

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
September 14, 2023

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, September 14, 2023 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: Michall Holmes, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, Kristen Waterman, and David Wheeler. Absent: None.

A quorum was declared.

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

Deputy City Clerk Lacey Brackett took the minutes.

APPROVAL OF MINUTES

Tarwater and Wall seconded that the Commission approve the August 10, 2023, meeting minutes as presented. Motion carried as follows: Yea: (9) Holmes, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

PUBLIC HEARINGS

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

Conditional Use Request to Construct Two 4-Plex Multi-Family Dwellings at 150 Lee Street

Planning and Zoning Manager Christina Wagner- shared the owner who requested the conditional use was planning to build two 4-plex multi-family dwellings.

Owner Cary King- reported there were two drawings. The first drawing had more green space and the second drawing had more parking.

Conditional Use Request to Operate a Short-Term Rental at 244 Vance

Planning and Zoning Manager Christina Wagner- shared the dwelling was zoned RS-2 Residential which required a conditional use. She reported the entrance to the home is located near Maplecrest school and the dwelling met off street parking.

Owner Stephanie Strong- Shared this was a 2 bed 1 bath house that they wished to rent as an Airbnb.

Commission Member Plassmeyer- shared the concern for the process of vetting potential customers who rent the Airbnb due to it being near a school.

Conditional Use Request to Operate a Short-Term Rental at 545 W Pierce

Planning and Zoning Manager Christina Wagner- reported this address is zoned RS-2 Residential and this location accommodates for two parking spots that are parked nose to tail.

Replat Request of One Lot into Two Lots at 406 W Commercial Street

Planning and Zoning Manager Christina Wagner- shared this was located at the corner of Jackson and Commercial Street and there are currently two buildings on one lot.

Owner Jeff Smith- shared the purpose was to subdivide this property.

Replat Request of Two Lots into One Lot at 1944 Donna Circle

Planning and Zoning Manager Christina Wagner- reported the purpose was to combine the lots into one in order to add an accessory structure.

Owner Sharon Martin said they need additional space and in order to do so, they planned to add an accessory structure.

Replat Request of Two Lots into One Lot at 433 Cobb Drive

Planning and Zoning Manager Christina Wagner- shared this is zoned RS-1 Residential and the purpose was to construct a home on a larger lot .

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

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT TWO 4-PLEX MULTI-FAMILY DWELLINGS AT 150 LEE STREET

Wheeler and Wall seconded that the Commission approve a Conditional Use Request to Construct Two 4-Plex Multi-Family Dwellings at 150 Lee Street. Motion carried as follows: Yea: (7) Randolph, Wall, Waterman, Wheeler, Holmes, Meckem, and Plassmeyer; Nay: (2) Stokes and Tarwater; Abstain; (0) None; Absent: (0) None.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 244 VANCE

Meckem and Wall seconded that the Commission approve a Conditional Use Request to Operate a Short-Term Rental at 244 Vance. Motion failed as follows: Yea: (3) Stokes, Holmes, and Randolph; Nay: (6) Tarwater, Wall, Waterman, Wheeler, Meckem, and Plassmeyer; Abstain; (0) None; Absent: (0) None.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 545 W PIERCE

Wall and Meckem seconded that the Commission approve a Conditional Use Request to Operate a Short-Term Rental at 545 W Pierce. Motion carried as follows: Yea: (9) Tarwater, Wall,

Waterman, Wheeler, Holmes, Meckem, Plassmeyer, Randolph, and Stokes; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

COMMISSION ACTION ON A REPLAT REQUEST OF ONE LOT INTO TWO LOTS AT 406 W COMMERCIAL STREET

Tarwater and Randolph seconded that the Commission approve a Replat Request of One Lot into Two Lots at 406 W Commercial Street. Motion carried as follows: Yea: (9) Wall, Waterman, Wheeler, Holmes, Meckem, Plassmeyer, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

COMMISSION ACTION ON A REPLAT REQUEST OF TWO LOTS INTO ONE LOT AT 1944 DONNA CIRCLE

Tarwater and Waterman seconded that the Commission approve a Replat Request of Two Lots into One Lot at 1944 Donna Circle. Motion carried as follows: Yea: (9) Waterman, Wheeler, Holmes, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, and Wall; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

COMMISSION ACTION ON A REPLAT REQUEST OF TWO LOTS INTO ONE LOT AT 433 COBB DRIVE

Tarwater and Wall seconded that the Commission approve a Replat Request of Two Lots into One Lot at 1944 Donna Circle. Motion carried as follows: Yea: (9) Wall, Waterman, Wheeler, Holmes, Meckem, Plassmeyer, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

Commission and Staff Discussion

Code Administrator Joe Berkich expressed his appreciation to the Commission for attending the joint Work Session on September 7, 2023. He shared he would be working with the Commission to update the zoning plan and the plan would eventually be approved by City Council.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:28 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved October 12, 2023