

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
January 13, 2022

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, January 13, 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, Kristen Waterman, and David Wheeler. Absent: Randy Randolph and Jeff Stokes.

A quorum was declared.

Shirley Tarwater served as Chairman in the absence of Jeff Stokes.

Staff members and others in attendance: Code Administrator Joe Berkich, Code Administration Office Support Dana Hicks and Assistant City Administrator/City Clerk Laina Starnes.

Minutes were taken by Assistant City Administrator/City Clerk Laina Starnes.

APPROVAL OF MINUTES

Wall moved and Meckem seconded that the Commission approve the December 9, 2021, meeting minutes as presented. Motion carried as follows: Yea: (7) Evans, Meckem, Plassmeyer, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Stokes.

PUBLIC HEARINGS

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

Conditional Use to Operate a Food Pantry at 200 West Commercial

Code Administrator Joe Berkich reported that a request had been submitted from LifePoint Church for a conditional use to operate a food pantry at the corner of Commercial and Madison known as 200 W Commercial. He further reported that a food pantry was not listed in the permissive or conditional uses of the C2 Commercial District; therefore, the matter was being presented to the Commission for consideration.

Pastor Kelly Rhoads- shared the food pantry would be called "The Market" and would be set up so that patrons would be able to come in and shop for what they needed and have dignity while doing so. He also reported the plan was to have the party open during the day and one evening a week.

Becky King- expressed she felt patrons who needed this service should be able to have the same amount of dignity as she received when shopping. King also noted that LifePoint's pantry, which was operating out of the church office building, was open more hours than other food pantries in the community which eliminated long lines and loitering.

Kim Light- stated he owned property at 201 W Commercial and then thanked the church for addressing a real need in the community. He went on to say there had been a lot of time and money spent, and a sizable donation made to restore the downtown area and create a tourism destination. Light said he would like to see an alternate location considered.

Jeff Harrill- also said there was a need for the service but said he didn't think it was the direction downtown wanted to go.

Joanna Wilkinson- said she was co-owner of a business at 121 W. Commercial and shared she felt there was a need for this service. She then said a lot of time, money and volunteer hours had been spent to drive business downtown, so if the pantry needed to be located elsewhere that was fine, but if it was needed to be in downtown, she felt that businesses could all work together.

Tarwater asked if having patrons enter from the rear of the building had been considered. Pastor Kelly Rhoades said he felt that was doable.

#### Conditional Use to Operate an Airbnb at 366 Bland Avenue

Code Administrator Joe Berkich shared that because short-term rentals weren't listed in City Code as permissive or conditional uses, the matter was being presented to the Commission for consideration. During this time, Berkich addressed parking, which he reported would be on street parking in the front and off premise parking in the rear.

There were no public comments.

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

#### COMMISSION APPROVAL OF A CONDITIONAL USE TO OPERATE A FOOD PANTRY AT 200 WEST COMMERCIAL

Wall moved and Meckem seconded that the Commission approve a Conditional Use to operate a food pantry at 200 West Commercial. Motion failed as follows: Yea: (2) Tarwater and Evans; Nay: (4) Wall, Wheeler, Meckem, and Plassmeyer; Abstain: (1) Waterman; Absent: (2) Randolph and Stokes.

Note for the record: Waterman stated she abstained from the vote because she attended LifePoint Church and felt it was a conflict of interest.

#### COMMISSION APPROVAL OF A CONDITIONAL USE TO OPERATE AN AIRBNB AT 366 BLAND AVENUE

Meckem moved and Wheeler seconded that the Commission approve a Conditional Use to operate an Airbnb at 366 Bland Avenue. Motion carried as follows: Yea: (7) Wall, Waterman, Wheeler, Evans, Meckem, Plassmeyer, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Stokes.

#### NC-NEIGHBORHOOD COMMERCIAL AND CL-LIMITED COMMERCIAL WORK SESSION

With the assistance of Code Administrator Joe Berkich, the Commission went through the conditional and permissive uses of the NC-Neighborhood Commercial and CL-Limited Commercial Zoning Districts and expressed what they would like to see deleted or added.

#### STAFF DISCUSSION

None.

#### COMMISSION DISCUSSION

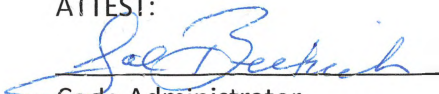
None.

ADJOURNMENT

Acting Chairman Tarwater declared the meeting adjourned at 7:10 P.M.

  
Secretary Carrie Plassmeyer

ATTEST:

  
Code Administrator  
Joe Berkich

Minutes Approved February 10, 2022