

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
August 11, 2022

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, August 11, 2022, 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: Mike Evans, Chris Meckem, Carrie Plassmeyer, Shirley Tarwater, Randy Wall, and David Wheeler. Absent: Randy Randolph, Jeff Stokes, and Kristen Waterman.

A quorum was declared.

Commission Member Tarwater filled in as Chairman in the absence of Jeff Stokes.

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

Minutes were taken by Deputy City Clerk Lacey Brackett

APPROVAL OF MINUTES

Plassmeyer moved and Evans seconded that the Commission approve the July 14, 2022, meeting minutes as presented. Motion carried as follows: Yea: (6) Evans, Meckem, Plassmeyer, Tarwater, Wall, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Randolph, Stokes, and Waterman.

PUBLIC HEARINGS

Meckem moved and Wheeler seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (6) Evans, Meckem, Plassmeyer, Tarwater, Wall, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Randolph, Stokes, and Waterman.

Conditional Use Request to Operate a Church (Cowboy Church) at 200 W. Commercial St.

Code Administrator Joe Berkich advised the Commission that a church wished to operate at 200 W. Commercial Street in Downtown Lebanon. Berkich advised that this was the same location of a Food Pantry that requested a Conditional Use Request from the Zoning and Planning Commission in the past and was denied.

Stanley Bunch, who works at the establishment next door to 200 W. Commercial, stated that the property had always served the community and he would like to see it used. Bunch expressed that he had talked to neighboring businesses, and he had not heard any objections regarding the church being established.

Laclede Cowboy Church Clerk Stacie Winfrey advised the Commission that the church was aware that if the conditional use was approved, any new businesses that would be within 300 Feet of the church and wished to serve intoxicating liquor or non-intoxicating beer would be required to obtain, in writing, a consent letter from the managing board of the church. Winfrey advised that the Church would not have an issue allowing the establishment to serve intoxicating liquor.

Downtown Business Director Cynthia Coffman expressed to the Commission that Downtown Lebanon received the Outstanding Community Empowerment Grant award from Missouri Main Street. Coffman expressed how much she appreciated the Commission, community, and the City leaders who made the award possible. She advised that Commercial Street in downtown Lebanon currently had a three percent vacancy rate. She also expressed that Downtown Lebanon wanted to continue with the revitalization and community empowerment. Coffman also shared that per a survey, citizens listed that they wished to see more stores, entertainment, and restaurants in the downtown area.

Conditional Use Request to Operate an Airbnb at 522 and 522B S Adams St.

Code Administrator Joe Berkich shared with the Commission that this was a request to operate an Airbnb. He shared that an Airbnb was approved around this location in the past. He advised that the Airbnb had adequate parking in the rear of the dwelling, and also had a separate structure on the premise that the owner wished to make an Airbnb as well. There were no public comments.

Mini-Golf Facility at 2500 Evergreen Parkway

Code Administrator Joe Berkich advised that this location was zoned in a C-1 Commercial District which required a Conditional Use Request.

Owner of the business, Alison McCaslin, advised that she was a social worker and wanted to bring entertainment to Lebanon for citizens.

Conditional Use Request to Construct Duplexes on Lots 55, 56, 79, and 80 of Flatwood Estates

Code Administrator Joe Berkich shared that this would be in a new subdivision off of Ivey Lane. He stated the owner requested to build duplexes on four lots. There were no public comments.

Plassmeyer and Evans seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (6) Evans, Meckem, Plassmeyer, Tarwater, Wall, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Randolph, Stokes, and Waterman.

COMMISSION ACTION ON CONDITIONAL USE REQUEST TO OPERATE A CHURCH (COWBOY CHURCH) AT 200 W. COMMERCIAL ST.

Wall moved and Evans seconded that the Commission approve a Conditional Use Request to Operate a Church (Cowboy Church) at 200 W. Commercial St.

A brief discussion commenced between the Commission.

Motion carried as follows: Yea: (1) Evans; Nay: (5) Meckem, Plassmeyer, Tarwater, Wall, and Wheeler; Abstain; (0) None; Absent: (3) Randolph, Stokes, and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE AN AIRBNB AT 522 AND 522B S ADAMS ST.

Evans moved and Plassmeyer seconded that the Commission approve a Conditional Use Request to Operate an Airbnb at 522 and 522B S Adams St. Motion carried as follows: Yea: (6) Evans, Meckem, Plassmeyer, Tarwater, Wall, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Randolph, Stokes, and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A MINI-GOLF FACILITY AT 2500 EVERGREEN PARKWAY

Plassmeyer moved and Meckem seconded that the Commission approve a Conditional Use Request to Operate a Mini-Golf Facility at 2500 Evergreen Parkway. Motion carried as follows: Yea: (6) Evans, Meckem, Plassmeyer, Tarwater, Wall, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Randolph, Stokes, and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT DUPLEXES ON LOTS 55, 56, 79, AND 80 OF FLATWOOD ESTATES

Plassmeyer moved and Wall seconded that the Commission approve a Conditional Use Request to Construct Duplexes on Lots 55, 56, 79, and 80 of Flatwood Estates. Motion carried as follows Yea: (6)

Evans, Meckem, Plassmeyer, Tarwater, Wall, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Randolph, Stokes, and Waterman.

STAFF DISCUSSION

None.

COMMISSION DISCUSSION

None.

ADJOURNMENT

Commission Member Tarwater declared the meeting adjourned at 6:28 P.M.

ATTEST:

  
Code Administrator  
Joe Berkich

  
Secretary Carrie Plassmeyer

Minutes Approved September 8, 2022