

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
MAY 21, 2020

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, May 21, 2020 in the Theatre at the Cowan Civic Center located at 500 E. Elm Street.

ROLL CALL AND DECLARATION OF A QUORUM

Upon roll call, the following Members were present: Stephen Marcum, Carrie Plassmeyer, Randy Randolph, David Schneider, Jeff Stokes, Shirley Tarwater, and Danessa Williams. Absent: Becky Burk and Randy Wall.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Code Admin Rep. Steve Hemphill, and Deputy City Clerk Lindsey Slavens.

Deputy City Clerk Lindsey Slavens took the meeting minutes.

APPROVAL OF MINUTES

Williams moved, and Schneider seconded that the Commission approve the minutes from the Zoning and Planning meeting held on February 13, 2020 as presented. Motion carried as follows: Yea: (7) Marcum, Plassmeyer, Randolph, Stokes, Schneider, Tarwater, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (2) Burk and Wall.

PUBLIC HEARINGS

Williams moved, and Plassmeyer seconded that the Commission enter into Public Hearing. Motion carried as follows: Yea: (7) Plassmeyer, Randolph, Stokes, Schneider, Tarwater, Williams, and Marcum. Nay: (0) None; Abstain: (0) None; Absent: (2) Burk and Wall.

Public Hearing on a Conditional Use at 109 Cherokee for the Construction of Storage Units

Richard Hicks, Hicks Construction, notified the Commission that the proposed storage units would be a climate-controlled facility with high end security features. He also handed out site plans to all members to review details. Code Administrator Joe Berkich added that the units would be located along I-44, behind Hardees. The conditional use was needed due to being in a C-1 zone, and the applicant had agreed to also build a 100 ft. privacy fence as a buffer between the facility and adjacent residential property.

Public Hearing on the Final Plat of the Van Buren Subdivision

Code Administrator Joe Berkich stated that the property in discussion was Lebanon Acreage known as the old City Compound. The Plat was required in order to move forward with projects including a potential pocket park as well as traffic rerouting. No public comments were made.

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

COMMISSION APPROVAL ON A CONDITIONAL USE AT 109 CHEROKEE FOR THE CONSTRUCTION OF STORAGE UNITS

Randolph moved, and Marcum seconded that the Commission move to approve a Conditional Use at 109 Cherokee for the construction of storage units. Motion carried as follows: Yea: (7) Stokes, Schneider, Tarwater, Williams, Marcum, Plassmeyer, and Randolph. Nay: (0) None; Abstain: (0) None; Absent: (2) Burk and Wall.

COMMISSION RECOMMENDATION ON THE FINAL PLAT OF THE VAN BUREN SUBDIVISION

Williams moved, and Plassmeyer seconded that the Commission approve the Final Plat of the Van Buren Subdivision and to move to Council for final approval. Motion carried as follows: Yea: (7) Schneider, Tarwater, Williams, Marcum, Plassmeyer, Randolph, and Stokes. Nay: (0) None; Abstain: (0) None; Absent: (2) Burk and Wall.

STAFF DISCUSSION:

Code Administrator Joe Berkich commented that the Zoning Study had been delayed due to COVID-19 but plans to move forward would be discussed at the next meeting.


COMMISSION DISCUSSION:

Commission member David Schneider asked when Maple Drive was planned to be blocked off. Berkich answered that the changes would be made in small increments.

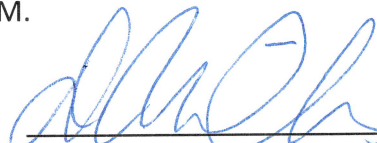
ADJOURNMENT

Stokes declared the meeting adjourned at 6:18 P.M.

ATTEST:



Code Administrator
Joe Berkich



Secretary Danessa Williams

Minutes Approved June 11, 2020