

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
September 9, 2021

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, September 9, 2021 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: Chris Meckem, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, David Wheeler and Kristen Waterman. Absent: Mike Evans and Carrie Plassmeyer.

A quorum was declared.

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

Minutes were taken by Deputy City Clerk Lindsey Slavens.

APPROVAL OF MINUTES

Tarwater moved and Wall seconded that the Commission approve the minutes from the Zoning and Planning meeting held on August 12, 2021 as presented. Motion carried as follows: Yea (7) Meckem, Randolph, Stokes, Tarwater, Wall, Wheeler, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (2) Evans and Plassmeyer.

PUBLIC HEARINGS

Meckem moved and Randolph seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea (7) Randolph, Stokes, Tarwater, Wall, Wheeler, Waterman, and Meckem; Nay: (0) None; Abstain: (0) None; Absent: (2) Evans and Plassmeyer.

Rezoning Property located at 1262 North Jefferson Avenue from RS-2 Residential to C-1 Commercial or CL Limited Commercial

Code Administrator Joe Berkich passed out a letter of disapproval from an adjacent neighbor which is attached and incorporated within as a part of the permanent record. He explained that the 2005 and 2019 comprehensive plans both showed the proposed property going to C-L Commercial.

Jeremy Goforth- stated he was the owner of the proposed property and wished to eventually place a billboard in the yard. He continued that he felt that the property, along with the others located on Jefferson, would all eventually become commercial zoned. He added that he had begun a complete refinishing of the home located on the property and that it would be maintained well.

Commission Member Wheeler- asked what the property located on North Highway 5 with a billboard in the yard was zoned as. Berkich responded that it was C-L Limited Commercial.

Commission Member Wall- added that anything Goforth had been a part of was always quality work, but that he was concerned with placing a commercial lot in between two residential lots. He also did not favor billboards being placed in yards.

Commission Member Tarwater- expressed that she felt C-L Limited Commercial was most suitable for the location and that by re-zoning to commercial would be the best use of the property in its location.

Final Plat of Flatwood Estates Phase 3

Code Administrator Joe Berkich explained that the property owner wished to put in a residential street along with the construction of residential homes. Tarwater questioned by Steele Street was not being extended, and Berkich responded that it was due to where the City Limits ended. There were no public comments.

Final Plat of Replat of Fremont Meadows Subdivision Lots 4, 5, 6, and 7

Code Administrator Joe Berkich explained that the re-plat would correct the previous plat boundary lines. There were no public comments.

A Conditional Use for the Construction of Duplexes located at Lots 1-6 of Fremont Meadows Subdivision

Code Administrator Joe Berkich explained that the property was zoned RS-2 and originally intended for duplexes. The property owners now wished to move forward with construction of duplexes and a Conditional Use was necessary per City Code. There were no public comments.

Tarwater moved and Wheeler seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (7) Stokes, Tarwater, Wall, Wheeler, Waterman, Meckem, and Randolph; Nay: (0) None; Abstain: (0) None; Absent: (2) Evans and Plassmeyer.

COMMISSION RECOMMENDATION ON REZONING PROPERTY LOCATED AT 1262 NORTH JEFFERSON AVENUE FROM RS-2 RESIDENTIAL TO C-1 COMMERCIAL OR CL LIMITED COMMERCIAL

Tarwater moved and Wheeler seconded that the Commission Approve Rezoning Property located at 1262 North Jefferson Avenue from RS-2 Residential to CL Limited Commercial and forward to Council for final approval. Motion carried as follows: Yea (7) Tarwater, Wall, Wheeler, Waterman, Meckem, Randolph, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (2) Evans and Plassmeyer.

COMMISSION RECOMMENDATION ON THE FINAL PLAT OF FLATWOOD ESTATES PHASE 3

Tarwater moved and Waterman seconded that the Commission Approve the Final Plat of Flatwood Estates Phase 3 and forward to Council for final approval. Motion carried as follows: Yea (7) Wall, Wheeler, Waterman, Meckem, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (2) Evans and Plassmeyer.

COMMISSION RECOMMENDATION ON THE FINAL PLAT OF REPLAT OF FREMONT MEADOWS SUBDIVISION LOTS 4, 5, 6, AND 7

Tarwater moved and Randolph seconded that the Commission Approve the Final Plat of Replat of Fremont Meadows Subdivision Lots 4, 5, 6, and 7 and forward to Council for final approval. Motion carried as follows: Yea (6) Wheeler, Waterman, Meckem, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain: (1) Wall; Absent: (2) Evans and Plassmeyer.

COMMISSION APPROVAL ON A CONDITIONAL USE FOR THE CONSTRUCTION OF DUPLEXES LOCATED AT LOTS 1-6 OF FREMONT MEADOWS SUBDIVISION

Tarwater moved and Meckem seconded that the Commission Approve a Conditional Use for the Construction of Duplexes located at Lots 1-6 of Fremont Meadows Subdivision. Motion carried as follows: Yea (6) Waterman, Meckem, Randolph, Stokes, Tarwater, and Wheeler; Nay: (0) None; Abstain: (1) Wall; Absent: (2) Evans and Plassmeyer.

RS-2 RESIDENTIAL WORK SESSION

It was discussed how to correct and address current zoning issues pertaining to duplexes. Code Administrator Joe Berkich mentioned created a separate zone, RS-3 Residential, for the sole use of duplexes. He also added that Code Administration had created a form that would be given to occupants of duplexes, stating they had been made aware of all suggestions made by City Staff to address any concerns pertaining to the splitting of property. He added that County had agreed to no longer record a Plat with the City Ordinance attached. Commission member Stokes suggested giving notice of illegal subdivide to current owners and recording it to address any current issue. Commission members briefly discussed the suggestions given and agreed that it was moving in the right direction.

STAFF DISCUSSION

None.

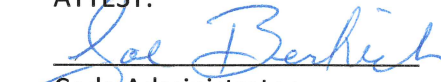
COMMISSION DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 7:12 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved October 14, 2021