

CITY OF LEBANON
BOARD OF ADJUSTMENT MINUTES
February 9, 2023

BE IT REMEMBERED that the Board of Adjustment met at 5:30 P.M. Thursday, February 9, 2023, in the Council Chambers at City Hall located at 401 South Jefferson.

ROLL CALL AND DECLARATION OF QUORUM

Upon roll call, the following Board Members were present: Rick Adams, Ted Dahl, Ralph Pitts, Dan True, and Steve Hemphill. Absent: None.

A quorum was declared.

Steve Hemphill served as an alternate member in the absence of John Sommers.

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

Deputy City Clerk Lacey Brackett took minutes.

APPROVAL OF MINUTES

True moved and Dahl seconded that the Board of Adjustment approve the October 13, 2022, meeting minutes as presented. Motion carried as follows: Yea: (5) Adams, Dahl, Pitts, True, and Hemphill; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

PUBLIC HEARINGS

True moved and Dahl seconded that the Board of Adjustment move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Dahl, Pitts, True, Hemphill, and Adams; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

Variance Request to reduce the Setback from 25 ft. to 15 ft. on Lots 24, 25, and 26 of Block One of Cornelison's Subdivision

Code Administrator Joe Berkich shared that there were three lots at this location and the owner wished to replat the three lots into one lot and would also be requesting a conditional use to build a multi-family housing unit at this location. He shared that the purpose of the variance was for a setback. Berkich added that per the site plan, the multi-family housing unit would meet all of the setback requirements except for the rear corner. Berkich also advised that there was an easement that the dwelling would not interfere with.

Property owner Tristan Lambert shared that the setback would make the housing unit symmetrical and would allow each unit's backyards to be similar in size.

Jerry Jenson, who was be the neighbor to this lot, expressed that he disagreed with the apartments; however, he shared that he would rather see single-family dwellings be constructed.

Neighboring lot owner Robert Rodden shared that there were more apartments being built off of Laclede Street.

At the time of Mr. Rodden's conversation, Chairman Ralph Pitts expressed to Mr. Rodden and the audience that the opposition for the multi-family dwelling would need to be discussed and reviewed by the Zoning and Planning Commission as the Board of Adjustment was just reviewing the variance request for the setback.

True moved and Dahl seconded that the Board of Adjustment move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Pitts, True, and Hemphill, Adams, and Dahl; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

BOARD ACTION ON A VARIANCE TO REDUCE THE SETBACK FROM 25 FT. TO 15 FT. ON LOTS 24, 25, AND 26 OF BLOCK ONE OF CORNELISON'S SUBDIVISION

Dahl moved and True seconded that the Board approve a Variance request to reduce the Setback from 25 ft. to 15 ft. on Lots 24, 25, and 26 of Block One of Cornelison's Subdivision with the contingency that the Conditional Use be approved by the Planning and Zoning Commission. Motion carried as follows: Yea: (5) True, Hemphill, Adams, Dahl, and Pitts; Nay: (0) None; Abstain; (0) None; Absent: (0) None.

ADJOURNMENT

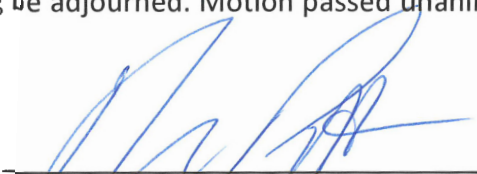
True moved and Adams seconded that the meeting be adjourned. Motion passed unanimously. Meeting adjourned at 5:42 p.m.

ATTEST:



Code Administrator

Joe Berkich



Chairman Ralph Pitts

Minutes Approved March 9, 2023