

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
April 12, 2018

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, April 12, 2018 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: Don Allen, Darrell Deputy, Stephen Marcum, Randy Randolph and Danessa Williams Absent: Becky Burk, David Schneider, Jeff Stokes and Randy Wall.

A quorum was declared.

Darrell Deputy explained that with 5 members present it would take 5 yes votes to pass action for Conditional Use, and it would take the majority of members present to pass a Recommendation to Council for Rezoning and Plats.

Staff members and others in attendance: Code Administrator Joe Berkich and Draft Technician Vickie Jones

Draft Technician Vickie Jones took the meeting minutes

APPROVAL OF MINUTES

Allen moved, and Marcum seconded that the Commission approve the minutes from the Zoning and Planning meeting held on March 8, 2018 as presented. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

PUBLIC HEARINGS

Allen moved, and Williams seconded that the Commission enter into Public Hearing. Motion carried as follows Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Public Hearing on a Conditional Use for the Salvation Army at 425 Garfield Street.

Tom O'Neil explained the Conditional Use to the Commission.

Public Hearing on a Conditional Use for MEP at 721 E Elm Street.

Michael Baum explained the Conditional Use to the Commission.

Public Hearing on the Final Plat of West 32 Storage Addition at 1227 W Commercial.

Bob Shotts explained the Plat to the Commission.

Public Hearing on the Final Plat of Lazy Lee's Subdivision at 566 W Commercial.

Bob Shotts explained the Plat to the Commission.

Public Hearing on the Final Plat of American International Plaza on Cowan Drive.

Bob Shotts explained the Plat to the Commission.

Public Hearing on a Request to Rezone 221 S Adams from RS-2 to C-2 Commercial.

Steve and Beth Knight explained the Rezoning to the Commission.

Public Hearing on a Request to Rezone a Track of Land on the East Side of Washington Bypass from RS-2 to C-1 General Commercial.

Joe Berkich explained the Rezoning to the Commission.

Public Hearing on a Request to Rezone a Track of Land at 1078 S Jefferson from RS-2 to C-1 General Commercial.

Joe Berkich explained the Rezoning to the Commission. Kathy Gaskins 244 S Park Manor spoke in opposition concerned that the property belonging to her mother would be rezoned.

Public Hearing on a Site Plan for Independent Stave Co.

Mike Davis explained the Site Plan to the Commission. Kitty Gaskins 225 S Park Manor spoke in opposition to the site plan, she was concerned that the fence on her mother's property at 244 S Park Manor would be torn down. Howard Fuller 233 S Park Manor spoke in opposition concerned his property value would decrease. Alice Jones spoke in opposition concerned for the possibility of increased traffic, and the danger to the children playing in the area.

Chairman Deputy asked if there are any more questions or comments, there were no further comments, he asks for a motion to move out of public hearing.

Allen moved, and Williams seconded that the Commission move out of Public Hearing. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Commission Action on a Conditional Use for Salvation Army

Randolph moved, and Marcum seconded that the Commission move to approve the Conditional Use for Salvation Army. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Commission Action on a Conditional Use for MEP at 721 E Elm

Allen moved, and Williams seconded that the Commission move to approve the Conditional Use for MEP at 721 E Elm. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Commission Recommendation to Council on the Final Plat of West 32 Storage Addition

Allen moved, and Randolph seconded that the Commission move to approve the Final Plat of West 32 Storage Addition. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Commission Recommendation to Council on the Final Plat of Lazy Lee's Subdivision

Allen moved, and Williams seconded that the Commission move to approve the Final Plat of Lazy Lee's Subdivision. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Commission Recommendation to Council on the Final Plat of American International Plaza
Williams moved, and Randolph seconded that the Commission move to approve the Final Plat of American International Plaza. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Commission Recommendation to Council on the Rezoning of 221 S Adams
Allen moved, and Williams seconded that the Commission move to approve the Rezoning of 221 S Adams from RS-2 to C-2 Commercial. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Commission Recommendation to Council on the Rezoning of Washington Bypass
Allen moved, and Randolph seconded that the Commission move to approve the Rezoning of Washington Bypass from RS-2 to C-1 General Commercial. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Commission Recommendation to Council on the Rezoning of 1078 S Jefferson
Williams moved, and Allen seconded that the Commission move to approve the Rezoning of 1078 S Jefferson from RS-2 to C-1 General Commercial. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Commission Action on a Site Plan for Independent Stave Co.
Allen moved, and Williams seconded that the Commission move to approve on the Site Plan for Independent Stave Co. Motion carried as follows: Yea: (5) Allen, Deputy, Marcum, Randolph and Williams. Nay: (0) None; Abstain; (0) None; Absent: (4) Burk, Schneider, Stokes and Wall.

Staff discussion: Joe Berkich advised the commission that Noel Massey had retired, and he asked Joe to express his thanks to the commission for their help and support.

Commission discussion: None

ADJOURNMENT

Chairman Deputy declared the meeting adjourned at 6:38 P.M.

ATTEST:


Secretary Danessa Williams


Code Administrator
Joe Berkich

Minutes Approved May10, 2018

