

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
January 14, 2021

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, January 14, 2020 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: Becky Burk, Chris Meckem, Carrie Plassmeyer, Jeff Stokes, Shirley Tarwater, Randy Wall, and Danessa Williams. Absent: Randy Randolph and David Wheeler.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Code Administration Representative Steve Hemphill, GIS Technician Vickie Jones, and Deputy City Clerk Lindsey Slavens.

Minutes were taken by Deputy City Clerk Lindsey Slavens.

APPROVAL OF MINUTES

Plassmeyer moved and Meckem seconded that the Commission approve the minutes from the Zoning and Planning meetings held on December 14, 2020 as presented. Motion carried as follows: Yea: (7) Burk, Meckem, Plassmeyer, Stokes, Tarwater, Wall, and Williams; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wheeler.

PUBLIC HEARINGS

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

Conditional Use for the Construction of Storage Units on a Parcel of Land Located at the Northeast Corner of Harwood and Clark

Code Administrator Joe Berkich explained that the property owner would like to construct approximately 300 storage units and a Conditional Use was required in order to move forward. There were no public comments.

Conditional Use for Lots 9-14 on Nelson Court for the Construction of a Duplex on Each Lot

Code Administrator Joe Berkich explained that the proposed area was zoned RS-2 and originally mapped out for duplexes, but the project was postponed. The developer wished to move forward with said project, and a Conditional Use was required per Code. There were no public comments.

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

COMMISSION APPROVAL ON A CONDITIONAL USE FOR THE CONSTRUCTION OF STORAGE UNITS ON A PARCEL OF LAND LOCATED AT THE NORTHEAST CORNER OF HARWOOD AND CLARK

Plassmeyer moved and Wall seconded that the Commission approve a Conditional Use for the Construction of Storage Units on a Parcel of Land Located at the Northeast Corner of Harwood and Clark. Motion carried as follows: Yea: (7) Stokes, Tarwater, Wall, Williams, Burk, Meckem, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wheeler.

COMMISSION APPROVAL ON A CONDITIONAL USE FOR LOTS 9-14 ON NELSON COURT FOR THE CONSTRUCTION OF A DUPLEX ON EACH LOT

Burk moved and Tarwater seconded that the Commission approve a Conditional Use for Lots 9-14 on Nelson Court for the Construction of a Duplex on Each Lot. Motion carried as follows: Yea: (7) Tarwater, Wall, Williams, Burk, Meckem, Plassmeyer, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (2) Randolph and Wheeler.

ZONING CODE AND COMPREHENSIVE PLAN WORK SESSION (RS-3 AND RS-4)

Code Administrator Joe Berkich passed out a marked up copy of the current RS-3 and RS-4 portion of Code showing tentative changes as previously discussed. He asked that Commission members review and give input. He added that he had also met with the State Inspector who had also reviewed the tentative change and given feedback. Tarwater questioned why metal roofs were not permitted on mobile homes, and Stokes responded that it was a fire hazard. Other topics discussed were entry step size, safety concerns, and whether or not inspectors should be required to obtain certification. It was decided that before mandating a certification, more research should be done on the time and cost of acquiring said certification. Berkich wrapped up the work session by stating he would make the changes requested by the Commission and reminded members that once the draft was finished, a copy would be submitted to City Attorney, Chris Allen, for review.

STAFF DISCUSSION

City Administrator Joe Berkich announced that Commission member Danessa Williams had submitted her resignation and it was her last meeting. He also stated that Board of Adjustment members were needed.

COMMISSION DISCUSSION

Tarwater asked if there were any prospects for Williams vacancy on the Board, and Berkich answered that the Mayor would submit his recommendation to Council for approval. Tarwater also added that she felt that the Planning and Zoning Administrator should be dedicated to a sole position. Plassmeyer gave kudos to Code Administration for all of their hard work on the revision of the Zoning Code and Comprehensive Plan. Wall commended Commission members for their work and stressed how much he appreciated their volunteered time.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 7:42 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved February 11, 2021