

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
May 19, 2022

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, May 19, 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, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, Kristen Waterman, and David Wheeler. Absent: (0) None.

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, Compliance Specialist Kim Schomaker, Assistant City Administrator/City Clerk Laina Starnes, and Deputy City Clerk Lacey Brackett.

Minutes were taken by Deputy City Clerk Lacey Brackett

APPROVAL OF MINUTES

Plassmeyer moved and Wall seconded that the Commission approve the April 14, 2022, meeting minutes as presented. Motion carried as follows: Yea: (9) Evans, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Evans moved and Meckem seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (9) Evans, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Conditional Use Request to Convert the OYO Motel at 1221 Millcreek Rd into a Multi-Family Residence

Code Administrator Joe Berkich reported that the developer planned to turn the current motel into a multi-family residence and gave the Commission a brief overview of what the floor plan consisted of.

Developer and owner of The Dels Corp., Mark Bertel, shared that he had developed, and currently managed multiple multi-family residential dwellings. He shared that he planned on making 52 units out of this development which would be beneficial to local businesses in the vicinity and the community. Bertel also stated that his company had leasing requirements that tenants would have to follow.

Commission Member Wall asked how the company manages their properties. Bertel responded that they have Regional Managers that manage all of their properties in house.

Commission Member Plassmeyer asked what the lease agreement would be. Bertel responded that their property management company would only allow year to year lease agreements.

Commission Member Stokes asked how there would be enough parking spaces. Berkich explained to the Commission that the developer could add more parking and gave a brief overview as to where the parking could be added.

Business Owner Nancy Hall expressed her concern regarding the lack of parking spaces that would negatively impact her business.

Business Owner Vivian Vermillion stated she was concerned that, with just one entrance, there would be an increase in accidents due to Elm Street lacking a middle turn lane in front of her business. Berkich responded and advised Vermillion that MODOT owned and managed that area of roadway.

Business Owner Ramona Lehman expressed she was against there being any parking spaces that would be near her property line.

Realtor Linda Eidson stated she was concerned there would be a negative impact on the commercial businesses in the area if more residential dwellings are constructed.

Resident Deanne Yukne expressed her concerns over the eligibility requirements of the development, and that she would like to see more residential development that would be suitable for families.

Resident Dean Morrow was concerned with the increase of pass-through traffic in that area if more residences were constructed. He expressed that his mother lived near the development, and he was concerned for her safety, as there had already been an incident involving theft.

Rezone Request Of 611 King St from RS2-Residential To C-1 Commercial

Berkich advised the Commission that the owner was proposing for this address to be rezoned from RS-2 Residential to C-1 Commercial in order to expand his current business.

Yukne expressed her concern that the property value in the area would depreciate if the location was rezoned for commercial use. She also stated that the current business had large equipment, and she was concerned for the safety of the residents neighboring the business.

Resident Charles Bailey expressed that, since the business was established, it had improved the appearance of the area.

Replat Request of Block 6, Original Town of Lebanon

Berkich advised the Commission that the purpose of this request was that the owner would like to replat the property in order to build a single-family residential dwelling.

No public comment.

Wall moved and Meckem seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (9) Evans, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: None

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONVERT THE OYO MOTEL AT 1221 MILLCREEK RD INTO A MULTI-FAMILY RESIDENCE

Tarwater moved and Wall seconded that the Commission approve a conditional use request to convert the OYO Motel at 1221 Millcreek Rd into a Multi-Family Residence with the caveat that there will be 104 parking spaces at the facility, a privacy fence will be constructed, a second entrance into the facility will be added, and upon change of ownership, a new Conditional Use will be required to come before the Zoning and Planning Commission for approval. Motion carried as follows: : Yea: (7) Meckem, Plassmeyer, Randolph, Tarwater, Wall, Waterman, and Wheeler; Nay: (2) Evans and Stokes; Abstain: (0) None; Absent: (0) None.

COMMISSION ACTION ON A REZONE REQUEST OF 611 KING ST FROM RS-2 RESIDENTIAL TO C-1 COMMERCIAL

Plassmeyer moved and Randolph seconded that the Commission approve the rezoning of 611 King St from RS-2 Residential to C-1 Commercial. Motion carried as follows: : Yea: (9) Evans, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

COMMISSION ACTION ON A REPLAT REQUEST OF BLOCK 6, ORIGINAL TOWN OF LEBANON

Tarwater moved and Wall seconded that the Commission approve the Replat of Block 6, Original Town of Lebanon. Motion carried as follows: : Yea: (9) Evans, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (0) None.

COMMISSION ACTION ON PROCEDURES FOR EXISTING ARCADE/GAMING MACHINES

Wall moved and Meckem seconded that the Commission accepts existing Arcade/Gaming machines currently in place in a C1 General Commercial District and a CL Limited Commercial District and, going forward, Arcade/Gaming machines shall be a permissive use in a C1 General Commercial District and require a conditional use in a CL Limited Commercial District; all new Arcade/Gaming machines in a CL Limited Commercial District shall come before the Zoning and Planning Commission for approval. Motion carried as follows: : Yea: (8) Evans, Meckem, Plassmeyer, Randolph, Tarwater, Wall, Waterman, and Wheeler; Nay: (1) Stokes; Abstain: (0) None; Absent: (0) None.

DISCUSSION OF COMMERCIAL DISTRICTS

Berkich handed out a packet to the Commission members. The packet had a list of business activities and a list of their Commercial Districts for the Commission to review. The Commission would continue to discuss conditional and permissive uses of the districts.

STAFF DISCUSSION

None.

COMMISSION DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 7:30 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved June 9, 2022