

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
July 12, 2018

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, July 12, 2018 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: Darrell Deputy, Randy Randolph, David Schneider, Jeff Stokes, and Danessa Williams Absent: Don Allen, Becky Burk, Stephen Marcum and Randy Wall.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich and Draft Technician Vickie Jones

Draft Technician Vickie Jones took the meeting minutes

APPROVAL OF MINUTES

Williams moved, and Stokes seconded that the Commission approve the minutes from the Zoning and Planning meeting held in June 2018 as presented. Motion carried as follows: Yea: (5) Deputy, Randolph, Schneider, Stokes, and, Williams; Nay: (0) None; Abstain; (0) None; Absent: (4) Allen, Burk, Marcum and Wall.

PUBLIC HEARINGS

Williams moved, and Randolph seconded that the Commission enter into Public Hearing. Motion carried as follows Yea: (5) Deputy, Randolph, Schneider, Stokes, and, Williams; Nay: (0) None; Abstain; (0) None; Absent: (4) Allen, Burk, Marcum and Wall.

Public Hearing on the on the Final Plat for the Pauline Rector Subdivision at 1551 & 1553 N Jefferson Ave.

Joe Berkich explained the Plat to the Commission. James and Jo Ann Thompson of 298 Weaver St. questioned the setback between the 2 houses. Joe Berkich explained that while the 6'2" setback does not meet the City code for a 10' setback from the property line to the house, it does meet the Building code that the city has adopted of 5' setback between house and the property line, and that by accepting this plat a variance would be granted for this property for the side setback as shown on the plat. Mr. Thompson also expressed his concern over the devaluation of his property if this Plat was accepted.

Public Hearing on the on the Final Plat for the Ronnie's Market Subdivision at 1431 N Jefferson Ave.

Joe Berkich explained the Plat to the Commission. There were no other comments from the Commission or the public

Public Hearing on a Conditional Use to conduct Church Services at 735 S Jefferson Ave.

Jason Hood of Christ Fellowship Church explained that the location would be used for church services. Joe Berkich explained that this location was zoned as a C-1 which is General Commercial and would have to have a Conditional Use to have church services held there. David Wood of Woods Furniture located at 717 S Jefferson, and Larry Jacobsen of Jacobsen Appliance located at 713 S Jefferson, expressed their opposition to the location being used for church services and would like to see a retail operation established there. Stokes questioned the size of the building and if it would meet the requirements for a large group of people and did it have adequate restroom facilities. Joe explained that the building would have to pass a Commercial inspection done by the City before it was cleared for use, Mr. Hood said that there were 2 restrooms located in the facility which was more than the facility they just vacated. Joe said with the number of members in their church 2 restrooms would meet requirements. Williams asked if this was a long or short-term plan. Mr. Hood said that he would hopefully that it would be short term, and that they would continue to look for a permanent location. Schneider asked if there was enough parking, Joe said the area meet the code for the number of members. Randolph questioned why they chose this location. Mr. Hood said it was available and within their budget. Williams asked Joe if there were other storefront locations that have been granted a Conditional Use for church services. Joe said that last month one was granted on Evergreen Parkway. There were no other questions or comments.

Chairman Deputy asked if there are any more questions or comments, there were no further comments, he asks for a motion to move out of public hearing.

Stokes moved, and Williams seconded that the Commission move out of Public Hearing. Motion carried as follows: Yea: (5) Deputy, Randolph, Schneider, Stokes, and, Williams; Nay: (0) None; Abstain; (0) None; Absent: (4) Allen, Burk, Marcum and Wall.

Commission Recommendation to Council on the Final Plat for the Pauline Rector Subdivision at 1551 & 1553 N Jefferson Ave.

Stokes moved, and Williams seconded that the Commission move to approve the Final Plat for the Pauline Rector Subdivision at 1551 & 1553 N Jefferson Ave. Motion carried as follows: Yea: (5) Deputy, Randolph, Schneider, Stokes, and, Williams; Nay: (0) None; Abstain; (0) None; Absent: (4) Allen, Burk, Marcum and Wall.

Commission Recommendation to Council on the Final Plat for the Ronnie's Market Subdivision at 1431 N Jefferson Ave.

Stokes moved, and Randolph seconded that the Commission move to approve the Final Plat for the Ronnie's Market Subdivision at 1431 N Jefferson Ave. Motion carried as follows: Yea: (5) Deputy, Randolph, Schneider, Stokes, and, Williams; Nay: (0) None; Abstain; (0) None; Absent: (4) Allen, Burk, Marcum and Wall.

Commission Action on a Conditional Use to conduct Church Services at 735 S Jefferson Ave.

Stokes moved, and Schneider seconded that the Commission move to approve the Conditional Use to conduct Church Services at 735 S Jefferson Ave. Motion carried as follows: Yea: (5) Deputy, Randolph, Schneider, Stokes, and, Williams; Nay: (0) None; Abstain; (0) None; Absent: (4) Allen, Burk, Marcum and Wall.

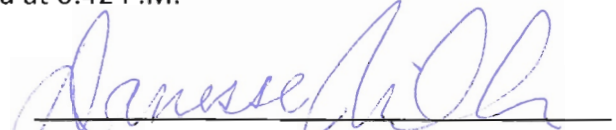
Staff discussion: None

Commission discussion: None

ADJOURNMENT

Chairman Deputy declared the meeting adjourned at 6:42 P.M.

ATTEST:


Secretary Danessa Williams


Code Administrator
Joe Berkich

Minutes Approved September 13, 2018