

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
April 14, 2022

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, April 14, 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: Mike Evans, Carrie Plassmeyer, Jeff Stokes, Shirley Tarwater, Randy Wall, Kristen Waterman, and David Wheeler. Absent: Chris Meckem and Randy Randolph.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Planning and Zoning Manager Chris VanFosson, Office Support Assistant Dana Hicks, and City Counselor Chris Allen.

Minutes were taken by Office Support Assistant Dana Hicks.

APPROVAL OF MINUTES

Tarwater moved and Wall seconded that the Commission approve the March 10, 2022, meeting minutes as presented. Motion carried as follows: Yea: (7) Evans, Plassmeyer, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Randolph.

PUBLIC HEARINGS

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

Before the first public hearing was held, Chairman Stokes expressed to the public that the Commission was aware of the conditional uses the public was concerned about. He stated each citizen would be given 3 minutes to speak on each item.

Conditional Use Request to Construct Condominium Garages at 139 Bonnie Drive

Owner Michael Plaster- shared that these would be condominium garages. He stated that the condominium garages would consist of individual units that would be sold. Plaster then introduced his Real Estate Agent, Ken Coleman.

Real Estate Agent Ken Coleman- expressed that the facility would have a private entrance with certain hours of operation. He also expressed that the facility would have a privacy fence to protect the appearance of the neighborhood.

Plassmeyer asked how the taxes would be assessed. Plaster stated that each unit would be taxed just as any home or business would.

Stokes asked if there would be a firewall between each unit. Code Administrator Joe Berkich stated that there would be a firewall between each unit and the facility would be designed by an engineer and adhere to all building codes.

Tarwater asked if there were any restrictions. Coleman expressed there would be some restrictions, such as restricting an owner from residing in the units as a residential dwelling. He also stated each unit would have their own title and address.

Stokes asked if the unit owners would share the cost of utilities. Coleman advised each unit would have a separate meter and each owner would be responsible for their own utility usage.

Conditional Use Request to Open a Restaurant/Bar at 1140 Lynn St

Owner Brett Gromowski- shared the establishment would have indoor and outdoor dining.

Mike Edwards- stated he lived behind the establishment and expressed his concerns regarding loud entertainment during evening hours. Edward also stated that there was not an adequate amount of parking spaces to accommodate the business. Code Administrator Joe Berkich explained that per City Code, the number of parking spaces did meet requirements. Edwards also asked for a definition for "adult boutique." Gromoski replied with his definition.

Tarwarter questioned if the live entertainment would be outside. Plassmeyer stated there was a noise ordinance, and the residents were allowed to call local law enforcement. Plassmeyer asked if Police Chief Bryan Arnold would speak on this matter. Arnold stated that the local law enforcement would respond to nuisance complaints.

John Sexton- stated that one establishment serving alcohol in the area is sufficient and asked what type of food would be served. Growmoski said it would be typical restaurant food and they plan to have an indoor/outdoor entertainment area.

Evans questioned the hours of operation. Gromowski said they were considering staying open until 10:00 p.m. Sunday through Thursday, and 1:00 a.m. Friday and Saturday.

Conditional Use Request to Open an Arcade Store at 1136-1138 Lynn St

Stokes asked if the Commission had received the letter that Don Brenton submitted. They acknowledged that they had received the letter.

Owner Brett Growmoski- expressed that the machines would be arcade machines and would not be gambling machines.

City Counselor Chris Allen- shared that he was unable to make contact with the Missouri Attorney General's office but stated there was no law prohibiting such machines.

Rev. Don Anderson- expressed he was not in favor of these type of machines and that he was concerned that some customers might create an addiction to such games. He also expressed his gratitude to the Planning and Zoning Commission.

Replat Request of Magnetic Block 10 Lot 7 (401 Taylor and 847 4th St)

Code Administrator Joe Berkich- stated the owner requested to build two houses on each lot and stated that the sewer line would be located on the property instead of the alley way as it currently was.

There were no public comments.

Replat Request of Harrison and Craigs Addition Block 42 Lots 1-8 (1035 Wood St)

Code Administrator Joe Berkich expressed that the owner was requesting to turn the lots into affordable housing.

There were no public comments.

Replat Request of 1160 Brice St

Code Administrator Joe Berkich stated the owner was requesting to divide the 3 lots at this location into 5 lots to provide affordable housing.

No public comments.

Plat Request of Legacy Trails Phase 1

Code Administrator Joe Berkich said the owner was requesting to plat the property for his development and planned to build 20 homes a year.

No public comments.

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

COMMISSION ACTION ON CONDITIONAL USE REQUEST TO CONSTRUCT CONDOMINIUM GARAGES AT 139 BONNIE DRIVE

Wall moved and Wheeler seconded that the Commission approve a conditional use request to construct condominium garages at 139 Bonnie Drive. Motion carried as follows: Yea: (7) Evans, Plassmeyer, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Randolph

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPEN A BAR/RESTAURANT AT 1140 LYNN ST

Wall moved and Evans seconded that the Commission approve a conditional use request to open a bar/restaurant at 1134-1140 Lynn St. Motion carried as follows: Yea: (7) Evans, Plassmeyer, Stokes, Wall, Waterman, and Wheeler; Nay (1) Tarwater; Abstain: (0) None; Absent: (2) Meckem and Randolph

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPEN AN ARCADE STORE AT 1136-1138 LYNN ST

Evans moved and Wall seconded that the Commission approve a conditional use request to open a gambling/arcade store at 1136-1138 Lynn St. Motion carried as follows: Yea: (4) Evans, Plassmeyer, Stokes, and Wall; Nay: (3) Tarwater, Waterman, and Wheeler; Abstain: (0) None; Absent: (2) Meckem and Randolph

COMMISSION ACTION ON A REPLAT REQUEST OF MAGNETIC BLOCK 10 LOT 7 (401 TAYLOR AND 847 4TH STREET)

Tarwater moved and Plassmeyer seconded that the Commission approve a replat request of Magnetic Block 10 Lot 7 (401 Taylor and 847 4th Street). Motion carried as follows: Yea: (7) Evans, Plassmeyer, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Randolph

COMMISSION ACTION ON A REPLAT REQUEST OF HARRISON AND CRAIGS ADDITION BLOCK 42 LOTS 1-8 (1035 WOOD ST)

Plassmeyer moved and Evans seconded that the Commission approve a replat request of Harrison and Craigs Addition Block 42 Lots 1-8 (1035 Wood St). Motion carried as follows: Yea: (7) Evans, Plassmeyer, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Randolph

COMMISSION ACTION ON A REPLAT REQUEST OF 1160 BRICE ST

Wall moved and Wheeler seconded that the Commission approve a replat request of 1160 Brice St. Motion carried as follows: Yea: (7) Evans, Plassmeyer, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Randolph

COMMISSION ACTION ON A PLAT REQUEST OF LEGACY TRAILS PHASE 1

Wheeler moved and Wall seconded that the Commission approve a plat request of Legacy Trails Phase 1. Motion carried as follows: Yea: (7) Evans, Plassmeyer, Stokes, Tarwater, and Wall, Waterman, Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Randolph

CL LIMITED COMMERCIAL AND C1 GENERAL COMMERCIAL WORK SESSION

Commission continued working through the zoning code. They expressed would like the code be broken down into more detail by description.

STAFF DISCUSSION

None.

COMMISSION DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 7:37 P.M.

ATTEST:


Code Administrator

Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved May 19, 2022