

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
February 10, 2022

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, February 10, 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, 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 Joe Berkich and Assistant City Administrator/City Clerk Laina Starnes.

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

APPROVAL OF MINUTES

Tarwater moved and Wheeler seconded that the Commission approve the January 13, 2022, meeting minutes as presented. Motion carried as follows: Yea: (7) Evans, Plassmeyer, Randolph, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Wall.

PUBLIC HEARINGS

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

Conditional use request to construct duplexes at 367 and 368 Lincoln Ave.

Code Administrator Joe Berkich stated the owner requested a conditional use to build a duplex at both 367 and 368 Lincoln Ave. There were no public comments.

Replat request to combine lots 13 and 14 of Magnetic Addition Block 20 into one lot, 254 Polk

Code Administrator Joe Berkich reported to the Commission that the owners of the property at 254 Polk wished to combine two lots into one lot to build an accessory structure and, to do so, it required a replat of the property. There were no public comments.

Replat request to combine Lots 11, 12, and 13 of Magnetic Addition Block 8 NW 30 Ft. into two lots, 468 Polk

Code Administrator Joe Berkich stated the property owners wished to subdivide 2 ½ lots into two lots to build affordable housing and, to do so, it required a replat of the property. There were no public comments.

Replat request to combine Original Lebanon Block 13 Lots 1-8 into five lots; 711 Main St., 791 Main St. and 786 Green

Code Administrator Joe Berkich reported the owners of these properties wished to replat so they could subdivide three lots into five lots to build affordable housing. There were no public comments.

Replat request to combine Fremont Place Lots 14 and 15 into one lot, 2825 Charlton
Code Administrator Joe Berkich reported the property owners wished to combine two lots into one lot to build an accessory structure requiring a replat. There were no public comments.

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

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT DUPLEXES AT 367 AND 368 LINCOLN AVE

Plassmeyer moved and Waterman seconded that the Commission approve a conditional use request to construct duplexes at 367 and 368 Lincoln Ave. Motion carried as follows: Yea: (7) Stokes, Tarwater, Waterman, Wheeler, Evans, Plassmeyer, and Randolph; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Wall.

COMMISSION ACTION ON A REPLAT REQUEST TO COMBINE LOTS 13 AND 14 OF MAGNETIC ADDITION BLOCK 20 INTO ONE LOT, 254 POLK

Randolph moved and Tarwater seconded that the Commission approve a replat request to combine Lots 13 and 14 of Magnetic Addition Block 20 into one lot. Motion carried as follows: Yea: (7) Tarwater, Waterman, Wheeler, Evans, Plassmeyer, Randolph, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Wall.

COMMISSION ACTION ON A REPLAT REQUEST TO COMBINE LOTS 11, 12, AND 13 OF MAGNETIC ADDITION BLOCK 8 NW 30 FT. INTO TWO LOTS, 468 POLK

Wheeler moved and Evans seconded that the Commission approve a replat request to combine Lots 11, 12, and 13 of Magnetic Addition Block 8 NW 30 ft. into two lots. Motion carried as follows: Yea: (7) Waterman, Wheeler, Evans, Plassmeyer, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Wall.

COMMISSION ACTION ON A REPLAT REQUEST TO COMBINE ORIGINAL LEBANON BLOCK 13 LOTS 1-8 INTO FIVE LOTS; 711 MAIN ST., 791 MAIN ST. AND 786 GREEN

Waterman moved and Plassmeyer seconded that the Commission approve a replat request to combine Original Lebanon Block 13 Lots 1-8 into five lots. Motion carried as follows: Yea: (7) Wheeler, Evans, Plassmeyer, Randolph, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Wall.

COMMISSION ACTION ON A REPLAT REQUEST TO COMBINE FREMONT PLACE LOTS 14 AND 15 INTO ONE LOT, 2825 CHARLTON

Tarwater moved and Evans seconded that the Commission approve a replat request to combine Fremont Place Lots 14 and 15 into one Lot. Motion carried as follows: Yea: (7) Evans, Plassmeyer, Randolph, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Wall.

NC-NEIGHBORHOOD COMMERCIAL AND CL-LIMITED COMMERCIAL WORK SESSION

The discussion regarding NC Neighborhood Commercial and CL Limited Commercial zoning districts continued from the last work session. A large portion of the discussion targeted on the difference between short-term rentals and bed and breakfasts.

STAFF DISCUSSION

None.


COMMISSION DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 7:00 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved March 10, 2022