

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
February 11, 2021

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, February 11, 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, Mike Evans, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, and David Wheeler. Absent: Randy Wall.

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.

Tarwater moved and Wheeler seconded to amend the meeting agenda to add the appointment of a Commission Secretary as the first action item. Motion carried as follows: Yea: (8) Burk, Evans, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (1) Wall.

ELECTION OF COMMISSION SECRETARY

Commission Chair Jeff Stokes opened the floor for nominations of Commission Secretary. Commission member Wheeler made a motion to nominate Commission member Carrie Plassmeyer, which was seconded by Commission member Meckem. No further nominations were made, and Commission member Plassmeyer became Commission Secretary by acclamation.

APPROVAL OF MINUTES

Burk moved and Meckem seconded that the Commission approve the minutes from the Zoning and Planning meetings held on January 14, 2021 as presented. Motion carried as follows: Yea: (8) Evans, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wheeler, and Burk; Nay: (0) None; Abstain: (0) None; Absent: (1) Wall.

PUBLIC HEARINGS

Tarwater moved and Plassmeyer seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (8) Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wheeler, Burk, and Evans; Nay: (0) None; Abstain: (0) None; Absent: (1) Wall.

Conditional Use for the Property Located at the West End of Laclede Street to Construct Multi-Family Units

Code Administrator Joe Berkich stated that the property owner wished to construct multi-family housing at the proposed location. He added that the site plan would be presented to the commission for approval as well. Craig Edwards, property developer, mirrored Berkich's comments and added that the additional properties would resemble the current multi-family homes adjacent to the property.

Tarwater moved and Meckem seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (8) Plassmeyer, Randolph, Stokes, Tarwater, Wheeler, Burk, Evans, and Meckem; Nay: (0) None; Abstain: (0) None; Absent: (1) Wall.

COMMISSION APPROVAL ON A CONDITIONAL USE FOR THE PROPERTY LOCATED AT THE WEST END OF LACLEDE STREET TO CONSTRUCT MULTI-FAMILY UNITS

Wheeler moved and Evans seconded that the Commission approve a Conditional Use for the Property Located at the West End of Laclede Street to Construct Multi-Family Units. Motion carried as follows: Yea: (8) Randolph, Stokes, Tarwater, Wheeler, Burk, Evans, Meckem, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (1) Wall.

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

Code Administrator Joe Berkich stated that all recommended changes had been made to the RS-3 and RS-4 section as discussed at the previous meeting and handed out the final draft. He pointed out that one of the heavily mentioned portions, inspections, had been updated. Mobile Homes would be inspected upon check in and receive a certificate of occupancy. The Commission felt that Berkich was on the right path and thanked him for his work.

ZONING CODE AND COMPREHENSIVE PLAN WORK SESSION (RS-1)

Code Administrator Joe Berkich handed out the current RS-1 and RS-2 Code. He asked that Commission members review the permissive and conditional use sections and mark any changes they would like made, to be discussed at the next meeting.

STAFF DISCUSSION

Code Administrator Joe Berkich thanked the Commission for their time and welcomed newly appointed member, Mike Evans.

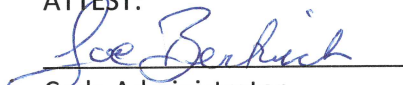
COMMISSION DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:51 P.M.

ATTEST:

  
Code Administrator  
Joe Berkich

  
Secretary Carrie Plassmeyer

Minutes Approved March 11, 2021