

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
May 11, 2023

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

A quorum was declared.

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

APPROVAL OF MINUTES

No action was taken on the minutes as they were incomplete at the time of the meeting.

PUBLIC HEARINGS

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

Declaration of Blight at 271 W Elm- Budget Inn

Code Administrator Joe Berkich explained that the former owner of Budget Inn failed to secure a lodging license with the State of Missouri for 2 years; therefore, the property remained vacant during that time. Berkich reported the property had since been sold and in order for it to qualify for a Chapter 353 tax abatement, had to be declared blighted. He then showed pictures reflecting blight to the Commission.

There were no public comments.

Conditional Use Request to Operate a Short-Term Rental at 546 Madison

Code Administrator Joe Berkich reported that this property, zoned RS-2 Residential, was currently being used as a short-term rental. He then stated a conditional use permit would need to be granted in order for it to remain a short-term rental.

Property owner Shelly Hendrix stated renters would have to sign house rules before booking and added the property was a block or two from downtown.

Tracie Bledsoe- asked what the process would be if there were issues following the issuance of a conditional use.

Linda Allen- inquired about what would change in the neighborhood if the conditional use permit was granted.

Final Plat of People Subdivision at 525 Texas Avenue

Code Administrator Joe Berkich reported Shannon Imler of the Ice Cream Factory requested to plat this property so he could build six 900 square foot homes. Berkich also added that this was Phase 1 of planned development for this property.

There were no public comments.

Final Plat of Visionary Air Subdivision at 2605 S. Jefferson

Code Administrator Joe Berkich reported that a plat for this property (Davis Hills Subdivision) had been previously approved by Planning and Zoning and City Council in October of 2020; however, the plat did not get recorded to complete the process. Since that time, the property was sold, and the new owners wished to plat the property and change the name of the subdivision.

There were no public comments.

Tarwater 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, Wall, Wheeler, and Meckem; Nay: (0) None; Abstain; (0) None; Absent: (2) Evans and Waterman.

COMMISSION ACTION DECLARING BLIGHT AT 271 W. ELM- BUDGET HOST INN

Wall moved and Wheeler seconded that the Commission declare 271 W. Elm blighted. Motion carried as follows: Yea: (7) Randolph, Stokes, Tarwater, Wall, Wheeler, Meckem, and Plassmeyer; Nay: (0) None; Abstain; (0) None; Absent: (2) Evans and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 546 N. MADISON

Wall moved and Meckem seconded that the Commission approve a Conditional Use request to operate a short-term rental at 546 N. Madison. Motion carried as follows: Yea: (7) Stokes, Tarwater, Wall, Wheeler, Meckem, Plassmeyer, and Randolph; Nay: (0) None; Abstain; (0) None; Absent: (2) Evans and Waterman.

COMMISSION ACTION ON A FINAL PLAT OF PEOPLE SUBDIVISION

Plassmeyer moved and Meckem seconded that the Commission approve the Final Plat of People Subdivision and move forward to City Council for final approval. Motion carried as follows: Yea: (7) Tarwater, Wall, Wheeler, Meckem, Plassmeyer, Randolph, and Stokes; Nay: (0) None; Abstain; (0) None; Absent: (2) Evans and Waterman.

COMMISSION ACTION ON A FINAL PLAT OF VISIONARY AIR SUBDIVISION

Tarwater moved and Wall seconded that the Commission approve the Final Plat of Visionary Air Subdivision and move forward to City Council for final approval. Motion carried as follows: Yea: (7) Wall, Wheeler, Meckem, Plassmeyer, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain; (0) None; Absent: (2) Evans and Waterman.

COMMISSION AND STAFF DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:23 P.M.

ATTEST:


Code Administrator

Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved July 18, 2023