

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
August 13, 2020

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, August 13, 2020 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: Becky Burk, Carrie Plassmeyer, Jeff Stokes, Shirley Tarwater, David Wheeler and Danessa Williams. Absent: Chris Meckem, Randy Randolph and Randy Wall.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Code Administration Representative Steve Hemphill, GIS Technician Vickie Jones, and Assistant City Administrator/City Clerk Laina Starnes.

Minutes were taken by Assistant City Administrator/City Clerk Laina Starnes.

APPROVAL OF MINUTES

Burk moved and Tarwater seconded that the Commission approve the minutes from the Zoning and Planning meeting held on July 9, 2020 as presented. Motion carried as follows: Yea: (6) Burk, Plassmeyer, Stokes, Tarwater, Wheeler, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Randolph and Wall.

PUBLIC HEARINGS

Tarwater moved and Wheeler seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (6) Burk, Plassmeyer, Stokes, Tarwater, Wheeler, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Randolph and Wall.

Rezoning of Property Located at Tower Road and Glencastle Lane from RS-1 Residential to CL Limited Commercial

Brian Czerw of SWD Architects spoke to the Commission as a representative for O'Reilly Development. Czerw shared that the proposed rezoning was needed before a Missouri Housing Development Commission (MHDC) application could be submitted to build senior housing on the land. During the hearing, Czerw stated the proposed apartment buildings would have the same floor plan as those located on the other side of Tower Road and all eight buildings would be 4-plexes with two bedrooms and one bath. He also shared that the developer was only using a little over half of the site which would help keep many trees intact. Chairman Stokes then entertained comments from the public.

Don Anthony, a resident of Glencastle Lane, shared he was concerned about the trees on the property being removed and stated he would like the developers to try and keep the mature trees. He also expressed his concern of increased traffic and current street condition of Glencastle Lane.

David Boyer, also a resident of Glencastle Lane, shared his concerns about the property being rezoned to CL Limited Commercial because of the permissive uses allowed in that type of zoning district. He stated he understood that RS-1 Residential didn't allow for multi-family housing but questioned why RS-2 Residential wasn't being proposed. During his comments, Boyer shared he

was also concerned with street conditions since there was zero commitment from the City to upgrade Glencastle Lane.

Conditional Use to Construct Multi-Family Units on Property Located at Tower Road and Glencastle Lane

Code Administrator Joe Berkich stated that CL Limited Commercial required a conditional use for multi-family housing. There were no public comments.

Final Plat of Lazy Lee's Subdivision

Code Administrator Joe Berkich stated a replat of Lazy Lee's Subdivision was needed for developmental purposes. He reported the property owner desired to combine two lots into one to build a new convenience store at the corner of Springfield Road and Commercial Street. There were no public comments.

Final Plat of George Marshall Subdivision No. 1

Code Administrator Joe Berkich shared that family members of the late George Marshall, owners of annexed Lebanon acreage known as 20198, 20228, 20248 and 20252 Ostrich Lane, wanted to sell. To do so, the one lot needed to be subdivided into four lots because City Code only allowed one structure per lot. There were no public comments.

Williams moved and Tarwater seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (6) Burk, Plassmeyer, Stokes, Tarwater, Wheeler, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Randolph and Wall.

COMMISSION RECOMMENDATION ON THE REZONING OF PROPERTY LOCATED AT TOWER ROAD AND GLENCASTLE LANE FROM RS-1 RESIDENTIAL TO CL LIMITED COMMERCIAL

Prior to taking action on the rezoning of property located at Tower Road and Glencastle, several of the Commission members expressed their concerns about the condition of Glencastle Lane and wanted to know if improvements were planned and, if so, who would bear the cost of the improvements. During this time, Commission member Tarwater stated she didn't like the fact that the entrance to the planned facility would be off Glencastle Lane while Commission member Plassmeyer expressed she had reservations because of the unknowns regarding street improvements and the commitment of the developer. Rezoning the property to RS-2 Residential rather than CL Limited Commercial and protecting the current residents in the area was also discussed. At the conclusion of their discussion, the Commission took the following action.

Williams moved and Wheeler seconded that the Commission postpone taking action on the rezoning request until the next Planning and Zoning meeting. Motion carried as follows: Yea: (6) Burk, Plassmeyer, Stokes, Tarwater, Wheeler, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Randolph and Wall.

COMMISSION APPROVAL ON A CONDITIONAL USE TO CONSTRUCT MULTI-FAMILY UNITS ON PROPERTY LOCATED AT TOWER ROAD AND GLENCASTLE LANE

Because the Commission postponed taking action on the rezoning request until the next Planning and Zoning meeting, they took action on the request for a conditional use to construct multi-family units on the property as follows.

Tarwater moved and Burk seconded that the Commission postpone taking action on the request for a conditional use to construct multi-family units on the property located at Tower Road and Glencastle Lane until the next Planning and Zoning meeting. Motion carried as follows: Yea: (6) Burk,

Plassmeyer, Stokes, Tarwater, Wheeler, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Randolph and Wall.

COMMISSION RECOMMENDATION ON THE FINAL PLAT OF LAZY LEE'S SUBDIVISION

Tarwater moved and Williams seconded that the Commission approve the Final Plat of Lazy Lee's Subdivision and forward to Council for final approval. Motion carried as follows: Yea: (6) Burk, Plassmeyer, Stokes, Tarwater, Wheeler, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Randolph and Wall.

COMMISSION RECOMMENDATION ON THE FINAL PLAT OF GEORGE MARSHALL SUBDIVISION #1.

Plassmeyer moved and Burk seconded that the Commission approve the Final Plat of George Marshall Subdivision No. 1 and forward to Council for final approval. Motion carried as follows: Yea: (6) Burk, Plassmeyer, Stokes, Tarwater, Wheeler, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Randolph and Wall.

RECESS

Prior to the Work Session portion of the meeting, Chairman Stokes called for a recess. The Commission moved into Recess at 6:50 pm and returned to Regular Session at 7:15 pm.

ZONING CODE AND COMPREHENSIVE PLAN WORK SESSION (RU-1 AND RU-2)

Code Administrator Joe Berkich presented current permissive and conditional uses for both RU-1 Rural and RU-2 Cemetery zoning districts. The Commission then discussed and provided input on what changes they would like to see made to the code language regulated to permissive and conditional uses. During this time, Berkich stated he planned to adjust the comprehensive plan as the Commission continued going through all the zoning districts over the course of several meetings.

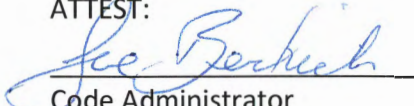
COMMISSION AND STAFF DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 8:12 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Danessa Williams

Minutes Approved September 10, 2020