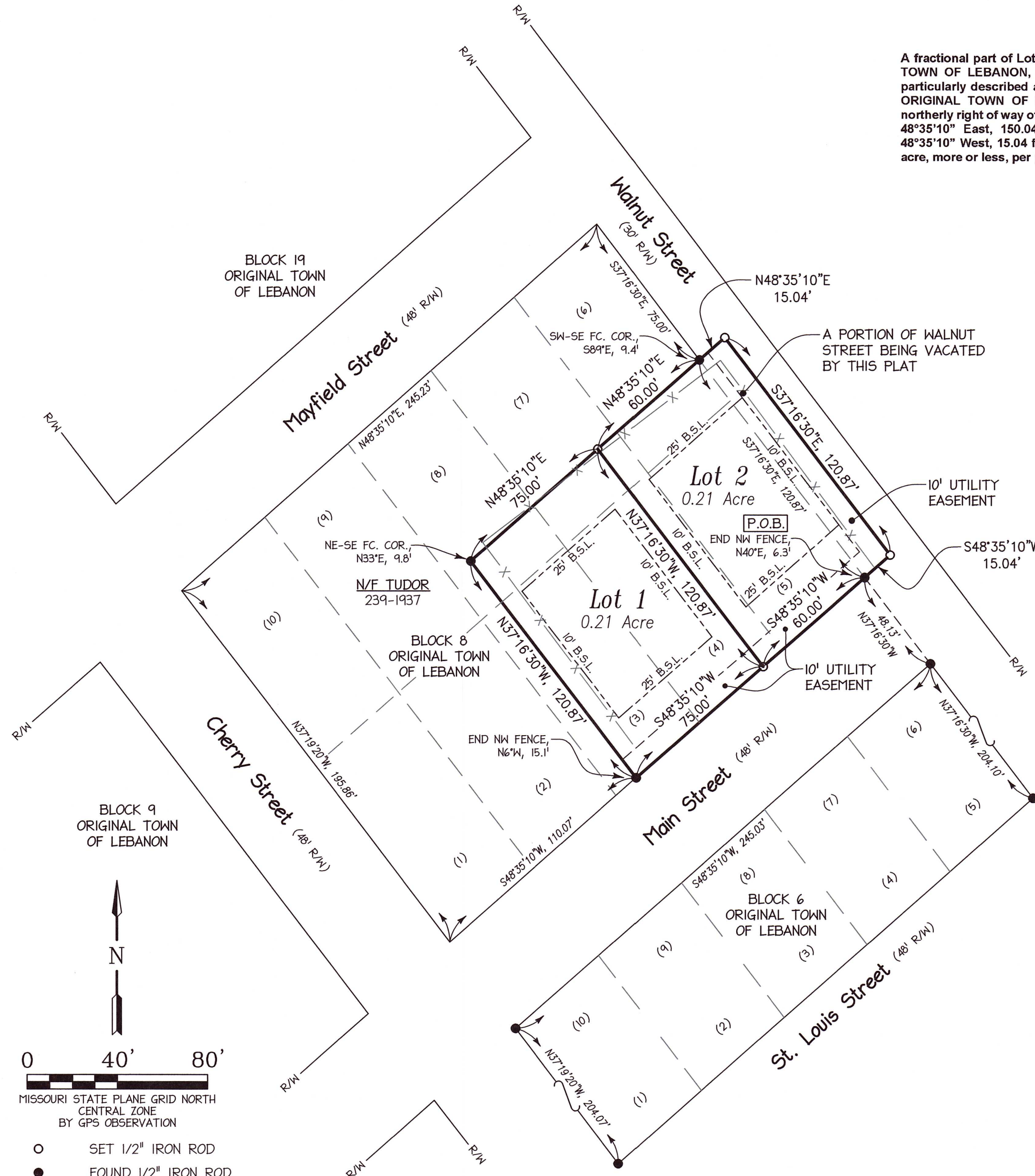
Robert S. Shotts
PLS No. 1941



5-9-24

NOTES:

- Except as specifically stated or shown on this plat, this survey does not purport to reflect any of the following which may be applicable to the subject real estate: easements, other than possible easements which were visible at the time of making of this survey; building setback lines; restrictive covenants; subdivision restrictions; zoning or other land-use regulations, and any other facts which an accurate and current title search may disclose.
- I declare that to the best of my professional knowledge and belief, this plat and survey meets the current "Missouri Standards for Property Boundary Surveys" (20 CSR 2030-16).
- Tract is classified Urban (20 CSR 2030-16.040).
- Date of field work: April, 2024
- For deed to Smithey, see 2022/2325.
- Dimensions shown are measured. For record dimensions, see document(s) noted.
- Only the record documents noted hereon were provided to or discovered by surveyor. No abstract, current title commitment nor other record title documentation was provided surveyor.
- Tract is wholly within the corporate limits of Lebanon, Missouri.
- There may be buried utilities located on this tract.
- See applicable City of Lebanon codes for conditions that might affect the development of this tract.
- Source of ownership information shown hereon is Laclede County GIS.



0 40' 80'
MISSOURI STATE PLANE GRID NORTH
CENTRAL ZONE
BY GPS OBSERVATION

○ SET 1/2" IRON ROD
● FOUND 1/2" IRON ROD
— X — FENCE
FC. COR. FENCE CORNER
B.S.L. BUILDING SETBACK LINE
R/W RIGHT OF WAY

CM Archer Group, P.C. dba:		
ARCHER-ELGIN-SHOTTS		
310 East 6th Street Rolla, Missouri 65401 Phone: 573-364-6362	ENGINEERING SURVEYING ARCHITECTURE	267 East 3rd Street Lebanon, Missouri 65536 Phone: 417-588-7877
Corporate Authority: CM Archer Group, P.C.: E: 2003023612-D, LS: 2004017577-D, A-2016017179		
REVISIONS		
Final Plat of REPLAT OF FRACTIONAL PART LOTS 3, 6, 7 & 8, ALL OF LOTS 4 & 5 IN BLOCK 8 OF ORIGINAL TOWN OF LEBANON AND FRACTIONAL PORTION OF VACATED WALNUT STREET Lebanon, Laclede County, Missouri		
Ross Smithey 1100 Wood Street, Lebanon, Missouri 65536		
DRAWN BY MEP	SCALE 1"=40'	SURVEY NO. J5675
CHK'D RSS	DATE May 9, 2024	



To: Zoning and Planning Commission Proposed for the Meeting Date of: November 13, 2025

Staff Informational Sheet

Topic: Commission Action on a Request for a Plat of Donnelly's Addition No. 3.

CIP Number:

Spent Year To Date:

Budget Amount:

Funding Source:

Subject Matter:

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

Background (problem/explanation):

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

Staff Recommendation:

Planning and Zoning staff see no issues.

Submitted By: Mark Scott, Planning and Zoning Manager

Department: Code Administration

Date:

ATTACHMENTS:

1. Staff Informational Sheet Plat Donnellys Additon No 3
2. 808 N Adams Ave GIS map depiction
3. 808-826 N Adams Ave zoing map depiction
4. Donnelly's Addition No 3 plat depicton
5. L-2623 18x24



To: Planning & Zoning

Proposed for Meeting Date of: November 13th, 2025

Staff Informational Sheet

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

CIP Number: N/A

Budget Amount: N/A

Funding Source: N/A

Subject matter:

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

Background (problem/explanation):

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

Staff Recommendation:

Planning and zoning staff sees no issues.

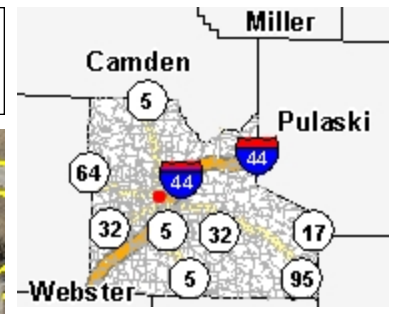
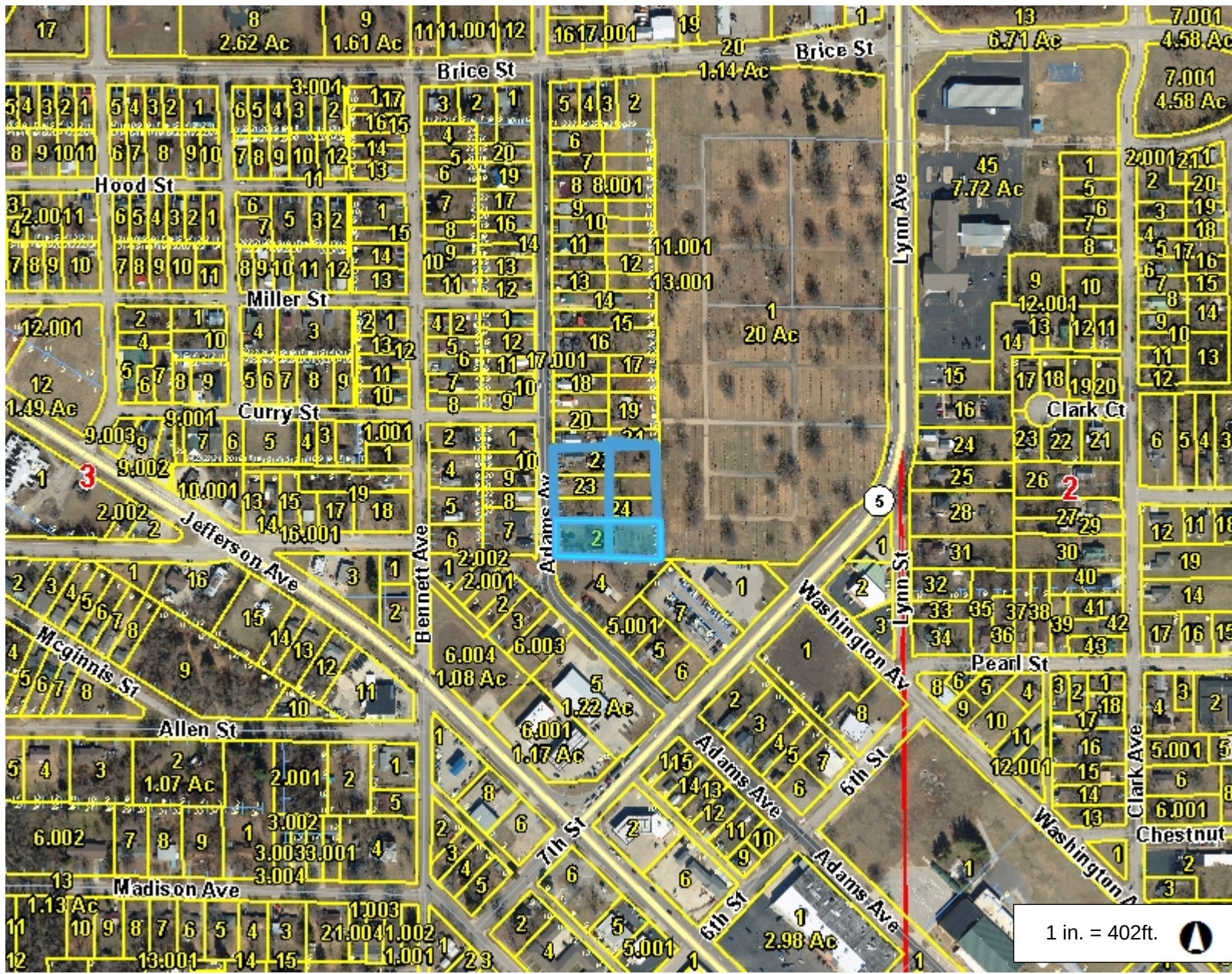
Submitted By: Mark Scott

Title: Planning and Zoning Manager

Department: Code Administration

Date: October 15th, 2025

Laclede County, MO

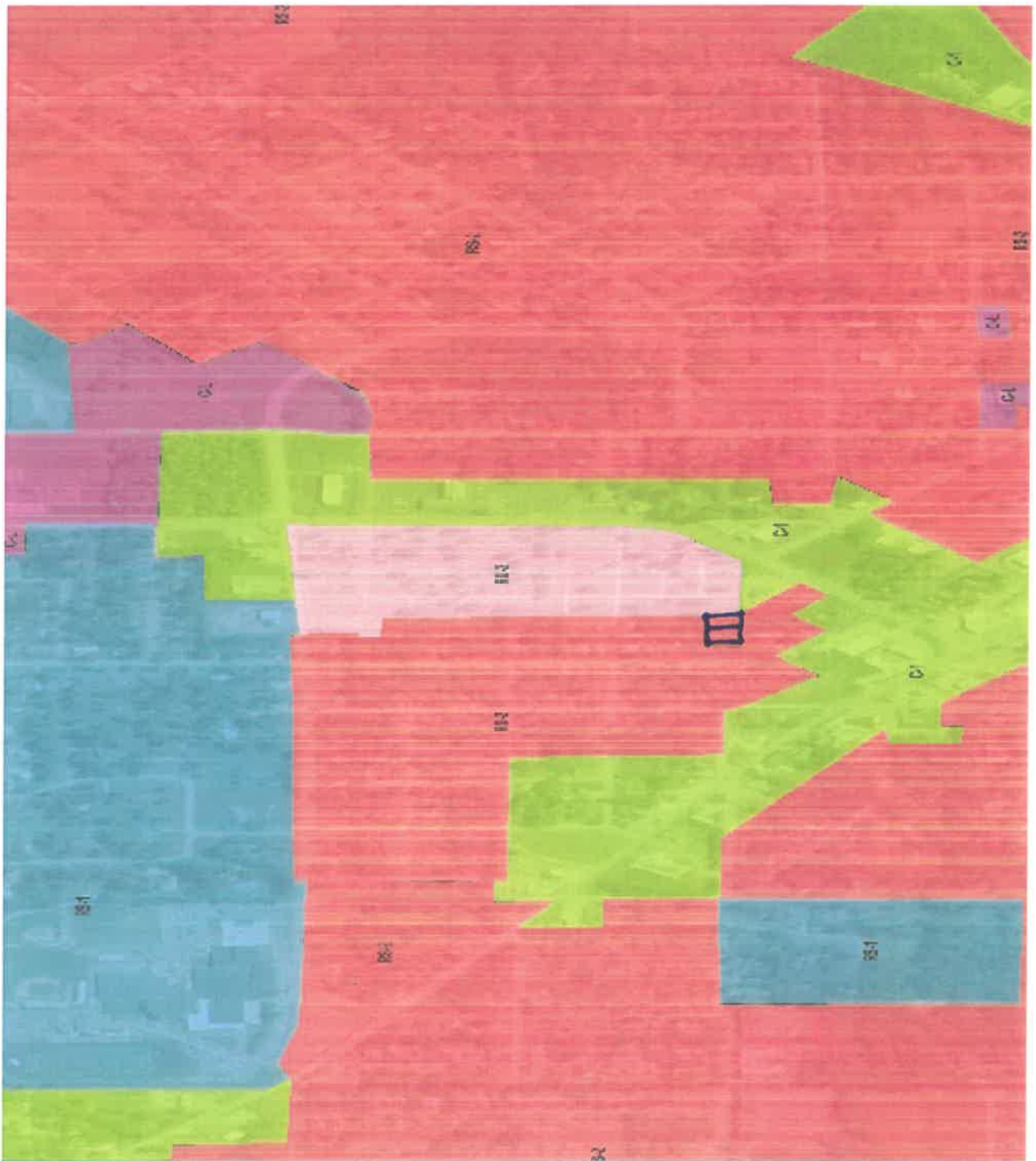


- Legend**
- Road
 - Interstate
 - State Highway
 - Street
 - Parcel
 - Lot Line
 - Corporate Limit Line
 - Section
 - County Boundary

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.

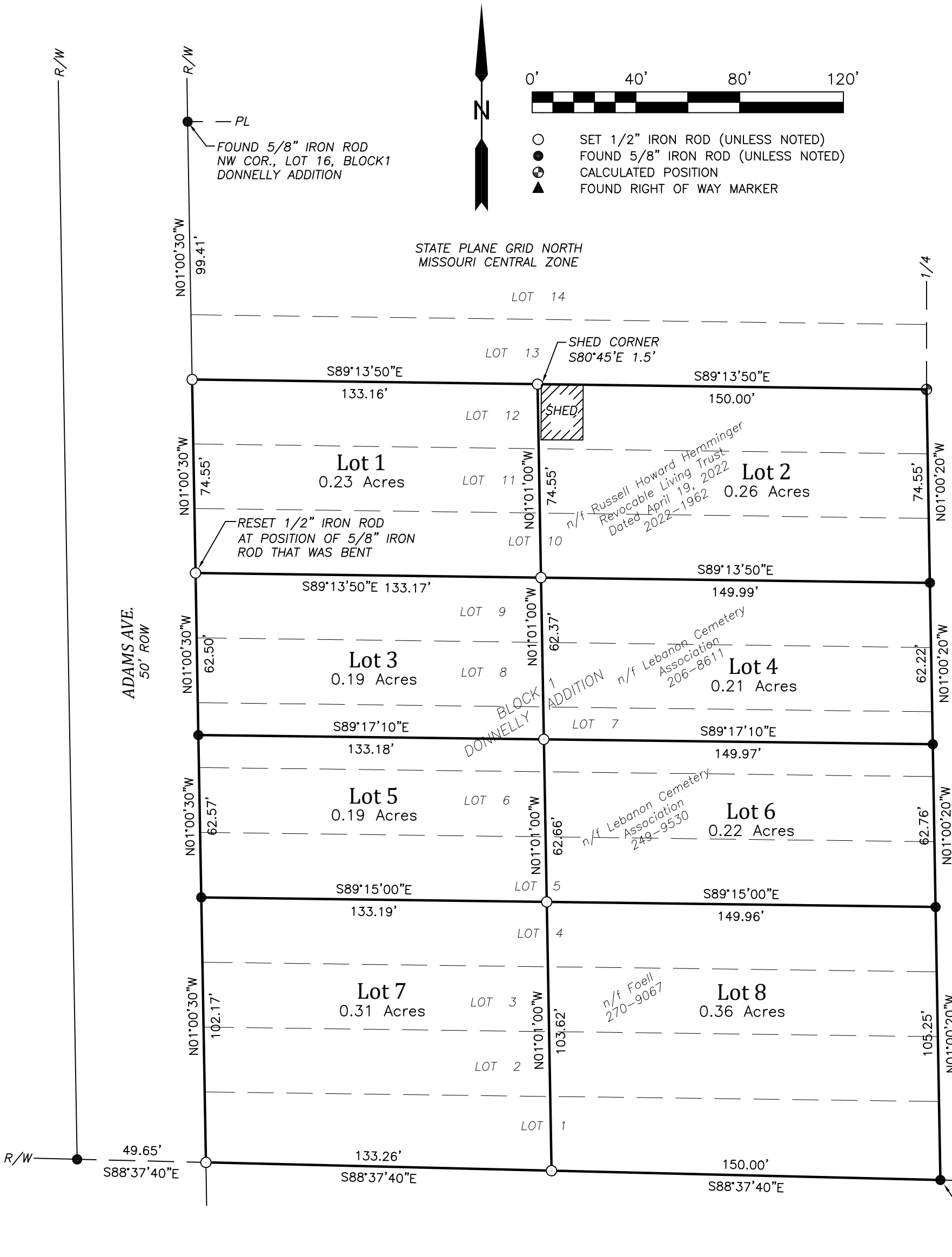
THIS MAP IS NOT TO BE USED FOR NAVIGATION



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

Russell Howard Hemminger

State of _____
County of _____

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 _____

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

Jeff Stokes

State of _____
County of _____

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



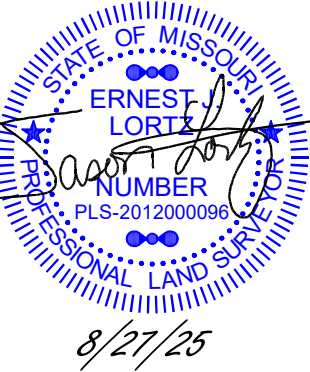
SURVEYOR'S NOTES

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



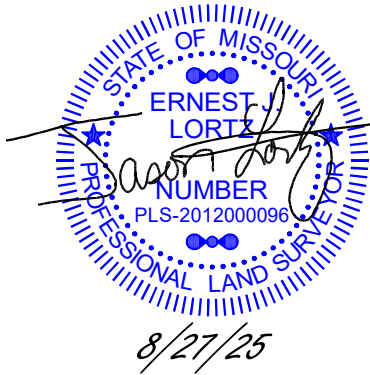
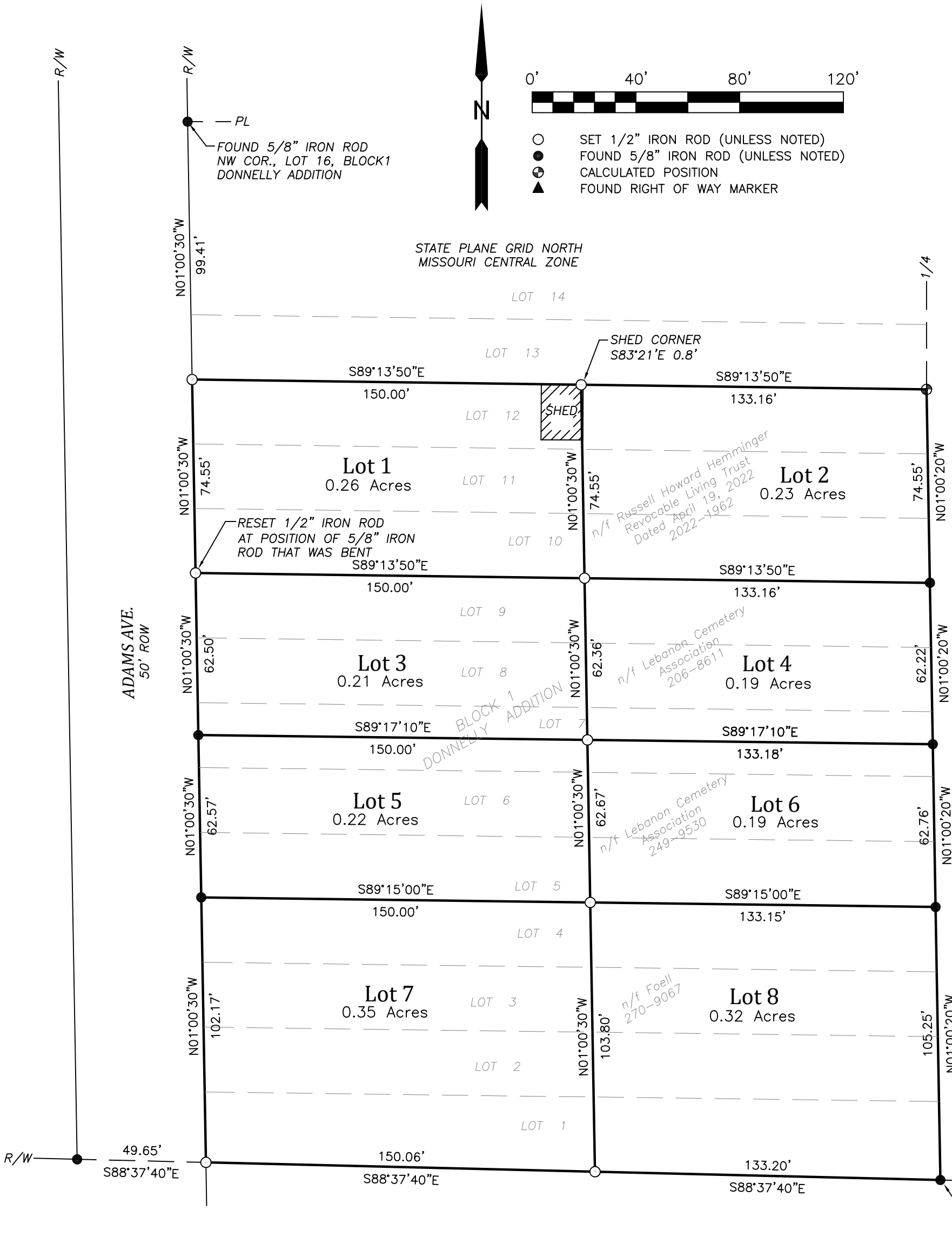
Survey of Lots 1-12
Block 1, Donnelly's Addition
To The City of Lebanon
Laclede County, Missouri

Lebanon Cemetery Association
Lebanon, Missouri

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

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



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.

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

Jeff Stokes

State of _____ }
County of _____ } SS.

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: _____
Lacey Brackett
City Clerk, City of Lebanon

Jared Carr
Mayor, City of Lebanon

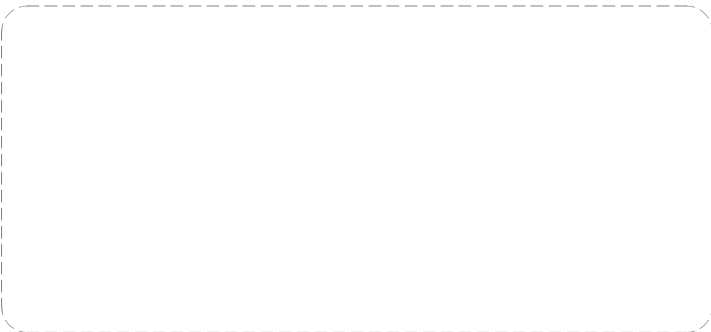
COUNTY & CITY TAX RELEASE

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.

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'
Checked by
EJL
Date 8/27/2025
Survey No.
L-2623