

CITY OF LEBANON
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES
NOVEMBER 13, 2025

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on November 13, 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, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler. Absent: Randy Wall.

A quorum was declared.

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

Approval of Minutes

October 9, 2025, Meeting Minutes

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

Public Hearing

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

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

Planning and Zoning Manager Mark Scott explained that the request would involve dividing one existing plat into four separate plats in order to accommodate Conditional Use for RS-2 Residential Occupancy. He noted that the property owners would be required to appear before the Board of Adjustment for consideration for individual platting, which is necessary. Tim Brown and Brandon Alvarez, owners of BAM Estates LLC, stated that they have invested substantial time, money, and effort into improving the property and providing rental housing in the area. They explained that they were unaware that the property was situated on a non-conforming plat that did not meet RS-2 regulations for Conditional Use and expressed their intent to take the necessary steps to bring the matter before the Board of Adjustments within the next 120 days to achieve compliance.

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

Planning and Zoning Manager Mark Scott stated this is zoned RS-1 Residential and 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.

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

Planning and Zoning Manager Mark Scott stated that this property must be properly platted for any new construction. This is zoned RS-2 Residential Plat from two lots to three lots, and the utility access has been confirmed by PW Director R. Shockley.

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

Planning and Zoning Manager Mark Scott stated this is an M-1 light industrial district and requests a plat from Lebanon acreage from one lot to two lots. Staff see no issue.

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

Planning and Zoning Manager Mark Scott indicates this is a C-1 General Commercial and requests to replat and vacate an alley at 910 N Jefferson Ave., and stated that typical alley vacates are divided in half. This alley was dedicated solely from the existing lot and will revert to the original lot.

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

Planning and Zoning Manager Mark Scott stated that this is zoned RS-2 Residential, and a Conditional Use is required for multifamily housing in an RS-2 district. Planning and Zoning staff see no issues.

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

Planning and Zoning Manager Mark Scott stated this is an RS- 2 Residential District, and a Conditional Use is required to build duplex housing in RS-2. Staff has no objection.

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

Planning and Zoning Manager Mark Scott stated that this is zoned RS-2 Residential and property must be properly platted for any new construction. Plat from four lots to eight lots, and that utility access has been confirmed by PW Director R. Shockley. Staff see no issues.

Commission Action

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

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

Shirley Tarwater moved and Chris Meckem seconded that the Commission approve a Request for a Conditional Use for RS-2 Residential Occupancy located at 333 Lincoln and 595 Chestnut Ave., with the caveat that it be brought before the Board of Adjustments within 120 days to

address the Discontinuance of Nonconforming Uses. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

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

David Wheeler moved and Shirley Tarwater seconded that the Commission approve a Request for a Plat of Wolken Subdivision at 817 Holman Road. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

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

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

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

Joe Berkich moved and Randy Randolph seconded that the Commission approve a Request for an M-1 Light Industrial District to be platted from one lot to two lots located at 831 Tower Road. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

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

Shirley Tarwater moved and Chris Meckem seconded that the Commission approve a Request for a replat of lot 9 and part of the vacated alley in Block 1, John Crow's Addition at 910 N Jefferson Ave., with the caveat of updating the final plat with a 10-foot front easement. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

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

David Wheeler moved and Travis Townsend seconded that the Commission approve a Request for a Conditional Use for multifamily housing located at 1055 St. Louis Street. Motion as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

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

Randy Randolph moved and Joe Berkich seconded that the Commission approve a Request for a Conditional Use to build duplexes at 1253 and 1273 Main Street. Motion carried as follows: Yea: (8) Michall Holmes, Chris Meckem, Joe Berkich, Randy Randolph, Jeff Stokes, Shirley

Tarwater, Travis Townsend, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Randy Wall.

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

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

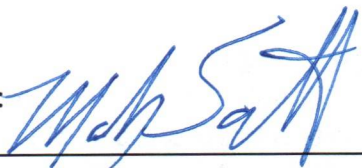
Commission and Staff Discussion

Planning and Zoning Manager Mark Scott expressed appreciation to the Board for their flexibility in helping the landowners achieve their requests.

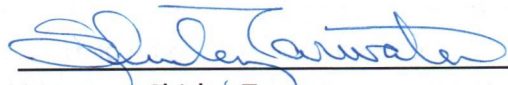
Adjournment

Chairman Stokes declared the meeting adjourned at 6:37 p.m.

ATTEST:



Planning and Zoning Manager Mark Scott



Secretary Shirley Tarwater

January 8, 2026

Minutes Approved