

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES  
JANUARY 8, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on January 8, 2026 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: Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler. Absent: Chris Meckem, Randy Randolph.

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

November 13, 2025, Regular Meeting

Shirley Tarwater moved and Randy Wall seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Joe Berkich, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (1) John Elmore; Absent: (2) Chris Meckem, Randy Randolph.

Public Hearing

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

REQUEST FOR A REPLAT OF ALLENS FIRST SUBDIVISION LOCATED AT 1060 N JEFFERSON AVENUE

Planning and Zoning Manager Mark Scott stated that the request was for a replat of Allens First Subdivision, located at 1060 N. Jefferson Avenue. He provided background information, noting that the property is zoned C-1 General Commercial and must be properly platted for any new construction. He also confirmed that utility access has been reviewed and approved by Public Works Director R. Shockley.

REQUEST A REZONE OF HAYES ADDITION BLOCK 1 FROM RS-2 RESIDENTIAL TO C-1 GENERAL COMMERCIAL

Planning and Zoning Manager Mark Scott stated this was a request for a rezone of Hayes Addition block 1, Lots 4 & 5, from RS-2 Residential to C-1 General Commercial, and that adding these two Lots will join Lots 1, 2, and 3 of Hayes Addition in sharing the same Commercial C-1 zone and will be a continuous C-1 district.

REQUEST FOR A PRELIMINARY PLAT OF CRESTWOOD SUBDIVISION LOCATED AT 1900 S JEFFERSON AVENUE

Planning and Zoning Manager Mark Scott stated this was a request for a Preliminary Plat of Crestwood Subdivision for the purpose of dividing 1 Lot into 4 Lots, located at 1900 S Jefferson Avenue, and the property must be properly platted for any new construction, and indicated that utility access had been confirmed by PW Director R. Shockley.

REQUEST A PLAT OF HOKE-REID PARK FROM ONE LOT TO TWO LOTS LOCATED AT THE 700 BLOCK OF MOUNTROSE STREET

Planning and Zoning Manager Mark Scott stated this is a request for a Plat of Hoke-Reid Park from one Lot to two Lots located on the 700 block of Mountrose Street, and that the Plat's utility access has been checked and signed by PW Director R. Shockley.

REQUEST A REZONE OF WOLKEN SUBDIVISION FROM RS-1 RESIDENTIAL TO C-1 GENERAL COMMERCIAL

Planning and Zoning Manager Mark Scott shared that this item is a request to rezone the Wolken Subdivision from RS-1 Residential to C-1 General Commercial. The proposed rezone of 817 Holman Road is adjacent to 1440 and 1480 W. Elm Street and the property at 1440 W. Elm Street is zoned C-1; however, the zoning map does not accurately reflect the lot depiction for 1440 W. Elm Street.

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

COMMISSION ACTION

Election for Chairman

Commission Member Randy Wall nominated David Wheeler for Chairman. Joe Berkich moved, and Randy Wall seconded, to cease nominations. No other nominations were received; therefore, David Wheeler was elected Chairman by acclamation.

REQUEST A REZONE OF HAYES ADDITION BLOCK 1 FROM RS-2 RESIDENTIAL TO C-1 GENERAL COMMERCIAL

Joe Berkich moved and Shirley Tarwater seconded that the Commission approve a request for a rezone of Hayes Addition Block 1 from RS-2 Residential to C-1 General Commercial with the condition that a fence be installed between the C-1 General Commercial and RS-2 Residential zoned properties. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

REQUEST FOR A REPLAT OF ALLENS FIRST SUBDIVISION LOCATED AT 1060 N JEFFERSON AVENUE

Randy Wall moved and David Wheeler seconded that the Commission approve a Request for a Replat of Allens First Subdivision located at 1060 N Jefferson Avenue, with the caveat that the

sewer easement be added to the Plat. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

REQUEST A PRELIMINARY PLAT OF CRESTWOOD SUBDIVISION LOCATED AT 1900 S JEFFERSON AVENUE

Joe Berkich moved and Randy Wall seconded that the Commission approve a Request for a Preliminary Plat of Crestwood Subdivision located at 1900 S Jefferson Avenue, with the agreement to add the electric utility easement. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

REQUEST A PLAT OF HOKE-REID PARK FROM ONE LOT TO TWO LOTS LOCATED AT THE 700 BLOCK OF MOUNTROSE STREET

Randy Wall moved and Travis Townsend seconded that the Commission approve a Request for a Plat of Hoke-Reid Park from one Lot to two Lots located at the 700 Block of Mountrose Street. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

REQUEST A REZONE OF WOLKEN SUBDIVISION FROM RS-1 RESIDENTIAL TO C-1 GENERAL COMMERCIAL

Shirley Tarwater moved and David Wheeler seconded that the Commission approved a Request for a rezone of Wolken Subdivision from RS-1 Residential to C-1 General Commercial, along with submitting the development plan at a later date. Motion carried as follows: Yea: (7) Joe Berkich, John Elmore, Michall Holmes, Shirley Tarwater, Travis Townsend, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Chris Meckem, Randy Randolph.

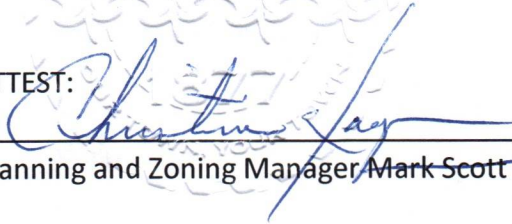
Commission and Staff Discussion

The Board welcomed John Elmore.

Adjournment

Acting Chairman Michall Holmes declared the meeting adjourned at 6:33 p.m.

ATTEST:

  
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Planning and Zoning Manager Mark Scott

  
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Secretary Shirley Tarwater

February 12, 2026

Minutes Approved