

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
February 8, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, February 8, 2024 in the Council Chambers at City Hall located at 401 South Jefferson.

ROLL CALL AND DECLARATION OF A QUORUM

Upon roll call, the following Members were present: Michall Holmes, Chris Meckem, Carrie Plassmeyer, Jeff Stokes, Shirley Tarwater, Kristen Waterman, and David Wheeler. Absent: Randy Randolph and Randy Wall.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Interim Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, and Deputy City Clerk Lacey Brackett.

Wheeler moved and Waterman seconded to amend the agenda to reflect Rezone Request of 2804 Morgan Road from C-1 Commercial and RS-1 Residential to RS-4 Residential as opposed to RS-3 Residential. Motion carried as follows: Yea: (7) Holmes, Meckem, Plassmeyer, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

APPROVAL OF MINUTES

Plassmeyer moved and Meckem seconded that the Commission approve the January 11, 2024 meeting minutes as presented. Motion carried as follows: Yea: (7) Meckem, Plassmeyer, Stokes, Tarwater, Waterman, Wheeler, and Holmes; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

PUBLIC HEARINGS

Tarwater moved and Wheeler seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Motion carried as follows: Yea: (7) Plassmeyer, Stokes, Tarwater, Waterman, Wheeler, Holmes, and Meckem; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

Request to Replat to divide One Lot into Two Lots and Site Plan Approval at the 1000 Block of Lynn Ave

Interim Code Administrator Christina Wagner reported that this was a request for a replat from one lot into two lots and a site plan approval for a proposed Dollar General, sharing that this plat and site plan was located by TH-Rogers Lumber Company.

Engineer for the proposed store, Randy Parrot, reported that they were requesting the replat and site plan and reported that a 50-foot radius was permitted by MoDOT.

Replat Request of Phase 1 Paalm Meadows Subdivision

Interim Code Administrator Christina Wagner reported that this replat was for additional lots to build new residential dwellings. Wagner shared that they had a written note expressing concern

and that they had re-typed it for the Commission to read and review. Wagner expressed that Public Works had reviewed and approved the plat. She shared that a barn is located on the middle of a property line on lot 9.

Code Administrator Joe Berkich shared that this was zoned in an RS-2 Residential and there was a plan for Phase 2 of the property.

Commission Member Plassmeyer expressed her concern about there not being a turnaround at the end of the street and questioned the setback requirements.

Commission Member Stokes shared that they had a letter from Patty Sumnere and requested they have a few minutes to read it.

Request to Replat of Lots 4 and 5, Block 5, Original Town of Lebanon

Interim Code Administrator Christina Wagner shared that this was an RS-2 Residential District and the owner was requesting to combine two lots to construct a dwelling.

William Poo, owner of a property on Cherry Street, inquired if this dwelling would be a rental. Staff replied they had no knowledge of the usage.

Request to Rezone a 6.45 Acre Parcel of Lebanon Acreage on Carmeco Road from C-1 Commercial to M-1 Light Industrial

Interim Code Administrator Christina Wagner reported that the owner was requesting to rezone this parcel of land to align with the same classification as the neighboring parcel.

Request to Rezone 2804 Morgan Road from C-1 Commercial and RS-1 Residential to RS-4 Residential

Interim Code Administrator Christina Wagner shared that this reflected RS-3 when it should have been RS-4 and was amended at the beginning of the meeting. Wagner addressed that the parcel of land had two zoning districts and rezoning it to RS-4 would classify it with the Mobile Home zoning regulations.

Request to Rezone 6 Lots on Ice Cream Way from RS-2 Residential to C-1 Commercial

Interim Code Administrator Christina Wagner reported the owner of this property recently rezoned it to RS-2 from M-1 but has since submitted a preliminary plat and wishes to rezone the north part of the parcels to C-1 Commercial.

Conditional Use Request to Install Donation Boxes located at 747 South Adams Ave, 316 W Commercial St, 600 W Commercial St, 1090 W Elm St., 915 S Jefferson Ave, and 1701 S Jefferson Ave.

Interim Code Administrator Christina Wagner shared the boxes at the above locations were installed without a Conditional Use and reviewed the addresses with the Commission.

The Commission read a letter from a resident located near one of the boxes expressing concern.

A discussion commenced between Wagner and the Commission where they inquired about the possibility of acquiring a map noting where all donation boxes were located. The Commission also asked about future conditional use requests and how these would be managed.

Plassmeyer moved and Meckem seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (7) Stokes, Tarwater, Waterman, Wheeler, Holmes, Meckem, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

COMMISSION ACTION ON A REPLAT TO DIVIDE ONE LOT INTO TWO LOTS AND SITE PLAN APPROVAL AT THE 1000 BLOCK OF LYNN AVE

Wheeler moved and Waterman seconded that the Commission approve a Replat Request to divide One Lot into Two at the 1000 Block of Lynn Ave. Motion carried as follows: Yea: (7) Tarwater, Waterman, Wheeler, Holmes, Meckem, Plassmeyer, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

COMMISSION ACTION ON A SITE PLAN APPROVAL AT THE 1000 BLOCK OF LYNN AVE FOR THE PROPOSED DOLLAR GENERAL STORE

Tarwater moved and Wheeler seconded that the Commission approve a Site Plan Approval at the 1000 Block of Lynn Ave for the proposed Dollar General Store with the condition that MoDOT approve the driveway. Motion carried as follows: Yea: (7) Waterman, Wheeler, Holmes, Meckem, Plassmeyer, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

COMMISSION ACTION ON A REQUEST TO REPLAT PHASE 1 PAALM MEADOWS SUBDIVISION

Wheeler moved and Plassmeyer seconded that the Commission approve a Request to Replat Phase 1 Paalm Meadows Subdivision. Motion failed as follows: Yea: (0) None; Nay: (7) Wheeler, Holmes, Meckem, Plassmeyer, Stokes, Tarwater, and Waterman; Abstain: (0) None; Absent: (2) Randolph and Wall.

COMMISSION ACTION ON A REQUEST TO REPLAT LOTS 4 AND 5, BLOCK 5, ORIGINAL TOWN OF LEBANON

Plassmeyer moved and Waterman that the Commission approve a Request to Replat Lots 4 and 5, Block 5, Original Town of Lebanon. Motion carried as follows: Yea: (7) Holmes, Meckem, Plassmeyer, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

COMMISSION ACTION ON A REZONE REQUEST OF A 6.45 ACRE PARCEL OF LEBANON ACREAGE ON CARMECO ROAD FROM C-1 COMMERCIAL TO M-1 LIGHT INDUSTRIAL

Meckem moved and Wheeler seconded that the Commission approve a Rezone Request of a 6.45 Acre Parcel of Lebanon Acreage on Carmeco Road from C-1 Commercial to M-1 Light Industrial. Motion carried as follows: Yea: (7) Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, Wheeler, and Holmes; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

COMMISSION ACTION ON A REZONE REQUEST OF A REZONE REQUEST OF 2804 MORGAN ROAD FROM C-1 COMMERCIAL AND RS-1 RESIDENTIAL TO RS-4 RESIDENTIAL

Meckem moved and Plassmeyer seconded that the Commission approve a Rezone Request of 2804 Morgan Road from C-1 Commercial and RS-1 Residential to RS-4 Residential. Motion carried as follows: Yea: (7) Plassmeyer, Stokes, Tarwater, Waterman, Wheeler, Holmes, and Meckem; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

COMMISSION ACTION ON A REZONE REQUEST OF 6 LOTS ON ICE CREAM WAY FROM RS-2 RESIDENTIAL TO C-1 COMMERCIAL

Plassmeyer moved and Meckem seconded that the Commission approve a Rezone Request of 6 Lots on Ice Cream Way from RS-2 Residential to C-1 Commercial. Motion carried as follows: Yea: (7) Stokes, Tarwater, Waterman, Wheeler, Holmes, Meckem, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wall.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO INSTALL DONATION BOXES LOCATED AT 747 SOUTH ADAMS AVE, 316 W COMMERCIAL ST, 600 W COMMERCIAL ST, 1090 W ELM ST., 915 S JEFFERSON AVE, AND 1701 S JEFFERSON AVE.

Meckem moved and Plassmeyer seconded that the Commission approve a Conditional Use Request to Install Donation Boxes located at 747 South Adams Ave, 316 W Commercial St, 600 W Commercial St, 1090 W Elm St., 915 S Jefferson Ave, and 1701 S Jefferson Ave. Motion failed as follows: Yea: (0) None; Nay: (7) Stokes, Waterman, Wheeler, Holmes, Meckem, Plassmeyer and Tarwater; Abstain: (0) None; Absent: (2) Randolph and Wall.

Commission Work Session- Proposed Zoning Map

Code Administrator Joe Berkich presented the zoning map and discussion commenced about future zoning regulations.

Commission and Staff Discussion

Code Administrator Joe Berkich expressed his gratitude to the Commission and shared that Christina Wagner would be conducting the meetings.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 7:07 P.M.

ATTEST:

  
Interim Code Administrator  
Christina Wagner

  
Secretary Carrie Plassmeyer

Minutes Approved March 14, 2024