

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
September 10, 2020

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, September 10, 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: Chris Meckem, Carrie Plassmeyer, Randy Randolph, Shirley Tarwater, and Randy Wall. Absent: Becky Burk, Jeff Stokes, David Wheeler, and Danessa Williams.

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.

Commission member Shirley Tarwater served as Chairman in the absence of Chairman Jeff Stokes.

APPROVAL OF MINUTES

Plassmeyer moved and Meckem seconded that the Commission approve the minutes from the Zoning and Planning meetings held on August 13, 2020 and September 3, 2020 as presented. Motion carried as follows: Yea: (5) Meckem, Plassmeyer, Randolph, Tarwater, and Wall. Nay: (0) None; Abstain: (0) None; Absent: (4) Burk, Stokes, Wheeler, and Williams.

PUBLIC HEARINGS

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

Conditional Use to Construct a Cell Tower at 801 Dilworth Road

Code Administrator Joe Berkich provided a visual of the proposed construction location to the Commission. He shared the location was in a residential zoning district and, if approved, the Board of Adjustment would have to consider and approve a height variance before the cell tower project could move forward.

Jake Gain with Network Real Estate LLC, who shared his company was contracted by AT&T, provided information to the Commission and public through a PowerPoint presentation. He said the 70 x 70 area for the proposed location was being leased from the property owner and the tower itself would be a 155 ft. monopole.

David Ruble, a Dilworth Road resident and property owner of the proposed location, expressed he felt the location was good, property values in the area would not be impacted, and the scenic view would not be obstructed. He also pointed out that the proposed location was near KJEL Radio which had a similar tower for its operations.

Jack Scheidt, also with Network Real Estate LLC, shared that the driving need of the proposed tower was to offload some of the capacity of another tower.

Fran Hooker, a resident on West Madison, questioned why the proposed tower location wasn't closer to the home of the property owner getting paid. Jack Scheidt said the location was up to the property owner and it would be surrounded by tree cover. He further stated the tower was 356 ft. from the property owner's home and said it was probably an equal distance to other homes in the area. Hooker stated she would be able to see the tower from her front window and there wouldn't be 100% tree cover. She concluded by saying she didn't see a compelling reason to violate zoning regulations and urged the Commission to vote no.

Caroline Grogan, a Dilworth Road resident, stated she agreed with Fran Hooker and the City had regulations for a reason. She also urged the Commission to vote no.

Steven Pijut, a resident on West Madison, stated trees weren't effective as cover in the winter. He also said he felt the proposed tower would have a financial impact on home values and it was a quality of life issue. During his comments, he shared his concern about the tower having blinking lights. Jake Gains replied by reporting that lighting wasn't required unless the FAA required them.

Lois Ostlund, a resident on Dilworth Road, shared her home was the one closest to the proposed tower and she was concerned with its production of radiation as her family had a history of cancer. She also shared her concern of decreased property values and asked the Commission to vote against the tower.

#### Replat of Suribachi Hills Subdivision

Code Administrator Joe Berkich reported the replat of Suribachi Hill Subdivision was requested to combine two lots into one so that a landlocked property owner could have a driveway access to Rosenthal Drive.

There were no public comments.

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

#### COMMISSION APPROVAL ON A CONDITIONAL USE TO CONSTRUCT A CELL TOWER AT 801 DILWORTH

Wall moved and Plassmeyer seconded that the Commission approve a Conditional Use to construct a cell tower at 801 Dilworth. Motion failed as follows: Yea: (2) Meckem and Plassmeyer; Nay: (3) Randolph, Tarwater, and Wall; Abstain: (0) None; Absent: (4) Burk, Stokes, Wheeler, and Williams.

#### COMMISSION RECOMMENDATION ON THE FINAL PLAT OF THE SURIBACHI HILLS SUBDIVISION

Meckem moved and Plassmeyer seconded that the Commission approve the Final Plat of the Suribachi Hills Subdivision and forward to Council for final approval. Motion carried as follows: Yea: (5) Tarwater, Wall, Meckem, Plassmeyer, and Randolph; Nay: (0) None; Abstain: (0) None; Absent: (4) Burk, Stokes, Wheeler, and Williams.

ZONING CODE AND COMPREHENSIVE PLAN WORK SESSION (RS-3 AND RS-4)

Code Administrator Joe Berkich provided the Commission with the definitions of factory-built housing, which included manufactured/mobile homes single wide, manufactured/mobile homes double wide, modular homes, and recreational vehicles so that all were on the same page. Pictures were provided as well. Lot sizes, setbacks, and streets for new mobile home parks were briefly discussed during this time.

COMMISSION DISCUSSION

None.

STAFF DISCUSSION

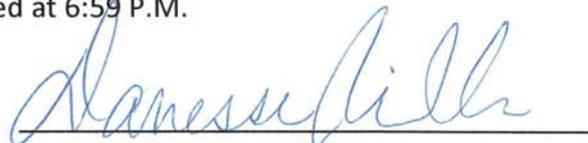
None.

ADJOURNMENT

Chairman Tarwater declared the meeting adjourned at 6:59 P.M.

ATTEST:

  
Code Administrator  
Joe Berkich

  
Secretary Danessa Williams

Minutes Approved October 8, 2020