

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
April 11, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, April 11, 2024 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: Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, and Kristen Waterman. Absent: Randy Wall and David Wheeler.

A quorum was declared.

Staff members and others in attendance: Interim Code Administrator/Planning and Zoning Manager Christina Wagner, Compliance Specialist Kim Schomaker, Communications Manager Derek Gean, and Deputy City Clerk Lacey Brackett.

APPROVAL OF MINUTES

Waterman moved and Tarwater seconded that the Commission approve the March 14, 2024, meeting minutes as presented. Motion carried as follows: Yea: (7) Holmes, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Wheeler.

PUBLIC HEARINGS

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

Request to Rezone 756 N Adams Ave from RS-2 Residential to C-1 Commercial

Interim Code Administrator Christina Wagner/Planning & Zoning Manager reported that the owner who requested this rezone owns an adjacent lot that is currently zoned C-1 Commercial and would like to sell 756 N Adams zoned C-1 Commercial.

The owner of the property, Chris Walters, reported that they own this property and would like to sell it as C-1 Commercial.

There were no other public comments.

Conditional Use Request to Operate a Beauty Salon at 250 Harwood Avenue

Wagner shared that this conditional use was going before the commission because due to the timing of the new Code being approved, the zoning of NC-Commercial had to go before the Commission for review and approval.

Commission Member Plassmeyer inquired about the parking at this location.

There were no other public comments.

Conditional Use Request to Operate a Short-Term Rental at 634 Woody

Wagner informed the Commission that this location was a duplex and zoned RS-1, and the owner of the duplex requesting the Conditional Use lives on the other side of the same duplex. Wagner reported that it met off-street parking requirements for a short-term rental.

Property owner Melissa Richardson reported that she and her husband own the location and live on the other side of the duplex and wished to rent this out as a short-term rental. This would give them the opportunity to rent out the location one or two nights and they would be right there.

Commission Member Plassmeyer inquired about the zoning of this location and expressed that maybe it should be rezoned RS-2. She asked that it be looked at and considered.

There were no other public comments.

Conditional Use Request Operate a Short-Term Rental at 953 Lynn Ave

Wagner reported that this location was on Lynn Street and met the off-street parking requirements and passed the inspection for the rental.

Owner of R and S Rentals/Laclede Rentals, Suzie Williams, shared that this location had caught on fire last July, and with the renovations, they would like for it to be a short-term rental.

There were no other public comments.

Conditional Use Request for an Overnight and Long-Term Stay Food Truck at 1840 W Elm Street

Wagner shared that this was a conditional use request for a long-term dining cart that was stationary and would be hooked up to sewer and water, and the property owner wished to have it stay longer than Code normally allows. She advised State Statute only allowed a food truck to stay 120 days at one location.

Owner of the property Robert Headley shared the owner of the food truck has other numerous locations and presented photos to the Commission. He advised the owner of the food truck would like to be more permanent but wishes to test out the market before opening a permanent location. Headley reported the owner would like to take 6 or 8 months to see how the market was, and advised the food trailer would be located at his old tire shop.

Commission Member Plassmeyer shared that in our new code of ordinances, food trucks were placed at the Marketplace and inquired about the business license aspect.

Commission Member Stokes inquired about the bathrooms and how utilities would be hooked up, as well as asked if a site plan would come back before the Commission if this was approved.

Commission Members engaged in a discussion with Interim Code Administrator/Planning & Zoning Manager Christina Wagner and owner of the property, Robert Headley, regarding the State Statute of 120 days, resulting in the Commission advising they would not be able to approve to surpass state statute.

Attorney for Robert Headley, Randy Sutter, said after engaging in discussion with the Planning and Zoning Commission, he and Mr. Headley wished to withdraw their application.

There were no other public comments.

Conditional Use Request to Install Donation Boxes at 316 W. Commercial, 600 W. Commercial, and 1090 W. Elm Street

Wagner reported that this conditional use was presented to the Commission recently; however, since it was presented, they received signed property owner agreements. She presented a map as to where the boxes were and stated the boxes had kept a clean area and met setback requirements.

Manager of the donation boxes, Ben Day, shared that he was available for any questions, and shared they provided liability insurance.

Plassmeyer asked about the downtown setback due to the donation box being placed at Hudson's Feed and asked if the Downtown Business District was aware of these boxes.

Commission Member Stokes shared he was concerned with a box being located close to the street with the revitalization of the Downtown Business District.

Commission Member Holmes asked if liability insurance was provided.

Downtown Business District Member Chris Walters shared that he was concerned with the location when there were numerous other boxes throughout town.

Conditional Use Request to Install Donation Boxes at 1555 and 1713 Southdale and 689 and 699 S. Monroe Street

Wagner reported that these boxes at Southdale had been moved per Code Administration's request.

Compliance Specialist Kim Schomaker shared that they had provided no agreements or contracts.

Plassmeyer inquired about nuisance letters in the result of the boxes not being moved.

There were no other public comments.

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

Stokes asked to entertain a motion to amend the agenda to remove the Commission Action on a Conditional Use Request for an Overnight and Long-Term Stay Food Truck at 1840 W. Elm Street per the Petitioner's requester and table the Commission Action on Conditional Use requests to Install Donation Boxes at 316 W. Commercial and 600 W. Commercial.

Holmes moved and Meckem seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (7) Randolph, Stokes, Tarwater, Waterman,

Holmes, Meckem, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Wheeler.

COMMISSION ACTION ON A REQUEST TO REZONE 756 N ADAMS AVE FROM RS-2 RESIDENTIAL TO C-1 COMMERCIAL

Tarwater moved and Randolph seconded that the Commission approve a Request to Rezone 756 N Adams Ave from RS-2 Residential to C-1 Commercial. Motion carried as follows: Yea: (7) Randolph, Stokes, Tarwater, Waterman, Holmes, Meckem, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A BEAUTY SALON AT 250 HARWOOD AVENUE

Tarwater moved and Meckem seconded that the Commission approve a Conditional Use Request to Operate a Beauty Salon at 250 Harwood Avenue. Motion carried as follows: Yea: (7) Stokes, Tarwater, Waterman, Holmes, Meckem, Plassmeyer, and Randolph; Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 634 WOODY

Plassmeyer moved and Waterman seconded that the Commission approve a Conditional Use Request to Operate a Short-Term Rental at 634 Woody. Motion carried as follows: Yea: (7) Tarwater, Waterman, Holmes, Meckem, Plassmeyer, Randolph, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 953 LYNN AVENUE

Waterman moved and Randolph seconded that the Commission approve a Conditional Use Request to Operate a Short-Term Rental at 953 Lynn Avenue. Motion carried as follows: Yea: (7) Waterman, Holmes, Meckem, Plassmeyer, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO INSTALL DONATION BOXES AT 1090 W. ELM STREET

Tarwater moved and Meckem seconded that the Commission approve a Conditional Use Request to Install Donation Boxes at 1090 W Elm Street. Motion carried as follows: Yea: (6) Holmes, Meckem, Plassmeyer, Randolph, Tarwater, and Waterman; Nay: (1) Stokes; Abstain: (0) None; Absent: (2) Wall and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO INSTALL DONATION BOXES AT 1555 AND 1713 SOUTHDALE DRIVE

Tarwater moved and Meckem seconded that the Commission approve a Conditional Use Request to Install Donation Boxes at 1555 Southdale Drive. Motion failed as follows: Yea: (0) None; Nay: (7) Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Waterman, and Holmes; Abstain: (0) None; Absent: (2) Wall and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO INSTALL DONATION BOXES AT 689 S MONROE AND 699 S MONROE

Plassmeyer moved and Meckem seconded that the Commission approve a Conditional Use Request to Install Donation Boxes at 689 S Monroe. Motion carried as follows: Yea: (0) None; Nay: (7) Plassmeyer, Randolph, Stokes, Tarwater, Waterman, Holmes, and Meckem; Abstain: (0) None; Absent: (2) Wall and Wheeler.

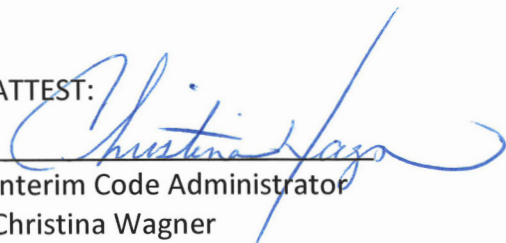
Commission and Staff Discussion

Wagner shared there would soon be a clean-up in Ward 1 and 4.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 7:18 P.M.

ATTEST:

  
Interim Code Administrator  
Christina Wagner

  
Secretary Carrie Plassmeyer

Minutes Approved May 9, 2024