

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

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

A quorum was declared.

Travis Townsend resigned from the Board on March 6th; therefore, the Board currently consists of 8 members with one vacancy.

Chairman David Wheeler shared that the Request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Avenue needs to have revisions made per MODOT requirements and needs to be removed from the agenda.

Randy Wall moved and Shirley Tarwater seconded that the Commission amend the agenda to remove a request for a Site Plan to build Multifamily Dwellings located at 1535 N Jefferson Avenue due to revisions that need to be made to the Site Plan by MODOT. Motion carried as follows: Yea: (8) Joe Berkich, John Elmore, Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, Randy Wall, and David Wheeler; Nay: (0) None, Abstain: (0) None, Absent: (0) None.

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

APPROVAL OF MINUTES

February 12, 2026, Regular Meeting Minutes

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

PUBLIC HEARING

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

Request a Rezone for Aero Landing from RS-2 Residential to RS-3 Residential located at 2400 Block of Highway 5.

Compliance Specialist Kim Schomaker stated that the item under discussion was a rezoning request for Aero Landing, proposing a change from RS-2 Residential to RS-3 Residential. She also provided the Planning and Zoning Board with several letters and a Neighborhood Petition Form that had been provided the day before the meeting in opposition to the action brought before the Board to be voted on. These letters are attached to the minutes and made part of the permanent record. Several neighborhood members were present and expressed opposition to the rezoning request.

Resident Kay Goodin shared that the RS-3 rezone would allow any type of building structure. She stated the property was originally presented as RS-1 Single-Family Housing, then moved to RS-2, and was now requesting another rezone to an RS-3. She asked whether a fence would be erected between neighboring houses and the subdivision and shared that she believed the entire neighborhood would be greatly affected. She also claimed the property was not buildable due to past burn pits and garbage that had been buried on the site.

Chairman David Wheeler explained that the RS-3 zoning would allow the split of a duplex so that each side could be sold individually and that was the purpose of the request before the board. He added that if the landowners wanted to pursue anything beyond what was presented to the board, it would have to return at a later date to the board for approval.

Matthew Wickland, representing Aero Landing, explained that the purpose of the rezoning request is to allow the sale of individual units within the duplex. He also stated that the Department of Natural Resources had been on site and permits had been issued for the property.

Compliance Specialist Kim Schomaker shared that a civil engineer had also been on site to evaluate any issues that might need to be addressed.

Eddie Amos, a resident of Addison Drive, expressed his displeasure with the proposed construction. He stated that residents were originally told the site would be developed as RS-1 single-family housing and that additional development would increase building density and traffic in the neighborhood. He also stated that he did not receive a letter notifying him of the meeting and requested that the notification requirement in the Code be extended to at least 200 feet.

Request a Final Plat C-1 General Commercial to four (4) Commercial Lots at Crestwood Subdivision 1900 S Jefferson Ave, Plaza Tire.

Compliance Specialist Kim Schomaker shared this request was for a Final Plat C-1 General Commercial for four Lots.

Commission Member Shirley Tarwater asked why a fence was not erected and Commission Member Joe Berkich stated there were actually twelve lots to be platted to four lots.

Jeff Davis spoke on behalf of owners and said there was no plan at this time to build on the four lots.

Resident on Highland Road, Walter Hutton, spoke about the noise, dust and dirt from the construction site and was glad it was completed.

Request for a Rezone from RS-1 Residential to RS-3 Residential of Ridge Creek Subdivision located near the 1500 block of Rolling Hills Road.

Compliance Specialist Kim Schomaker reported the request was to rezone property in the Ridge Creek Subdivision from RS-1 Residential to RS-3 Residential.

Commission Member Shirley Tarwater asked how many access points would be provided to the property. Compliance Specialist Kim Schomaker stated there would be three access roads.

Mr. McShane, a homeowner in the area, stated he was pleased with the resurfacing of Rolling Hills Road, but noted that Rockingham Road was originally zoned for RS-1 Residential development and has now come before the board for rezoning. He expressed concern that if Mr. Bryant were to sell the property in the future, it could lead to additional rezoning requests. He stated that increased density could lead to overcrowding and more children in the area, which could increase the risk of accidents on the road.

Jeff Meads, a homeowner on Greenwood Ridge Road, stated he was concerned about the rights of current landowners. He also expressed concerns regarding increased traffic, the potential for increased crime, and stated that Rolling Hills Road was not engineered to handle heavy traffic. He further noted that the entrance to Rockingham Road is located in what he believes to be a dangerous area.

Developer Mike Bryant stated that it was not his intention to build duplexes in that particular area, but he did not want to create potential spot zoning issues by rezoning only a portion of the property. He explained that his intent would be to place multifamily housing along Sonoma Drive within a 15-acre portion of the property, and that he would prefer to have a setback in that area.

Code Administrator Christina Wagner explained that the request would not constitute spot zoning and provided clarification on the meaning of spot zoning. Commission Member Shirley Tarwater also defined the term.

Commission Member Joe Berkich explained that the difference between RS-1 and RS-2 zoning is that the units cannot be split for separate ownership, whereas RS-3 Residential zoning allows a duplex unit to be divided so that each side may be owned separately.

Chairman David Wheeler stated that the ordinance establishes the rules that the Commission must follow.

Daytona Drive resident J.D. Muschany asked about the possibility of a setback requirement for

the property.

Commission Member Shirley Tarwater explained that such a request would need to go before the Board of Adjustment for consideration of a variance. She further stated that the only matter currently before the Commission was the request to rezone the property from RS-1 to RS-3 Residential.

Daytona Drive resident Jarad Milligan stated that when the proposal previously came before the Planning and Zoning Commission, it was indicated that the development would follow the plan that had been presented at that time. He expressed concern that the property has now returned before the Commission with a request to rezone to RS-3 Residential.

Resident Lindsey Slavens stated she was concerned that rezoning the property from RS-1, which she believes would increase property values, to RS-2 Residential could negatively affect market values.

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

COMMISSION ACTION

Request a Rezone for Aero Landing from RS-2 Residential to RS-3 Residential located at 2400 Block of Highway 5.

Randy Wall moved and Chris Meckem seconded that the Commission approve a Request for a Rezone for Aero Landing from RS-2 to RS-3 Residential located at 2400 Block of Highway 5. Motion Failed as follows: Yea: (3) Joe Berkich, Michall Holmes, Chris Meckem; Nay: (5) John Elmore, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Abstain: (0) None; Absent: (0) None.

Request a Final Plat C-1 General Commercial to four (4) Commercial Lots at Crestwood Subdivision 1900 S Jefferson Ave, Plaza Tire

Joe Berkich moved and Randy Randolph seconded that the Commission approve a Request for a Request a Final Plat C-1 Commercial (Crestwood Subdivision) to four Lots located at 1900 S Jefferson Avenue, Plaza Tires. Motion carried as follows: Yea: (8) Joe Berkich, John Elmore, Michall Holmes, Chris Meckem, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Request for a Rezone from RS-1 Residential to RS-3 Residential of Ridge Creek Subdivision located near the 1500 block of Rolling Hills Road.

Chris Meckem moved and Randy Wall seconded that the Commission approve a Request for a Rezone from RS-1 to RS-3 Residential of Ridge Creek Subdivision located near the 1500 Block of Rolling Hills Road. Motion Failed as follows: Yea: (2) Michall Holmes, Chris Meckem; Nay: (6) Joe Berkich, John Elmore, Randy Randolph, Shirley Tarwater, Randy Wall, David Wheeler; Abstain: (0) None; Absent: (0) None.

COMMISSION AND STAFF DISCUSSION

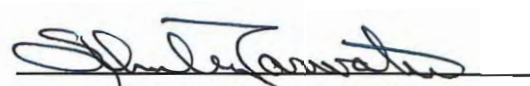
Compliance Specialist Kim Schomaker provided documentation showing the work had been completed as previously directed by the Board. The Board had placed the condition that the burnt structure located beside the lots be removed within sixty (60) days. The structure has since been removed, and the lots associated with Magnetic Addition, located at 445 Polk Street, have been renamed, and the plat has been updated to reflect Lot 1A and Lot 2A.

Commission Member Joe Berkich expressed his appreciation that the City Zoning map has been updated.

Adjournment

Chairman Wheeler declared the meeting adjourned at 7:04 p.m.

ATTEST:


Code Administrator Christina Wagner
Secretary Shirley Tarwater
April 9, 2026
Minutes Approved