

CITY OF LEBANON
BOARD OF ADJUSTMENT MINUTES
June 10, 2021

BE IT REMEMBERED that the Board of Adjustment met at 5:30 P.M. Thursday, June 10, 2021 in the Council Chambers at City Hall located at 401 South Jefferson.

ROLL CALL AND DECLARATION OF QUORUM

Upon roll call, the following Board Members were present: Rick Adams, Ryan Ritchell, Ralph Pitts, John Sommers and Dan True. Absent: Ted Dahl.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Code Administration Representative Steve Hemphill, GIS Technician Vickie Jones, and Deputy City Clerk Lindsey Slavens.

Deputy City Clerk Lindsey Slavens took the meeting minutes.

APPROVAL OF MINUTES

Sommers moved and Adams seconded that the Board of Adjustments approve the minutes from the Board of Adjustments meeting held on April 08, 2021, as presented. Motion carried as follows: Yea: (5) Adams, Ritchell, Pitts, Sommers, and True; Nay: (0) None; Abstain; (0) none; Absent: (1) Dahl.

PUBLIC HEARINGS

True moved and Ritchell seconded that the Board of Adjustment move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Ritchell, Pitts, Sommers, True, and Adams; Nay: (0) None; Abstain; (0) none; Absent: (1) Dahl.

Variance for the Construction of an 8-Foot Privacy Fence in the Setback at 281 Taylor Avenue

Code Administrator Joe Berkich explained that the owner of the proposed property wished to construct an 8-foot fence which exceeded the maximum height allowed within Code. Pitts questioned if Code had requirements of what type of material could be used to for fencing, and at the time it did not. Berkich added that the revision of the Code would include regulation of materials. Ritchell asked if the height would be an issue for drivers, and Berkich gave a visual showing no obstruction to traffic. There were no public comments.

Variance for the Construction of an Accessory Building Located at 336 Coach Road that is Larger than the Maximum Size the City Ordinance Allows

Code Administrator Joe Berkich explained that the owner of the proposed property wished to construct a 1,250 square foot accessory building which exceeded the 1,000 square foot maximum reflected within Code. The building would be constructed to match the current home, and all covenant requirements would be the owners responsibility. There were no public comments.

Variance for the Construction of a 6-Foot Privacy Fence in the Setback at 490 Sunset Drive

Code Administrator Joe Berkich explained that the property owner would like to remove the existing bushes and construct a 6-Foot fence. Berkich added that the bushes exceeded 6-feet and the fence would be replacing them. Mike Evans, owner of the property, explained his plans to the Board and asked if there were any questions; no questions were asked.

Variance for the Construction of an Accessory Building Located at 3029 National Avenue that is Larger than the Maximum Size the City Ordinance Allows

Code Administrator Joe Berkich explained that the owner of the proposed property wished to construct a 1,140 square foot accessory structure, which exceeded the 1,000 square foot maximum reflected within Code. The owner owned 2 lots, which would be taken to Planning and Zoning for a Replat into 1 lot if this were approved. There were no public comments.

True moved and Sommers seconded that the Board of Adjustment move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Pitts, Sommers, True, Adams, and Ritchell; Nay: (0) None; Abstain; (0) none; Absent: (1) Dahl.

BOARD APPROVAL ON A VARIANCE FOR THE CONSTRUCTION OF AN 8-FOOT PRIVACY FENCE IN THE SETBACK AT 281 TAYLOR AVENUE

Ritchell moved and Adams seconded that the Board approve a Variance for the Construction of an 8-Foot Privacy Fence in the Setback at 281 Taylor Avenue. Motion carried as follows: Yea: (5) Sommers, True, Adams, Ritchell, and Pitts; Nay: (0) None; Abstain; (0) none; Absent: (1) Dahl.

BOARD APPROVAL ON A VARIANCE FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING LOCATED AT 336 COACH ROAD THAT IS LARGER THAN THE MAXIMUM SIZE THE CITY ORDINANCE ALLOWS

True moved and Sommers seconded that the Board approve a Variance for the Construction of an Accessory Building Located at 336 Coach Road that is Larger than the Maximum Size the City Ordinance Allows. Motion carried as follows: Yea: (5) True, Adams, Ritchell, Pitts, and Sommers; Nay: (0) None; Abstain; (0) none; Absent: (1) Dahl.

BOARD APPROVAL ON A VARIANCE FOR THE CONSTRUCTION OF A 6-FOOT PRIVACY FENCE IN THE SETBACK AT 490 SUNSET DRIVE

Sommers moved and Ritchell seconded that the Board approve a Variance for the Construction of a 6-Foot Privacy Fence in the Setback at 490 Sunset Drive. Motion carried as follows: Yea: (5) Adams, Ritchell, Pitts, Sommers, and True; Nay: (0) None; Abstain; (0) none; Absent: (1) Dahl.

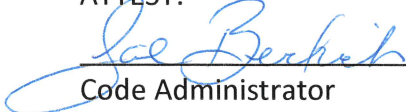
BOARD APPROVAL ON A VARIANCE FOR THE CONSTRUCTION OF AN ACCESSORY BUILDING LOCATED AT 3029 NATIONAL AVENUE THAT IS LARGER THAN THE MAXIMUM SIZE THE CITY ORDINANCE ALLOWS

Ritchell moved and Adams seconded that the Board approve a Variance for the Construction of an Accessory Building Located at 3029 National Avenue that is Larger than the Maximum Size the City Ordinance Allows. Motion carried as follows: Yea: (5) Ritchell, Pitts, Sommers, True, and Adams; Nay: (0) None; Abstain; (0) none; Absent: (1) Dahl.

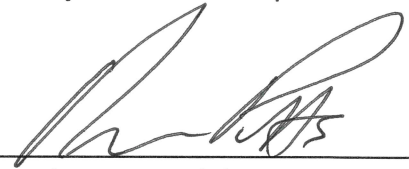
ADJOURNMENT

Ritchell moved and Sommers seconded that the meeting be adjourned Motion pass unanimously.
The meeting adjourned at 5:49 P.M.

ATTEST:



Code Administrator
Joe Berkich



Chairman Ralph Pitts

Minutes Approved July 08, 2021