



FESTUS PLANNING & ZONING COMMISSION
Meeting Agenda
Meeting to be held at City Hall
August 20, 2026

- I. Roll Call- 6:30 p.m.**
- II. Approval of Minutes**
- III. Remarks from Visitors**
- IV. New Business**
 - A. Major Subdivision/Lots Split – Parcel #'s 11-7.0-36.0-0-000-015.03
and 18-1.0-01.0-1-006-001.01 on Horine Rd**
- V. Old Business**



Planning Department Report to Planning & Zoning

General Information:

Meeting Date: August 20, 2026
App. Request: Major Subdivision/Lots Splits

Address of Site:
Parcel Numbers: 11-7.0-36.0-0-000-015.03
18-1.0-01.0-1-006-001.01

Applicant Name: Laiben Homes
Street Address: 510 S. Truman Blvd
City, State, Zip: Festus MO 63028

Owner Name: JLG Partners, LLC
Street Address: 510 S. Truman Blvd
City, State, Zip: Festus MO 63028

Size of Tract: +/- 8.07Acres/+/-20.9 Acres
Current Zoning: R-1 (One-Family)

Prepared By: Jim Walker
Date: July 24, 2026

Attachments: Application
Street View
Overhead

Surrounding Zoning:

Applicants properties are zoned R-1 (One-Family)

Surrounding properties are zoned R-1 (One Family), R-4 (Multiple Family), N-1 (Non Urban) and I-1 (Industrial)

Applicant Properties:

R-1 One Family

Petition Request:

The applicant is seeking approval to subdivide the properties from 2 parcels to 10 parcels to put in 10 residential homes

Planning Dept. Analysis:

The properties are currently unoccupied/vacant land

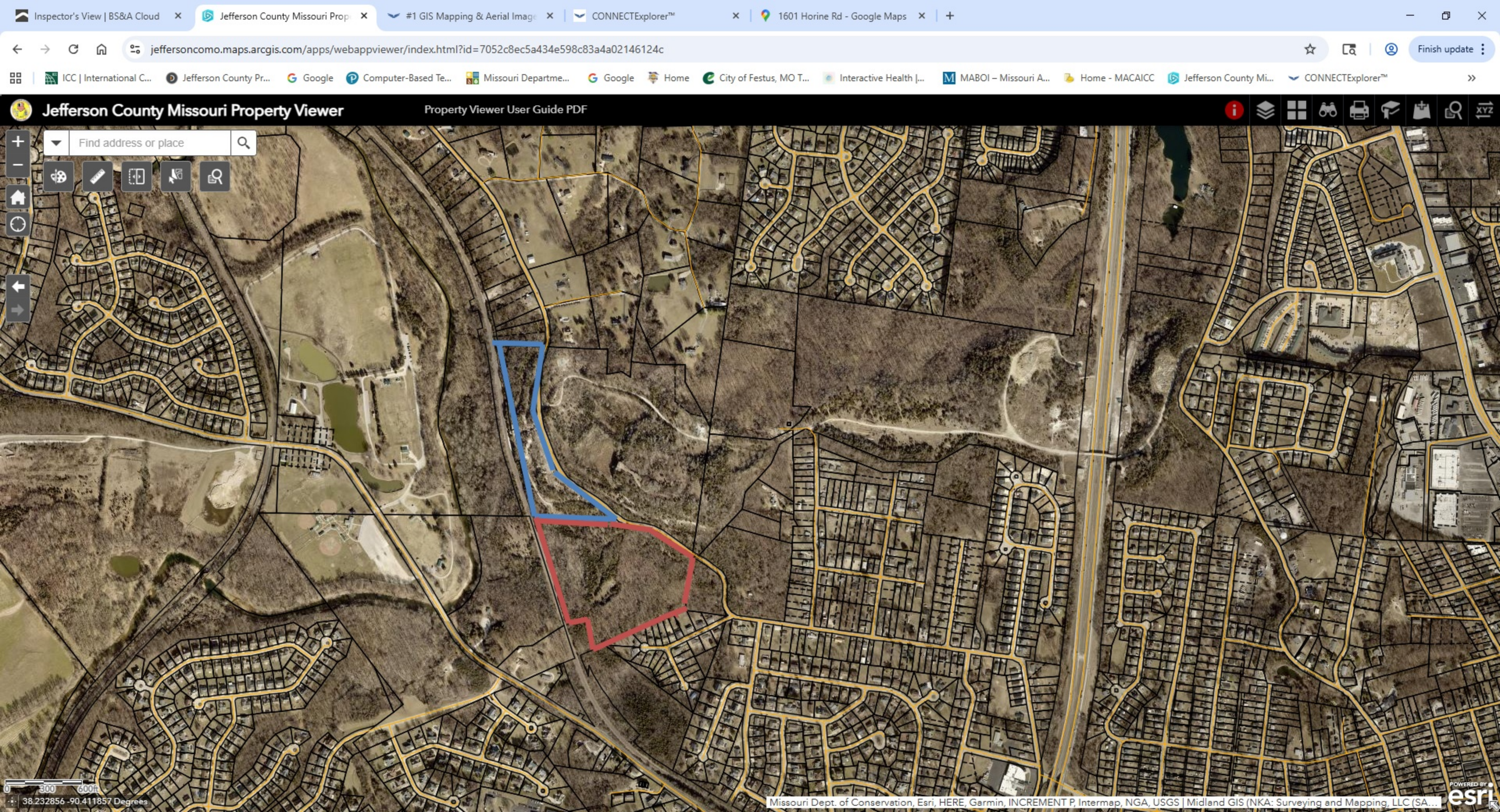
The applicant proposes a 10 lot single family subdivision

The applicant will still need to provide a Sketch Plan/Preliminary Plat Plan and Final Plat Plan for Planning and Zoning and Council approval prior to building homes

A required 30' easement has been given for lot 10.

Similar developments have required turn around or hammerhead driveways

All other building and zoning codes or ordinances will be required for any development



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1805 Horine Rd
Festus, Missouri

Google Street View

Nov 2024 [See more dates](#)

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Festus, Missouri

Google Street View

Nov 2024 [See more dates](#)

Festus Planning & Zoning Commission
Meeting Minutes
July 16, 2026

Members Present – Danny Lipina, Mayor Sam Richards, Bryant Allen, Patrick Henderson, Sam Ogle, Jim Tinnin, Clarence Tucker, and Allen McCarthy

Members Not Present: Judy Williams

Also Present: Jim Walker, Heather Cochran, & Adam Mitchell

Danny Lipina called the meeting to order at 6:30 p.m.

Bryant Allen made a motion to approve the minutes from the June 18, 2026, meeting as submitted, seconded by Patrick Henderson. All ayes, motion carried.

Remarks of Visitors:

John Lee – Hickory Ln
Grant Winnett – Buck Creek Rd
Matt Drinnen – building off Buck Creek Rd
David Shelton – Buck Creek Rd
Will Sago – Buck Creek Rd

New Business

A. Preliminary Plan – 2351 Buck Creek Rd

The applicant is seeking approval for a preliminary plan at 2351 Buck Creek Rd. The property is currently zoned N-1 (Non-Urban) Surrounding properties are either zoned R-1 (Single Family), N-1 (Non-Urban) or outside the city limits. The property is vacant and undeveloped. The PUD for this development was passed through Planning and Zoning as well as City Council. The sketch plan reflects a development of 129 new homes. All other building and zoning codes or ordinances will be required for any development.

Jim Walker gave a report.

Igor Gustev, representing the applicant, joined the meeting to answer any questions.

The board had a discussion.

Danny Lipina asked if the commission had any questions and for a motion.

Patrick Henderson made a motion to approve. Sam Ogle seconded.

Vote was as follows: Allen – Y, Henderson – N, Lipina – Y, Sam Ogle – N, Mayor – Y, Tucker – N, McCarthy – Y, Tinnin – Y. Vote was 5 Yay, 3 Nay. Motion carried as submitted and will go to the City Council meeting on Monday, July 27, 2026.

Old Business

None

Citizens to be heard

None

Patrick Henderson made a motion to adjourn, seconded by Bryant Allen. All ayes, motion carried. The meeting was adjourned at 7:24 p.m.