

CITY OF LEBANON
ZONING AND PLANNING COMMISSION SPECIAL MEETING
September 3, 2020

BE IT REMEMBERED that the Zoning and Planning Commission met at 12:00 P.M. Thursday, September 3, 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, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, David Wheeler and Danessa Williams. Absent: None.

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.

PUBLIC HEARINGS

Burk moved and Wall seconded that the Commission move out of Special Session and into Public Hearing. Motion carried as follows: Yea: (9) Burk, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Wheeler, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (0) None.

Rezoning of Property Located at Tower Road and Glencastle Lane from RS-1 Residential to RS-2 Residential or CL Limited Commercial

Code Administrator Joe Berkich shared with the Commission and public that the development being proposed at this location would be the same as the one on the other side of Tower Road. He further communicated that a site plan for the CL Limited Commercial zoning would be brought back to Planning and Zoning for approval while a site plan for the RS-2 Residential zoning would not. To address concerns from the last meeting, Berkich reported that street improvements would be made at the Tower Road/Glencastle Lane intersection and Glencastle Lane would be widened and overlaid after construction of the development was complete.

Denise Heinz, a partner of O'Reilly Development Company, then addressed the Commission and public. She shared information regarding the proposed development and how changes to the plan were made following the last meeting to address some concerns. Heinz told how the buildings were moved as much as possible to the north to leave more green space around the development and there were no plans to develop the property to the east. She also said they would protect the trees as much as they could and would landscape back where trees were compromised. Following Heinz's comments, making the rezoning change contingent upon the approval of the Missouri Housing Development Commission (MHDC) application was discussed.

David Boyer, a resident of Glencastle Lane, shared he was concerned that rezoning the property would open the floodgate for other commercial developments in his neighborhood and that curb and guttering was no longer in the definition of street improvements in the area.

Prior to closing the public hearing, Heinz was asked about the development creating additional stormwater issues for the residents. Heinz reported that the development would have curbs and gutters and stormwater would be rerouted to a detention that would be built on the property.

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

Code Administrator Joe Berkich reported that a conditional use was required in both CL Limited Commercial and RS-2 Residential zones and it would be contingent upon O'Reilly Development Company getting their project approved. There were no public comments.

Wall moved and Burk seconded that the Commission move out of Public Hearing and back into Special Session. Motion carried as follows: Yea: (9) Burk, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Wheeler, and Williams. Nay: (0) None; Abstain: (0) None; Absent: (0) None.

COMMISSION RECOMMENDATION ON THE REZONING OF PROPERTY LOCATED AT TOWER ROAD AND GLENCASTLE LANE FROM RS-1 RESIDENTIAL TO RS-2 RESIDENTIAL

Williams moved and Burk seconded that the Commission approve the Rezoning of property located at Tower Road and Glencastle Lane from RS-1 Residential to RS-2 Residential and forward to Council for final approval. Motion failed as follows: Yea: (1) Burk; Nay: (8) Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Wheeler, and Williams; Abstain: (0) None; Absent: (0) None.

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

Williams moved and Wall seconded that the Commission approve the Rezoning of property located at Tower Road and Glencastle Lane from RS-1 Residential to CL Limited Commercial and forward to Council for final approval. Motion carried as follows: Yea: (7) Meckem, Plassmeyer, Randolph, Stokes, Wall, Wheeler, and Williams; Nay: (2) Burk and Tarwater; Abstain: (0) None; Absent: (0) None.

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

Wall moved and Plassmeyer seconded that the Commission approve a Conditional Use for multi-family units on property located at Tower Road and Glencastle Lane. Motion carried as follows: Yea: (8) Burk, Meckem, Plassmeyer, Randolph, Stokes, Wall, Wheeler, and Williams. Nay: (1) Tarwater; Abstain: (0) None; Absent: (0) None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 12:23 P.M.

ATTEST:



Code Administrator

Joe Berkich


Secretary Danessa Williams

Minutes Approved September 10, 2020