

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
June 13, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, June 13, 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, Jeff Stokes, Shirley Tarwater, Kristen Waterman, and David Wheeler. Absent: Chris Meckem, Carrie Plassmeyer, Randy Randolph, and Randy Wall.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Office Assistant Dana Hicks, and Deputy City Clerk Lacey Brackett.

**APPROVAL OF MINUTES**

Tarwater moved and Wheeler seconded that the Commission approve the May 9, 2024, meeting minutes as presented. Motion carried as follows: Yea: (5) Holmes, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

**PUBLIC HEARINGS**

Tarwater moved and Waterman seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Motion carried as follows: Yea: (5) Stokes, Tarwater, Waterman, Wheeler, and Holmes; Nay: (0) None; Abstain: (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

**Request to Plat (Replat of all of Lots 4, 5, 6, and 7 and SE 4 feet of Lots 8, 9, and 10, and part of Lot 11) and approve a Conditional Use Request to Construct a Duplex; both located at 949 St. Louis Street**

Code Administrator Christina Wagner shared the owner wished to construct a duplex at this location and since it is zoned RS-2 Residential, a Conditional Use was required, and the property also needed to be platted. Wagner reported that it met all setback requirements. Tarwater and Stokes commented over the adjacent lots, where Wagner shared that if the lots were to be platted, they would come back before the Commission.

Ross Smithey shared that there were homes that sat around and there were not any vacant lots.

**Request to Replat One Lot into Two Lots and to Vacate City-Right-Of-Way at 1275 Main Street**  
Code Administrator Christina Wagner reported that this request was to split one lot into two lots and vacate right-of-way at 1275 Main Street, and the reason the City is vacating 15 feet was to get the 75-foot minimum sized lot requirement.

No public comments.

Request to Plat from One Lot into Two Lots of Lebanon Acreage in the 1500 Block of Beck Lane  
Code Administrator Christina Wagner shared that this plat would be from one lot into two lots of Lebanon Acreage, and this would increase the future opportunity for an increase in residential housing or even a possible park.

Commission Member Waterman inquired if this was the Bridge Builders area.

Conditional Use Request for a Second Floor Apartment at 221 E Commercial Street

Code Administrator Christina Wagner presented a letter to the Commission, which Chairman Stokes read out loud and the letter has been included in these minutes and made part of the permanent record. Wagner reported that a Conditional Use must be obtained to have an apartment in the Downtown Business District. Wagner added to her statement that the pre-occupancy inspection was passed, and the first floor planned to be used for multi-use.

Commission Member Holmes inquired that if this were to be turned into a short-term rental, would it come back before the Commission.

Aaron Dennis reported that on June 5<sup>th</sup>, this issue was presented to the Downtown Business District Board in which the Board voted in favor according to Sarah Stewart, the Executive Director of the Downtown Business District.

Conditional Use Request to Install a Contribution For-Profit Box at 1640 Southdale Drive

Code Administrator Christina Wagner advised that a conditional use must be in place for a For-Profit Box, and to do so, owners must provide agreements for regulations, meet setback requirements, and have stickers placed on the boxes.

Owner of United Global Threads, Joshua Ruble, advised that schedules for these particular boxes would be more frequent than in the past and they would remain compliant. He stated that this business did give back and some proceeds went towards services dedicated to human trafficking victims. Ruble also explained their procedure when they received a call on an issue.

Commission Member Holmes questioned the insurance carrier of such boxes.

Commission Members Stokes and Waterman expressed their concern about the issues that have recently happened with the boxes and the lack of communication from the Company to the City when contacted.

Tarwater moved and Wheeler seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5), Tarwater, Waterman, Wheeler, Holmes, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

COMMISSION ACTION ON A REQUEST TO PLAT (REPLAT OF ALL OF LOTS 4, 5, 6, AND 7 AND SE 4 FEET OF LOTS 8, 9, AND 10, AND PART OF LOT 11) LOCATED AT 949 ST. LOUIS STREET

Tarwater moved and Waterman seconded that the Commission approve a Request to Plat (Replat of all of Lots 4, 5, 6, and 7 and SE 4 feet of Lots 8, 9, and 10, and part of Lot 11) located at 949 St. Louis Street. Motion carried as follows: Yea: (5) Waterman, Wheeler, Holmes, Stokes, and

Tarwater; Nay: (0) None; Abstain; (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT A DUPLEX AT 949 ST. LOUIS STREET

Wheeler moved and Tarwater seconded that the Commission approve a Conditional Use Request to Construct a Duplex at 949 St. Louis Street. Motion carried as follows: Yea: (5) Wheeler, Holmes, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain; (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

REQUEST TO REPLAT ONE LOT INTO TWO LOTS AND TO VACATE CITY-RIGHT-OF-WAY AT 1275 MAIN STREET

Tarwater moved and Waterman seconded that the Commission approve a Request to Replat One Lot into Two Lots and to Vacate City-Right-Of-Way at 1275 Main Street. Motion carried as follows: Yea: (5) Holmes, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

REQUEST TO PLAT FROM ONE LOT INTO TWO LOTS OF LEBANON ACREAGE IN THE 1500 BLOCK OF BECK LANE

Wheeler moved and Waterman seconded that the Commission approve a Request to Plat from One Lot into Two Lots of Lebanon Acreage in the 1500 Block of Beck Lane. Motion carried as follows: Yea: (5) Stokes, Tarwater, Waterman, Wheeler, and Holmes; Nay: (0) None; Abstain; (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

CONDITIONAL USE REQUEST FOR A SECOND FLOOR APARTMENT AT 221 E COMMERCIAL STREET

Waterman moved and Tarwater seconded that the Commission approve a Conditional Use Request for a Second Floor Apartment at 221 E Commercial Street. Motion carried as follows: Yea: (5) Tarwater, Waterman, Wheeler, Holmes, and Stokes; Nay: (0) None; Abstain; (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

CONDITIONAL USE REQUEST TO INSTALL A CONTRIBUTION FOR-PROFIT BOX AT 1640 SOUTHDALE DRIVE

Tarwater moved and Holmes seconded to approve a Conditional Use Request for a 6-month term to Install a Contribution For-Profit Box at 1640 Southdale Drive. Motion failed as follows: Yea: (0) None; Nay: (5) Waterman, Wheeler, Holmes, Stokes, and Tarwater; Abstain; (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

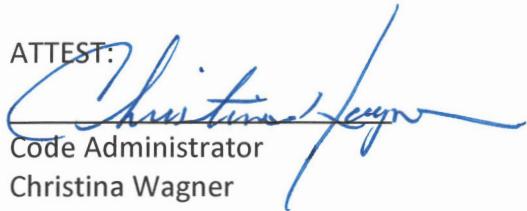
Commission and Staff Discussion

Code Administrator Christina Wagner shared that next month's Planning and Zoning meeting will be held on Thursday, July 18<sup>th</sup>. Wagner also shared that the City would like to provide a dinner to the Commission to show their appreciation and Wagner asked what dates the Commission would prefer.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:45 P.M.

ATTEST:

  
Code Administrator  
Christina Wagner

Secretary Carrie Plassmeyer

Minutes Approved 



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June 3, 2024

To the Downtown Business District:

I am writing as a leader of one of the many organizations that exist within the amazing Downtown Business District here in Lebanon, MO. I love what you are doing to get people more plugged in with the community. It is exciting to see the growth of our great city!

As a church we are growing too, and are in the process of expanding our facilities. We are looking at buying a building at 221 E. Commercial St. that is connected to our property. We hope to utilize the building for assembly, recording, and are considering the possibility of renting out the meeting space to the community and the apartment as either an AirB&B or as a long term residence. Our plans are undetermined and will be based upon our need.

I understand that there is some concern about a church moving in and potentially offering challenges to existing and prospective businesses in Downtown. To that I would like to point out that our presence has been firmly established here for 13 years. We have a proven track record of being a good neighbor to all of the businesses and organizations we have had the privilege of being a neighbor to. Our plans are to continue to do the same moving forward.

We look forward to a long relationship with all of you, working together to make our city a treasure to its citizens. We want nothing but the best for Lebanon. I believe we share that value. If there are any questions, I would welcome your call, please feel free to reach out to me with any of the means listed below.

Grace and Peace,

Kelly Rhoades  
Lead Pastor LifePoint Lebanon  
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