

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
JUNE 9, 2022

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:14 P.M. Thursday, June 9, 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, Jeff Stokes, Shirley Tarwater, Kristen Waterman, and David Wheeler. Absent: (4) Chris Meckem, Carrie Plassmeyer, Randy Randolph, and Randy Wall.

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, and Deputy City Clerk Lacey Brackett.

Minutes were taken by Deputy City Clerk Lacey Brackett

APPROVAL OF MINUTES

Evans moved and Waterman seconded that the Commission approve the May 19, 2022, meeting minutes as presented. Motion carried as follows: Yea: (5) Evans, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

Tarwater moved and Evans seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Evans, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

Replat Request of Lots One and Two of Colonial Meadows Subdivision (1001/1021 Northview)

Code Administrator Joe Berkich shared that the owner wished to adjust the property line between the two lots.

Property owner Debra McGruder expressed that she would like to adjust the property line to have more room within the two lots.

Replat Request of Lots 83 and 84 of Field of Dreams Subdivision from Two Lots into One Lot (Mantle Ave.)

Code Administrator Joe Berkich expressed the owner wished to have these lots replated to build a single-family residential dwelling with a bigger yard. Berkich also advised the owner would be building a privacy fence.

There were no public comments.

Replat Request of Tract A of Applelane Subdivision into Two Lots (1100 and 1200 Block of Glenridge Dr)

Code Administrator Joe Berkich shared that the plat was currently one lot and the owner wished to replat one lot into two lots in order to sell one of the lots. Stokes asked Berkich if a fence would be between the two dwelling where the lots would be separated. Berkich advised there would not be a fence.

There were no public comments.

Final Plat Request of Route 66 Marketplace from Three Lots into Five Lots (1710, 1760, 1780, and 1790 W Elm St.)

Code Administrator Joe Berkich explained this area was by Dowd's and the Route 66 Inn motel and the owner wanted to start construction on a commercial development. The proposed plan for the motel would be to turn a portion of it into an Airbnb. Berkich shared that each building would be on their own separate lot if the plat was approved.

There were no public comments.

Tarwater moved and Wheeler seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Evans, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

COMMISSION ACTION ON A REPLAT REQUEST OF LOTS ONE AND TWO OF COLONIAL MEADOWS SUBDIVISION

Tarwater moved and Evans seconded that the Commission approve a Replat Request of Lots One and Two of Colonial Meadows Subdivision. Motion carried as follows: Yea: (5) Evans, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

COMMISSION ACTION ON A REPLAT REQUEST OF LOTS 83 AND 84 OF FIELD OF DREAMS SUBDIVISION FROM TWO LOTS INTO ONE LOT

Tarwater moved and Waterman seconded that the Commission approve a Replat Request of Lots 83 and 84 of Field of Dreams Subdivision to divide Two Lots into One Lot. Motion carried as follows: Yea: (5) Evans, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

COMMISSION ACTION ON A REPLAT REQUEST OF TRACT A OF APPLELANE SUBDIVISION INTO TWO LOTS

Wheeler moved and Evans seconded that the Commission approve a Replat Request of Tract A of Applelane Subdivision to divide into Two Lots. Motion carried as follows: Yea: (5) Evans, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

COMMISSION ACTION ON FINAL PLAT REQUEST OF ROUTE 66 MARKETPLACE FROM THREE LOTS INTO FIVE LOTS

Evans moved and Wheeler seconded that the Commission approve the Final Plat Request of Route 66 Marketplace to divide Three Lots into Five Lots. Motion carried as follows: Yea: (4) Evans, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (1) Stokes; Absent: (4) Meckem, Plassmeyer, Randolph, and Wall.

Stokes abstained from the vote due to his place of employment neighboring this area.

Waterman left at 6:25 p.m.

DISCUSSION OF COMMERCIAL DISTRICTS

Code Administrator Joe Berkich expressed that he would like to see the Commercial Zoning Districts finalized by the end of July. Stokes shared that he would like to have definitions and if at all possible, he would like to see page numbers on the Code of Ordinances. Tarwater agreed with Stokes. A small discussion commenced, and it was decided that if the majority of Zoning and Planning Commissioners could attend, a work session to discuss the Commercial Zoning Districts would be beneficial. Berkich advised the Commission that an email would be sent out with a list of available dates and the work session would be held on the date that the Commission decided on.

STAFF DISCUSSION

None.

COMMISSION DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:37 P.M.

ATTEST:

  
Code Administrator

Joe Berkich

  
Secretary Carrie Plassmeyer

Minutes Approved July 14, 2022