

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
July 14, 2022

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:25 P.M. Thursday, July 14, 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: Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, and Kristen Waterman. Absent: Mike Evans, Chris Meckem, Randy Wall, and David Wheeler.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Planning and Zoning Manager Chris VanFosson, Compliance Specialist Kim Schomaker, and Deputy City Clerk Lacey Brackett.

Minutes were taken by Deputy City Clerk Lacey Brackett

APPROVAL OF MINUTES

Plassmeyer moved and Waterman seconded that the Commission approve the June 9, 2022, meeting minutes as presented. Motion carried as follows: Yea: (5) Plassmeyer, Randolph, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Wall, and Wheeler.

Plassmeyer moved and Randolph seconded that the Commission approve the June 23, 2022, Work Session meeting minutes as presented. Motion carried as follows: Yea: (5) Plassmeyer, Randolph, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Wall, and Wheeler.

PUBLIC COMMENTS

None.

PUBLIC HEARINGS

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

Replat Request of Lebanon Acreage 3-34-16PT NWSW1/4 135 x 150 ft. into Two Lots to be known as Quick Subdivision (1290 Brice St.)

Code Administrator Joe Berkich advised that the owner of this property requested to replat this property into two lots in order to build single-family residential dwellings.

There were no public comments.

Replat Request of Lots Three, Four, and Five of Colonial Park from Three Lots into Two Lots (525 Bluebird Ct. and 601 Bluebird Ln.)

Code Administrator Joe Berkich reported that the owners of these lots would like to replat the three lots into two lots in order to even out the property lines. He expressed that this would only impact the two property owners.

There were public comments.

Replat Request of Fractional Parts of Lots One, Two, and Three of Stovall Subdivision

Code Administrator Joe Berkich shared the owners requested to replat the lots in order to obtain street access to each lot.

There were no public comments.

Rezone Request of Lebanon Acreage 15-34-16 83.88 AC N1/2 SW1/4 from RS-1 Residential to RS-2 Residential (1615 Beck Ln.)

Code Administrator Joe Berkich advised that there were 83 acres on Beck Lane that the owner wished to rezone. He shared that the property owner planned to construct a housing development and if the acreage were to be rezoned from RS-1 Residential to RS-2 Residential, the dwellings would be able to be constructed on reduced lot sizes.

There were no public comments.

Conditional Use Request to Operate an Airbnb at 389 Oak St.

Code Administrator advised that there was no on-street parking at this location. He expressed to the Commission that if this Conditional Use request were approved, then the owner would have to apply for a Variance Request to allow on-street parking, or the owner would need to build a driveway.

Resident Charity Lopez expressed that this house had sat vacant for years. She stated that trespassers would enter the house without consent which made her feel uncomfortable in the neighborhood during that time. She expressed that the new owners had been keeping the location clean and she would rather see it used as an Airbnb than leaving it unoccupied.

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

COMMISSION ACTION ON A REPLAT REQUEST OF LEBANON ACREAGE 3-34-16PT NWSW1/4 135 X 150 FT. INTO TWO LOTS

Plassmeyer moved and Tarwater seconded that the Commission approve a Replat Request of Lebanon Acreage 3-34-16PT NWSW1/4 135 x 150 ft. into Two Lots. Motion carried as follows: Yea: (5) Plassmeyer, Randolph, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Wall, and Wheeler.

COMMISSION ACTION ON A REPLAT REQUEST OF LOTS THREE, FOUR, AND FIVE OF COLONIAL PARK FROM THREE LOTS INTO TWO LOTS

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

COMMISSION ACTION ON A REPLAT REQUEST OF FRACTIONAL PART OF LOTS ONE, TWO, AND THREE OF STOVALL SUBDIVISION

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

COMMISSION ACTION ON A REZONE REQUEST OF LEBANON ACREAGE 15-34-16 83.88 AC N1/2 SW1/4 FROM RS-1 RESIDENTIAL TO RS-2 RESIDENTIAL

Plassmeyer moved and Tarwater seconded that the Commission approve a Rezone Request of Lebanon Acreage 15-34-16 83.88 AC N1/2 SW1/4 from RS-1 Residential to RS-2 Residential. Motion carried as follows Yea: (5) Plassmeyer, Randolph, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Wall, and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE AN AIRBNB AT 389 OAK ST.

Tarwater moved and Randolph seconded that the Commission approve a Conditional Use Request to Operate an Airbnb at 389 Oak St with the caveat that the owner would need to apply and receive a Variance for on-street parking or would need to construct a driveway. Motion carried as follows Yea: (5) Plassmeyer, Randolph, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Wall, and Wheeler.

COMMISSION ACTION ON THE RECOMMENDATION FOR APPROVAL OF THE UPDATED ZONING DISTRICTS FOR THE CITY OF LEBANON CODE OF ORDINANCES

Plassmeyer moved and Tarwater seconded that the Commission approve a Recommendation for Approval of the updated Zoning Districts for the City of Lebanon Code of Ordinances. Motion carried as follows Yea: (5) Plassmeyer, Randolph, Stokes, Tarwater, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (4) Evans, Meckem, Wall, and Wheeler.

STAFF DISCUSSION

Commission Member Waterman asked Code Administrator Joe Berkich what was being constructed at the Eagle Stop off Granite Lane. Berkich replied that a Taco Bell would be constructed at this location.

Code Administrator Joe Berkich advised that there were several new commercial developments that were in the process of being constructed or opened. Berkich listed the businesses; S & H Farm Supply, Seven Brew Coffee, Taco Bell, and the Ice Cream Factory. He also stated that new residential developments were in the process of beginning construction.

Commission Member Stokes asked Berkich if construction had started on the new Cellular Phone Tower that was possibly going to be built. Berkich replied that there was currently no construction to the tower that he was aware of.

COMMISSION DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:52 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved August 11, 2022