

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
March 10, 2022

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

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Planning and Zoning Manager Chris VanFossen, Office Support Assistant Dana Hicks, and Assistant City Administrator/City Clerk Laina Starnes.

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

APPROVAL OF MINUTES

Randolph moved and Wall seconded that the Commission approve the February 10, 2022, meeting minutes as presented. Motion carried as follows: Yea: (5) Plassmeyer, Randolph, Stokes, Tarwater, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Waterman, and Wheeler.

PUBLIC HEARINGS

Tarwater moved and Randolph seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Randolph, Stokes, Tarwater, Wall, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Waterman, and Wheeler.

Conditional use request to construct a duplex at 292 South Washington Ave.

Code Administrator Joe Berkich reported the owner of 292 South Washington Avenue was requesting a conditional use to construct a duplex on the vacant lot. There were no public comments.

Conditional use request to operate a short-term rental (Airbnb) at 530 South Adams

Code Administrator Joe Berkich reported that the property owner was requesting a conditional use to operate a short-term rental (Airbnb) at 530 South Adams. He said a conditional use was required because the property was zoned C-1 Commercial and abuts RS-2 Residential. There were no public comments.

Wall moved and Randolph seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Stokes, Tarwater, Wall, Plassmeyer, and Randolph; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Waterman, and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT A DUPLEX AT 292 SOUTH WASHINGTON AVE

Wall moved and Plassmeyer seconded that the Commission approve a conditional use request to construct a duplex at 292 South Washington Ave. Motion carried as follows: Yea: (5) Tarwater, Wall, Plassmeyer, Randolph, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Waterman, and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL (AIRBNB) AT 530 SOUTH ADAMS

Randolph moved and Wall seconded that the Commission approve a conditional use request to operate a short-term rental (Airbnb) at 530 South Adams. Motion carried as follows: Yea: (5) Wall, Plassmeyer, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Waterman, and Wheeler.

CL LIMITED COMMERCIAL AND C1 GENERAL COMMERCIAL WORK SESSION

Code Administrator Joe Berkich led the discussion regarding these two zoning districts. Plassmeyer shared she had dealt with property owners who wished to rezone their property from CL Limited Commercial to C1 General Commercial thinking it would make it more valuable because it had more permissive uses. This spurred a discussion on the prevention of spot zoning and conditional and permissive uses in these two zoning districts.

STAFF DISCUSSION

None.

COMMISSION DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:56 P.M.

ATTEST:

  
Code Administrator  
Joe Berkich

  
Secretary Carrie Plassmeyer

Minutes Approved April 14, 2022