

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
September 12, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday September 12, 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, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Kristen Waterman, and David Wheeler. Absent: Chris Meckem and Randy Wall.

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

Plassmeyer moved and Tarwater seconded that the Commission approve the August 8, 2024, meeting minutes as presented. Motion carried as follows: Yea: (6) Holmes, Plassmeyer, Randolph, Stokes, Tarwater, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Meckem, Wall and Waterman.

PUBLIC HEARINGS

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

Request for a Replat from One lot to Five Lots located at 500 Block of Cherry Street

Code Administrator Christina Wagner explained that this would be a replat from one lot to five lots, as well as vacating Walnut Street, Wood Street, and half of St. Louis Street. Wagner advised the replat met all requirements.

Commission Member Tarwater raised a concern about whether the replat would create landlocked lots.

There were no public comments.

Request for a Conditional Use to Construct Duplexes on Lots 1, 2, 3, 4, 5, and 6 located at 400 Block Willis Ct

Code Administrator Christina Wagner informed the Commission that the property owner was requesting a conditional use permit to construct duplexes on multiple lots. She mentioned that some of the lots would require a larger setback to meet the 75-foot requirement.

Chairman Stokes read a letter from a neighbor, Stachia Helton, who resides near the lots (The email is attached and made part of the permanent record). He also clarified that the Commission

does not consider individual property values in its decisions, noting that the lots are zoned RS-2, which permits development.

The property owner, Cary King, stated that he was available to answer any questions from the Commission.

Commission Member Tarwater suggested that Mr. King consider adding a fence to separate the neighboring house from the development. Mr. King responded that he would take the suggestion into consideration.

Commission Member Holmes inquired whether the units were intended for long-term or short-term rentals. Mr. King explained that he plans to offer them as long-term rentals.

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

COMMISSION ACTION ON A REQUEST FOR A REPLAT FROM ONE LOT TO FIVE LOTS LOCATED AT 500 BLOCK OF CHERRY STREET

Tarwater moved and Plassmeyer seconded that the Commission approve a Request for a Replat from One lot to Five Lots located at 500 Block of Cherry Street. Motion carried as follows: Yea: (6) Stokes, Tarwater, Wheeler, Holmes, Plassmeyer, and Randolph; Nay: (0) None; Abstain; (0) None; Absent: (3) Meckem, Wall, and Waterman.

COMMISSION ACTION ON A REQUEST FOR A CONDITIONAL USE TO CONSTRUCT DUPLEXES ON LOT 1 LOCATED AT 400 BLOCK WILLIS CT

Plassmeyer moved and Randolph seconded that the Commission approve a Request for a Conditional Use to Construct Duplexes on Lot 1 located at 400 Block Willis Ct. Motion carried as follows: Yea: (6) Tarwater, Wheeler, Holmes, Plassmeyer, Randolph, and Stokes; Nay: (0) None; Abstain; (0) None; Absent: (3) Meckem, Wall, and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT DUPLEXES ON LOT 2 LOCATED AT 400 BLOCK WILLIS CT

Tarwater moved and Wheeler seconded that the Commission approve a Request for a Conditional Use to Construct Duplexes on Lot 2 located at 400 Block Willis Ct. Motion carried as follows: Yea: (6) Wheeler, Holmes, Plassmeyer, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain; (0) None; Absent: (3) Meckem, Wall, and Waterman.

COMMISSION ACTION ON A REQUEST FOR A CONDITIONAL USE TO CONSTRUCT DUPLEXES ON LOT 3 LOCATED AT 400 BLOCK WILLIS CT

Plassmeyer moved and Tarwater seconded that the Commission approve a Request to Request for a Conditional Use to Construct Duplexes on Lot 3 located at 400 Block Willis Ct. Motion carried as follows: Yea: (6) Holmes, Plassmeyer, Randolph, Stokes, Tarwater, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Meckem, Wall, and Waterman.

COMMISSION ACTION ON A REQUEST FOR A CONDITIONAL USE TO CONSTRUCT DUPLEXES ON LOT 4 LOCATED AT 400 BLOCK WILLIS CT

Tarwater moved and Plassmeyer seconded that the Commission approve a Request for a Conditional Use to Construct Duplexes on Lot 4 located at 400 Block Willis Ct. Motion carried as follows: Yea: (6) Plassmeyer, Randolph, Stokes, Tarwater, Wheeler, and Holmes; Nay: (0) None; Abstain; (0) None; Absent: (3) Meckem, Wall, and Waterman.

COMMISSION ACTION ON A REQUEST FOR A CONDITIONAL USE TO CONSTRUCT DUPLEXES ON LOT 5 LOCATED AT 400 BLOCK WILLIS CT

Plassmeyer moved and Tarwater seconded that the Commission approve a Request for a Conditional Use to Construct Duplexes on Lot 5 located at 400 Block Willis Ct. Motion carried as follows: Yea: (6) Randolph, Stokes, Tarwater, Wheeler, Holmes, and Plassmeyer; Nay: (0) None; Abstain; (0) None; Absent: (3) Meckem, Wall, and Waterman.

COMMISSION ACTION ON A REQUEST FOR A CONDITIONAL USE TO CONSTRUCT DUPLEXES ON LOT 6 LOCATED AT 400 BLOCK WILLIS CT

Plassmeyer moved and Wheeler seconded that the Commission approve a Request for a Conditional Use to Construct Duplexes on Lot 6 located at 400 Block Willis Ct. Motion carried as follows: Yea: (6) Stokes, Tarwater, Wheeler, Holmes, Plassmeyer, and Randolph; Nay: (0) None; Abstain; (0) None; Absent: (3) Meckem, Wall, and Waterman.

COMMISSION AND STAFF DISCUSSION

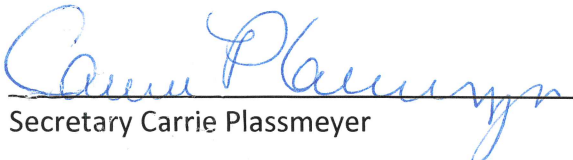
None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:17 P.M.

ATTEST:


Code Administrator
Christina Wagner


Secretary Carrie Plassmeyer

Minutes Approved October 10, 2024

From: [Stachia Helton](#)
To: [Christina Wagner](#)
Subject: Zoning on Loring
Date: Thursday, September 12, 2024 2:43:34 PM

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Stachia Helton and I am sending this email in regards to the zoning that is around my home at 1191 Loring here in Lebanon. Although I am unable to attend this meeting in person, there are a few things I would like to voice if possible. We purchased our home in 2014 and at that time there were lots all around us that were to be sold as single lot dwellings and eventually a neighborhood development. A few years later the lots across the street were sold to a tracker and we had a value decrease immediately! After the privacy fence was installed an appraisal showed that it had hurt us some but it was not as bad as anticipated as it was across Loring street and not directly attached to our property. I do feel however that if duplexes go up in the remaining lots that are attached it will decrease the value of my home tremendously. I feel that a neighborhood of single family homes as per the original plans would be ideal and I hope this will be considered in the decision making. Thank you very much for allowing me to voice my opinion.