

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION REGULAR MEETING MINUTES  
FEBRUARY 12, 2026

BE IT REMEMBERED that the Zoning and Planning Commission of the City of Lebanon, Missouri, met in Regular Session on February 12, 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, Randy Randolph, Shirley Tarwater, David Wheeler. Absent: Chris Meckem, Travis Townsend, Randy Wall.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, Office Support Assistant Dana Hicks, City Administrator Troy Schulte, and Deputy City Clerk Melissa Richardson.

APPROVAL OF MINUTES

January 8, 2026, Regular Meeting Minutes

Joe Berkich moved and Randy Randolph seconded that the Commission approve the minutes as presented. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Public Hearing

Michall Holmes moved and Joe Berkich seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Request for a Conditional Use of Multifamily Dwellings (Build Multiple Four-Plexes) in a C-1 General Commercial District located at 1535 N Jefferson Avenue.

Compliance Specialist Kim Schomaker shared this was a request for a Conditional Use of Multifamily dwellings in a C-1 General Commercial District that the Board of Adjustment had approved.

Aaron Dennis and Cole Childress, owners of the property, stated that privacy fencing would be constructed. Planning and Zoning Commission Member Joe Berkich inquired about the available yard space, and Board Member Shirley Tarwater questioned whether the property was adequate for RS-1 zoning given its location.

Request a Multi-Family Dwelling Site Plan located at 1535 N Jefferson Avenue.

Compliance Specialist Kim Schomaker shared this was a request for a Multi-Family Dwelling Site Plan located at 1535 N. Jefferson Avenue.

Request a Replat of Magnetic Addition Block 9 from three Lots to two Lots, located at 445 Polk Avenue

Code Administrator Christina Wagner explained the replat request for Magnetic Addition, Block 9, from three lots to two lots, was located at 445 Polk Avenue, and the replat would clean up the lot lines.

Planning and Zoning Commission Member Joe Berkich inquired about the fire-damaged house located beside the lots that were proposed for replat, and inquired whether there are any plans in place to address the structure.

Request a Replat of Lewis Addition Block 7, Lot 18, from one Lot to four Lots, located on the 300 block of Lincoln Avenue. (333, 345, 351 Lincoln and 595 Chestnut).

Compliance Specialist Kim Schomaker stated that the request is to replat Lewis Addition, Block 7, Lot 18, from one lot into four lots, located in the 300 block of Lincoln Avenue.

Planning and Zoning Commission Member Shirley Tarwarter asked why the item was being brought back before the Commission and requested a review of the previous action the Board of Adjustment took before the items for consideration by the Planning and Zoning Commission. Deputy City Clerk Melissa Richardson provided the Board of Adjustment minutes from December 11, 2025, and the Planning and Zoning minutes from November 13, 2025, for the Board's review.

Request to approve a Plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

Code Administrator Director Christina Wagner stated this was a request to approve a final plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

Michael Bryant, property owner, was present in support of the final plat. Planning and Zoning Commission Member Shirley Tarwater asked if there was a turnaround at the end of Darlington Road. Planning and Zoning Commission Member Joe Berkich asked if there was a designated lot for a detention pond.

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: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission Action

Commission Action to approve a Conditional Use of Multifamily Dwellings (Build Multiple Four-Plexes) in a C-1 General Commercial District located at 1535 N Jefferson Avenue.

Joe Berkich moved and Michall Holmes seconded that the Commission approve a Request for a Conditional Use of Multi-Family Dwellings in a C-1 General Commercial District located at 1535 N Jefferson Avenue. Motion carried as follows: Yea: (4) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph; Nay: (2) Shirley Tarwater, David Wheeler; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission Action to approve a Multi-Family Dwelling Site Plan is seeking approval, located at 1535 N Jefferson Avenue.

Michall Holmes moved and Randy Randolph seconded that the Commission approve a Request for a Multi-Family Dwelling Site Plan located at 1535 N. Jefferson Avenue. Motion Failed as follows: Yea: (3) Joe Berkich, Michall Holmes, Randy Randolph; Nay: (3) John Elmore, Shirley Tarwater, David Wheeler; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission Action to approve a Replat of Magnetic Addition Block 9 from three Lots to two Lots, located at 445 Polk Avenue

Joe Berkich moved and Michall Holmes seconded that the Commission approve a Request for a replant of Magnetic Addition Block 9 from three lots to two lots located at 445 Polk Avenue with the caveat to have the burnt structure beside the lots to be removed within 60 days and rename the lot 1A and lot 2A. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission Action to approve a Replat of Lewis Addition Block 7, Lot 18 from one Lot to four Lots, located on the 300 Block of Lincoln Ave. (333, 345, 351 Lincoln and 595 Chestnut).

Joe Berkich moved and Michall Holmes seconded that the Commission approve a Request for a replat of Lewis Addition Block 7, Lot 18, from one lot to four lots located on the 300 block of Lincoln Avenue. Motion Failed as follows: Yea: (0) None; Nay: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

Commission Action to approve a Plat for Ridge Creek Subdivision, Phase 3, near the 1500 block of Rolling Hills Road.

Shirley Tarwater moved and John Elmore seconded that the Commission approve a Request for a Final Plat for Ridge Creek Subdivision, Phase 3, near the 1500 Block of Rolling Hills Road with the condition to have a gravel turnaround at the end of Darlington Road. Motion carried as follows: Yea: (6) Joe Berkich, John Elmore, Michall Holmes, Randy Randolph, Shirley Tarwater, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Chris Meckem, Travis Townsend, Randy Wall.

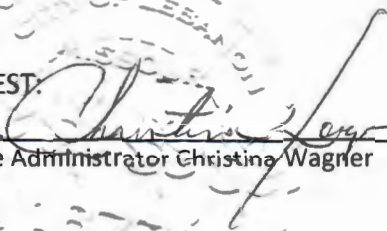
Commission and Staff Discussion

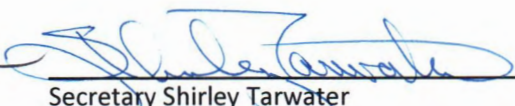
There were no comments

Adjournment

Chairman Wheeler declared the meeting adjourned at 6:51 p.m.

ATTEST:

  
Code Administrator Christina Wagner

  
Secretary Shirley Tarwater

March 12, 2026

Minutes Approved