

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
January 11, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:04 P.M. Thursday, January 11, 2024 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, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, and David Wheeler. Absent: Chris Meckem and Kristen Waterman.

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.

APPROVAL OF MINUTES

Tarwater moved and Plassmeyer seconded that the Commission approve the December 14, 2023, meeting minutes as presented. Motion carried as follows: Yea: (7) Holmes, Plassmeyer, Randolph, Stokes, Tarwater, Wall, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Waterman.

PUBLIC HEARINGS

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

Replat Request of Two Lots into One Lot in the Tabone Addition

Code Administrator Joe Berkich reported that the owner of this property had purchased this lot and removed a structure and combining the two lots into one lot would allow them to put an accessory structure on the property.

Shelly Tabone shared she was the owner of the property and that what Mr. Berkich said was correct.

Replat Request of Replat Lot 15A and 15B of Twin Valley Estates

Code Administrator Joe Berkich shared the surveyors who surveyed this plat had the street radius wrong and in order to correct it, they would have to amend the plat.

Replat Request for a Final Plat of Hartman Subdivision

Code Administrator Joe Berkich shared that this was a trailer park and currently was Lebanon acreage. He reported the owner wished to plat and subdivide three lots into five lots. Berkich shared that all lots in the City have to touch public right-of-way and the plat that was being presented had that.

Replat Request for a Final Plat of Oakwood Estates

Code Administrator Joe Berkich shared that this is a new owner of the property, and it is currently Lebanon acreage. He reported the new owners plan to put the mobile homes on City water at a later date and shared Public Works Director Richard Shockley reviewed all easements.

Conditional Use Request to Construct a Modular Home on each of the Ten Lots in the Twin Valley Subdivision

Code Administrator Joe Berkich reported that the owner requesting the Conditional Use owns lots on the cul-de-sac on Dilworth. He shared that the owners wanted the Commission to see how the modular homes would look.

Commission Member Stokes shared that there had been an email sent to the Commission showing plans for the modular homes.

Charles Elmore shared he is employed as a design engineer and knows structural and code compliance. He read Chapter 48-35 of Code of Ordinances and explained that the space is not accurate and didn't conform with code. He also shared that he was concerned about the diminishing of property values.

Brad Wolf a neighboring resident expressed his concern for property values and the concern of traffic safety.

Freida Brackett expressed her opposition to this issue and expressed the concern of the home looking like a double-wide.

Jennifer Nelson expressed she was in opposition to the Conditional Use and that she was a property manager and shared her concern with the longevity of mobile homes and concerned with property value.

Jeff Smith shared he was in opposition and his father owned a home in the subdivision. He shared that there is no separate entrance.

Thomas Griffith reported that he bought the property with the intention of developing the property. He expressed stick-built dwellings would be more costly, and they would be able to sell at a price point of around \$150,000.00, which would benefit the community.

Riley Anderson shared that he understood that the modular homes would be quicker to get, but with a good contractor, a stick-built home would have longer longevity.

Virginia Waterworth shared she was in opposition and concerned for the property value in the area.

Conditional Use Request to convert a Single-Family Residence into a Duplex located at 1030 Wood Street

Code Administrator Joe Berkich shared that the owner of this location added a garage onto the property recently and in order to have family take care of them, they wished to convert this into a duplex for one family member to live on one side.

Conditional Use Request to Install Donation Boxes located at 699 S Monroe Street and 1694 Southdale Drive

Code Administrator Joe Berkich shared that the donation boxes were put in multiple places around town. He added that previous boxes at King Cash were approved. He shared that the boxes can't block the view of the traffic. He shared these boxes would need a Conditional Use Request as well and be considered as an accessory structure. He also shared pictures of the boxes; multiple boxes being overflowed with loose items.

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

COMMISSION ACTION ON A REPLAT OF TWO LOTS INTO ONE LOT IN THE TABONE ADDITION

Plassmeyer moved and Randolph seconded that the Commission approve a Request to Replat Two Lots into One Lot in the Tabone Addition. Motion carried as follows: Yea: (7) Stokes, Tarwater, Wall, Wheeler, Holmes, Plassmeyer, and Randolph; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Waterman.

COMMISSION ACTION ON A REPLAT REQUEST OF LOT 15A AND 15B OF TWIN VALLEY ESTATES

Wall moved and Tarwater seconded that the Commission approve a Replat Request of Lot 15A and 15B of Twin Valley Estates. Motion carried as follows: Yea: (7) Tarwater, Wall, Wheeler Holmes, Plassmeyer, Randolph, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Waterman.

COMMISSION ACTION ON A REQUEST FOR A FINAL PLAT OF HARTMAN SUBDIVISION

Wall moved and Plassmeyer seconded that the Commission approve a Final Plat Request of Hartman Subdivision. Motion carried as follows: Yea: (5) Wall, Wheeler, Holmes, Plassmeyer, and Randolph; Nay: (2) Stokes and Tarwater; Abstain: (0) None; Absent: (2) Meckem and Waterman.

A discussion commenced between the Commission.

COMMISSION ACTION ON A REQUEST FOR A FINAL PLAT OF OAKWOOD ESTATES

Tarwater moved and Wheeler seconded that the Commission approve a Final Plat Request of Oakwood Estates. Motion carried as follows: Yea: (7) Wheeler, Holmes, Plassmeyer, Randolph, Stokes, Tarwater, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT A MODULAR HOME ON EACH OF THE TEN LOTS IN THE TWIN VALLEY SUBDIVISION

Wall moved and Randolph seconded that the Commission approve a Conditional Use Request to Construct a Modular Home on Each of the Ten Lots in the Twin Valley Subdivision. Motion failed as follows: Yea: (0) None; Nay: (7) Holmes, Plassmeyer, Randolph, Stokes, Tarwater, Wall, and Wheeler; Abstain: (0) None; Absent: (2) Meckem and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONVERT A SINGLE-FAMILY RESIDENCE INTO A DUPLEX LOCATED AT 1030 WOOD STREET

Wall moved and Plassmeyer seconded that the Commission approve a Conditional Use Request to convert a single-family residence into a duplex located at 1030 Wood Street. Motion carried as follows: Yea: (7) Plassmeyer, Randolph, Stokes, Tarwater, Wall, Wheeler, and Holmes; Nay: (0) None; Abstain: (0) None; Absent: (2) Meckem and Waterman.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO INSTALL DONATION BOXES

Wall moved and Plassmeyer seconded that the Commission approve a Conditional Use Request to Install Donation Boxes located at 699 S Monroe Street and 1694 Southdale Drive. Motion failed as follows: Yea: (1) Randolph; Nay: (6) Stokes, Tarwater, Wall, Wheeler, Holmes, and Plassmeyer.; Abstain: (0) None; Absent: (2) Meckem and Waterman.

Tarwater exited the meeting at 7:03 p.m.

Commission Work Session- Comprehensive Plan Map

Code Administrator Joe Berkich presented zoning maps to the commission. Berkich and the Commission reviewed and discussed proposed changes to the zoning map. A brief discussion commenced about the future of the DTBD area applying to zoning.

Commission and Staff Discussion

2023 Activities Report from Code Administration

Code Administrator Joe Berkich shared that through 2023 Code Administration issued 30 commercial permits, 74 residential building permits, and issued 1,509 nuisances. Chairman Jeff Stokes commended Code.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 7:21 P.M.

ATTEST:



Acting Code Administrator
Christina Wagner



Secretary Carrie Plassmeyer

Minutes Approved February 8, 2024