

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
February 9, 2023

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, February 9, 2023 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, Jeff Stokes, Shirley Tarwater, Kristen Waterman, and David Wheeler. Absent: Carrie Plassmeyer, Randy Randolph, and Randy Wall.

A quorum was declared.

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

Deputy City Clerk Lacey Brackett took the minutes.

APPROVAL OF MINUTES

Evans moved and Meckem seconded that the Commission approve the January 12, 2023, meeting minutes as presented. Motion carried as follows: Yea: (6) Evans, Meckem, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Plassmeyer, Randolph, and Wall.

PUBLIC HEARINGS

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

Replat Request of Lots One and Two of Block Four, Woodlawn Addition

Code Administrator Joe Berkich shared that this location was where Sing Rental was located. He shared the owners had built a new building and in order to redefine the existing lot sizes, the owner wished to replat the lots.

No public comment.

Replat Request of Lots 24, 25, and 26 of Block One of Cornelison's Subdivision

Code Administrator Joe Berkich shared that there were three lots at this location and the owner wished to replat the three lots into one lot in order to construct a 7-unit apartment building. He reported that there was a variance request that had been approved by the Board of Adjustment with the contingency that the Conditional Use Request was approved by the Planning and Zoning Commission.

Property owner Tristan Lambert shared that he planned to build a high quality 7-plex and had intentions to construct a privacy fence around the building.

Neighboring lot owner Jerry Dennison shared his opposition of the proposed building plan and reported that with the Timber Apartments expanding, there was a concern with the increase in amount of traffic that traveled through the area.

Neighboring lot owner Robert Rodden shared his opposition to the apartment building and stated he had a concern for the traffic and speed control throughout the neighborhood. He advised the Planning and Zoning Commission that he would rather see a park be constructed in the area.

Conditional Use Request to Construct Multi-Family Housing on Lots 24, 25, and 26 of Block One of Cornelison's Subdivision St

Chairman Jeff Stokes shared with the public that this location has been zoned RS-2 Residential for years prior and multiple-family dwellings was considered in that zoning district.

Conditional Use Request to convert the Budget Host Inn Motel into a Multi-Family Residence

Code Administrator Joe Berkich reported to the Commission that this residence was located next to Jonesy's Truck Stop. He shared that the building has not been able to pass the inspection to obtain a lodging license and the multi-family residence would be contingent on the sale of the property.

Owner of the Wyota Commons, Mark Del, shared that he was working on purchasing this location and would convert it into a multi-family residence in the same fashion as the OYO Motel was converted. He reported that the Wyota Commons was almost at full capacity and has been a great addition to Lebanon.

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

COMMISSION ACTION ON A REPLAT REQUEST OF LOTS ONE AND TWO OF BLOCK FOUR, WOODLAWN ADDITION

Waterman moved and Tarwater seconded that the Commission approve a Replat Request of Lots One and Two of Block Four, Woodlawn Addition. Motion carried as follows: Yea: (6) Tarwater, Waterman, Wheeler, Evans, Meckem, and Stokes; Nay: (0) None; Abstain; (0) None; Absent: (3) Plassmeyer, Randolph, and Wall.

COMMISSION ACTION ON A REPLAT REQUEST OF LOTS 24, 25, AND 26 OF BLOCK ONE OF CORNELISON'S SUBDIVISION

Meckem moved and Wheeler seconded that the Commission approve a Replat Request of Lots 24, 25, and 26 of Block One of Cornelison's Subdivision. Motion carried as follows: Yea: (6) Waterman, Wheeler, Evans, Meckem, Stokes, and Tarwater; Nay: (0) None; Abstain; (0) None; Absent: (3) Plassmeyer, Randolph, and Wall.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT MULTI-FAMILY HOUSING ON LOTS 24, 25, AND 26 OF BLOCK ONE OF CORNELISON'S SUBDIVISION ST.

Evans moved and Meckem seconded that the Commission approve a Conditional Use Request to Construct Multi-Family Housing on Lots 24, 25, and 26 of Block One of Cornelison's

Subdivision St. Motion carried as follows: Yea: (6) Wheeler, Evans, Meckem, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain; (0) None; Absent: (3) Plassmeyer, Randolph, and Wall.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONVERT THE BUDGET HOST INN MOTEL INTO A MULTI-FAMILY RESIDENCE

Tarwater moved and Waterman seconded that the Commission approve a Conditional Use Request to convert the Budget Host Inn Motel into a Multi-Family Residence. Motion carried as follows: Yea: (6) Evans, Meckem, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (3) Plassmeyer, Randolph, and Wall.

Commission and Staff Discussion

Code Administrator Joe Berkich reported that he presented the proposed zoning district changes to the Mayor and City Council at the last Work Session held on February 2, 2023. He also added that the Mayor announced Lebanon Project 2040 and with that plan, town hall meetings would be planned.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:23 P.M.

ATTEST:



Code Administrator

Joe Berkich



Secretary Carrie Plassmeyer

Minutes Approved March 9, 2023