

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
April 13, 2023

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, April 13, 2023, 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, Chris Meckem, Carrie Plassmeyer, Jeff Stokes, Shirley Tarwater, Randy Wall, and David Wheeler. Absent: Randy Randolph and Kristen Waterman.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Compliance Specialist Kim Schomaker, Planning and Zoning Manager Christina Wagner, and Assistant City Administrator/City Clerk Laina Starnes.

APPROVAL OF MINUTES

Wall moved and Evans seconded that the Commission approve the March 9, 2023, meeting minutes as presented. Motion carried as follows: Yea: (7) Evans, Meckem, Plassmeyer, Stokes, Tarwater, Wall, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (2) Randolph and Waterman.

PUBLIC HEARINGS

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

Conditional Use Request to Operate a Cabinet Business at 274 W. Pierce Street

Planning and Zoning Manager Christina Wagner reported the property owner desired to convert the existing building into a cabinetry shop which required a conditional use permit in a C-1 Commercial zoned district.

There were no public comments.

Conditional Use Request to Operate a Short-Term Rental at 330 Read Street

Planning and Zoning Manager Christina Wagner explained that this property was currently being used as a short-term rental property and the owner didn't realize he had to have a conditional use for its operation. Wagner stated that granting a conditional use permit would make the property compliant with City Code.

There were no public comments.

Conditional Use Request to Operate a Short-Term Rental at 335 Clark Ave

Planning and Zoning Manager Christina Wagner explained this property was being used as a short-term rental and required a conditional use permit as well. She then reported that the Board of Adjustment had granted a variance for off-street parking for the property. Property owners Jerry and Jenny Beede addressed the Commission and shared they planned to add two parking spaces in the back.

There were no additional public comments.

Conditional Use Request to Operate a Short-Term Rental at 354 W. Second Street

Planning and Zoning Manager Christina Wagner shared that the use of this property was also a short-term rental, and a conditional use permit was required for its use to remain a short-term rental. Property owners Jerry and Jenny Beede expressed they thought granting the conditional use permit would be good for the community as they would be recommending businesses downtown to their patrons because of its close proximity.

There were no additional public comments.

Conditional Use Request to Operate a Short-Term Rental at 1241 Howard Drive

Planning and Zoning Manager Christina Wagner reported that property owner Jeff Snellen wished to use this property as a short-term rental which required a conditional use permit. Snellen spoke a bit about his plans for the property, which had off-street parking.

There were no additional public comments.

Conditional Use Request to Operate a Climate-Controlled Storage Units at 1840 W Elm Street

Planning and Zoning Manager Christina Wagner reported that this property was located in a C-1 Commercial zoning district and required a conditional use permit for climate-controlled storage units. Chris Sexson, a managing partner of Simply Smart Storage, said the units would have low traffic volume and 24-hour surveillance. He also stated it was possible that the remainder of the building would be demolished.

There were no additional public comments.

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

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A CABINET BUSINESS AT 274 W. PIERCE STREET

Tarwater moved and Evans seconded that the Commission approve a Conditional Use request to operate a cabinet business at 274 W. Pierce Street. Motion carried as follows: Yea: (7) Meckem, Plassmeyer, Stokes, Tarwater, Wall, Wheeler, and Evans; Nay: (0) None; Abstain; (0) None; Absent: (2) Randolph and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 330 READ STREET

Wall moved and Wheeler seconded that the Commission approve a Conditional Use request to operate a short-term rental at 330 Read Street. Motion carried as follows: Yea: (7) Plassmeyer, Stokes, Tarwater, Wall, Wheeler, Evans, and Meckem; Nay: (0) None; Abstain; (0) None; Absent: (2) Randolph and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 335 CLARK AVE

Evans moved and Meckem seconded that the Commission approve a Conditional Use request to operate a short-term rental at 335 Clark Ave. Motion carried as follows: Yea: (7) Stokes, Tarwater, Wall, Wheeler, Evans, Meckem, and Plassmeyer; Nay: (0) None; Abstain; (0) None; Absent: (2) Randolph and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 354 W. SECOND STREET

Wall moved and Meckem seconded that the Commission approve a Conditional Use request to operate a short-term rental at 354 W. Second Street. Motion carried as follows: Yea: (7) Tarwater, Wall, Wheeler, Evans, Meckem, Plassmeyer, and Stokes; Nay: (0) None; Abstain; (0) None; Absent: (2) Randolph and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 1241 HOWARD DRIVE

Meckem moved and Evans seconded that the Commission approve a Conditional Use request to operate a short-term rental at 1241 Howard Drive. Motion carried as follows: Yea: (6) Wall, Wheeler, Evans, Meckem, Stokes, and Tarwater; Nay: (1) Plassmeyer; Abstain; (0) None; Absent: (2) Randolph and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE CLIMATE-CONTROLLED STORAGE UNITS AT 1840 W ELM STREET

Tarwater moved and Evans seconded that the Commission approve a Conditional Use Request to Operate Climate-Controlled Storage Units at 1840 W Elm Street. Motion carried as follows: Yea: (7) Wheeler, Evans, Meckem, Plassmeyer, Stokes, Tarwater, and Wall; Nay: (0) None; Abstain; (0) None; Absent: (2) Randolph and Waterman.

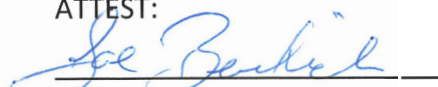
COMMISSION AND STAFF DISCUSSION

Code Administrator Joe Berkich invited the Commission members to the upcoming appreciation luncheon and thanked them for their service.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:31 P.M.

ATTEST:


Code Administrator

Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved July 18, 2023