

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
August 8, 2024

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

A quorum was declared.

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

APPROVAL OF MINUTES

Wall moved and Randolph seconded that the Commission approve the July 18, 2024, meeting minutes as presented. Motion carried as follows: Yea: (7) Holmes, Randolph, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (2) Meckem and Plassmeyer.

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) Randolph, Stokes, Tarwater, Wall, Waterman, Wheeler, and Holmes; Nay: (0) None; Abstain; (0) None; Absent: (2) Meckem and Plassmeyer.

Request to Replat Two Lots into One Lot and Vacate Right-of-Way at 914 and 934 N Jefferson Avenue

Code Administrator Christina Wagner shared that the owner of this property wanted to demolish the existing building and build a new building which would be on combined lots. Wagner shared the City would be willing to vacate the alley way.

Denzil Hellesen, a property owner on Laclede Street, suggested that Code Administration include maps of areas under discussion. Hellesen addressed his concerns regarding the vacation of the alley parallel to Laclede and Curry Streets, noting that it could cause issues as several residents walk through that area. Hellesen also expressed his concern about the ongoing problem of trash being dumped in that area.

Commission Member Jeff Stokes shared that the vacate being discussed was part of the replat, but if residents wished to request a vacate behind their home, they would need to request it.

Brad Hopkins, who owns the duplexes behind the area being discussed, said he'd like to see a fence and gate put up between the areas.

Request to Replat One Lot into Two Lots and a Conditional Use Request to Split a Duplex: both requests located at 2128 and 2132 Kay Avenue

Code Administrator Christina Wagner explained that the area was zoned RS-2 Residential, and a Conditional Use had to be approved to split a duplex. Wagner reported that all requirements had been met, and a replat was required for splitting the duplexes.

There were no public comments.

Request to Replat One Lot into Two Lots and a Conditional Use Request to Split a Duplex; both requests located at 2136 and 2140 Kay Avenue

Code Administrator Christina Wagner shared this was the same situation as 2128 and 2132 Kay Avenue and that all requirements had been met.

There were no other public comments.

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

COMMISSION ACTION ON A REQUEST TO REPLAT TWO LOTS INTO ONE LOT AND VACATE RIGHT-OF-WAY AT 914 AND 934 N JEFFERSON AVENUE

Wheeler moved and Waterman seconded that the Commission approve a Request to Replat Two Lots into One Lot and Vacate Right-of-Way at 914 and 934 N Jefferson Avenue. Motion carried as follows: Yea: (7) Tarwater, Wall, Waterman, Wheeler, Holmes, Randolph, and Stokes; Nay: (0) None; Abstain; (0) None; Absent: (2) Meckem and Plassmeyer.

COMMISSION ACTION ON A REQUEST TO REPLAT ONE LOT INTO TWO LOTS LOCATED AT 2128 AND 2132 KAY AVENUE

Randolph moved and Tarwater seconded that the Commission approve a Request to Replat One Lot into Two Lots located at 2128 and 2132 Kay Avenue. Motion carried as follows: Yea: (7) Wall, Waterman, Wheeler, Holmes, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain; (0) None; Absent: (2) Meckem and Plassmeyer.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO SPLIT A DUPLEX LOCATED AT 2128 AND 2132 KAY AVENUE

Tarwater moved and Waterman seconded that the Commission approve a Conditional Use Request to Split a Duplex located at 2128 and 2132 Kay Avenue. Motion carried as follows: Yea: (7) Waterman, Wheeler, Holmes, Randolph, Stokes, Tarwater, and Wall; Nay: (0) None; Abstain; (0) None; Absent: (2) Meckem and Plassmeyer.

COMMISSION ACTION ON A REQUEST TO REPLAT ONE LOT INTO TWO LOTS LOCATED AT 2136 AND 2140 KAY AVENUE

Tarwater moved and Wheeler seconded that the Commission approve a Request to Request to Replat One Lot into Two Lots Located At 2136 and 2140 Kay Avenue. Motion carried as follows: Yea: (7) Wheeler, Holmes, Randolph, Stokes, Tarwater, Wall, and Waterman; Nay: (0) None; Abstain; (0) None; Absent: (2) Meckem and Plassmeyer.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO SPLIT A DUPLEX LOCATED AT 2136 AND 2140 KAY AVENUE

Tarwater moved and Waterman seconded that the Commission approve a Conditional Use Request to Split a Duplex located at 2136 and 2140 Kay Avenue. Motion carried as follows: Yea: (7) Holmes, Randolph, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (2) Meckem and Plassmeyer.

COMMISSION AND STAFF DISCUSSION

Contribution for Profit Boxes update

Compliance Specialist Kim Schomaker presented a document to the Commission that was given to applicants seeking conditional uses for contribution boxes. Schomaker asked the Commission if they would consider setting a limit on the number of boxes or possibly imposing a term limit for them.

Commission Member Waterman expressed her disappointment with the contribution boxes accumulating trash outside of them and mentioned that Lebanon already had several locations where residents could donate and give back to the members of the Community.

Code Administrator Christina Wagner and Schomaker explained that the only contribution box in Lebanon was on Elm Street, which remained there due to a miscommunication, as they were under the impression that the Commission had approved it. However, the owner added another box there without permission.

In closing the discussion, the Commission advised that if an owner did not remove the boxes, they would consider alternate options, such as sending a letter or issuing a citation.

Schomaker discussed long-term food trailers in Lebanon, noting that she contacted the State of Missouri and found that the state does not regulate food trucks that remain in one place for over 120 days. She mentioned that there is no ordinance specifically addressing food trucks, and they are generally located on private property.

Commission Member Stokes stated that this issue would need to be discussed by the City Council.


Commission Member Wall added that the number of food trucks would likely decrease once winter arrived. Wall also requested that the Commission investigate the trash in the alleyway that Mr. Hellesen mentioned.

Wagner also shared that they would be working on a day for the appreciation luncheon and the date of August 19<sup>th</sup> was determined.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:54 P.M.

ATTEST:

  
Code Administrator  
Christina Wagner

  
Secretary Carrie Plassmeyer

Minutes Approved September 12, 2024

