

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
FEBRUARY 13, 2020

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, February 13, 2020 in the Conference Room 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, Stephen Marcum, Carrie Plassmeyer, David Schneider, Jeff Stokes, and Shirley Tarwater. Absent: Randy Randolph, Randy Wall, and Danessa Williams.

A quorum was declared.

Staff members and others in attendance: Board of Adjustment Members; Ted Dahl, Chris Meckem, Ralph Pitts, Dan True, and David Wheeler, Code Administrator Joe Berkich, Code Admin Rep. Steve Hemphill, and Deputy City Clerk Lindsey Slavens.

Deputy City Clerk Lindsey Slavens took the meeting minutes.

APPROVAL OF MINUTES

Schneider moved, and Burk seconded that the Commission approve the minutes from the Zoning and Planning meeting held on January 9, 2020 as presented. Motion carried as follows: Yea: (6) Burk, Marcum, Plassmeyer, Stokes, Schneider, and Tarwater. Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Randolph, Randy Wall, and Danessa Williams.

PUBLIC HEARINGS

Burk moved, and Schneider seconded that the Commission enter into Public Hearing. Motion carried as follows: Yea: (6) Marcum, Plassmeyer, Stokes, Schneider, Tarwater, and Burk. Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Randolph, Randy Wall, and Danessa Williams.

Public Hearing on a Conditional Use for Lots 9, 10, and 11 on Evans Road for the Construction of a 4-Plex on Each Lot

Code Administrator Joe Berkich explained that the Conditional Use was needed for the construction of a 4-plex on each lot. He added that the street already had two 4-plex units and was meant for multi-family housing. There were no public comments.

Public Hearing on the Final Plat of MOTO Assets Subdivision Located at 1235 Beck Lane

Code Administrator Joe Berkich explained that the owner of the proposed property, MTA, had requested the Plat combining 2 lots into 1 lot in order to expand onto their current building. There were no public comments.

Public Hearing on the Final Plat of the Public Safety Subdivision at 1330 and 1342 Ivey Lane

Code Administrator Joe Berkich explained that two parcels of land were sold to the City for the purpose of constructing a new Public Safety Building. The proposed plat would create three lots out of the existing two, in which the building would be constructed on. There were no public comments.

Tarwater moved, and Schneider seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (6) Plassmeyer, Stokes, Schneider, Tarwater,

Burk, and Marcum. Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Randolph, Randy Wall, and Danessa Williams.

COMMISSION APPROVAL ON A CONDITIONAL USE FOR LOTS 9, 10, AND 11 ON EVANS ROAD FOR THE CONSTRUCTION OF A 4-PLEX ON EACH LOT

Marcum moved, and Schneider seconded that the Commission move to approve a Conditional Use for Lots 9, 10, and 11 on Evans Road for the Construction of a 4-Plex on Each Lot Motion carried as follows: Yea: (6) Stokes, Schneider, Tarwater, Burk, Marcum, and Plassmeyer. Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Randolph, Randy Wall, and Danessa Williams.

COMMISSION RECOMMENDATION ON THE FINAL PLAT OF MOTO ASSETS SUBDIVISION LOCATED AT 1235 BECK LANE

Tarwater moved, and Burk seconded that the Commission move to approve the Final Plat of MOTO Assets Subdivision located at 1235 Beck Lane and to move to Council for final approval. Motion carried as follows: Yea: (6) Schneider, Tarwater, Burk, Marcum, Plassmeyer, and Stokes. Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Randolph, Randy Wall, and Danessa Williams.

COMMISSION RECOMMENDATION ON THE FINAL PLAT OF THE PUBLIC SAFETY SUBDIVISION AT 1330 AND 1342 IVEY LANE

Schneider moved, and Plassmeyer seconded that the Commission move to approve the Final Plat of the Public Safety Subdivision at 1330 and 1342 Ivey Lane and to move to Council for final approval. Motion carried as follows: Yea: (6) Tarwater, Burk, Marcum, Plassmeyer, Stokes, and Schneider. Nay: (0) None; Abstain: (0) None; Absent: (3) Randy Randolph, Randy Wall, and Danessa Williams.

REVIEW OF ZONING & PLANNING AND BOARD OF ADJUSTMENT PROCEDURES

Code Administrator Joe Berkich presented a PowerPoint reviewing the Planning and Zoning and Board of Adjustment procedures. Berkich added that the Comprehensive Plan as well as Zoning Code, was in need of an update. He explained that this would be a long and tedious process in which would be split into multiple Planning and Zoning meetings. The Commission would review each zone individually and decide what the overall vision would be. Once completed, the new plan would be taken to Council for final approval.

STAFF DISCUSSION

None.


COMMISSION DISCUSSION

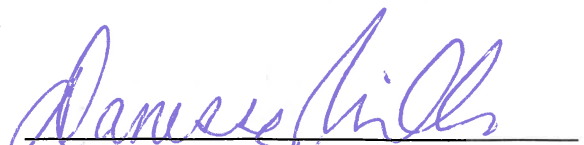
None.

ADJOURNMENT

Stokes declared the meeting adjourned at 7:13 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Danessa Williams

Minutes Approved May 21, 2020