

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
March 9, 2023

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, March 9, 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: Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, Shirley Tarwater, Randy Wall, Kristen Waterman, and David Wheeler. Absent: Mike Evans.

A quorum was declared.

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 the minutes.

APPROVAL OF MINUTES

Plassmeyer moved and Wall seconded that the Commission approve the February 9, 2023, meeting minutes as presented. Motion carried as follows: Yea: (8) Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain; (0) None; Absent: (1) Evans.

PUBLIC HEARINGS

Wheeler moved and Randolph seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Motion carried as follows: Yea: (8) Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, Wheeler, and Meckem; Nay: (0) None; Abstain; (0) None; Absent: (1) Evans.

Final Plat Request of Bobby Dale Subdivision

Code Administrator Joe Berkich reported that this is one parcel of Lebanon Acreage located on South Jefferson. He shared the owner requested to plat the parcel into two lots.

Property Owner Michael Plaster shared that he planned to subdivide the lots in order to put one of the lots up for sale.

Conditional Use Request to Operate a Short-Term Rental at 122 W. Commercial Street

Code Administrator Joe Berkich informed the Commission that this location neighbored H & R Block and the owner, without a permit, had built a short-term rental on the first floor of the location. He reported the property was up for sale and the potential owner wanted to operate the first floor as a short-term rental which required a conditional use approval.

Downtown Business Director Cynthia Coffman expressed that the Lebanon Downtown Business District Advisory Board met in a meeting and shared that the Board denied a recommendation to the Planning and Zoning Commission for approval. Coffman added that there was also an

Airbnb on the second floor at this current location and the Board had no issue if the customer wanted to operate an Airbnb on the second floor, but recommended they allow the first floor to be used as retail space.

Conditional Use Request to Operate a Short-Term Rental at 140 N. Washington Street

Code Administrator Joe Berkich shared that this was located in the C-2 Commercial District and the property had been remodeled and made into an Airbnb. He added that when this dwelling was a home, it had passed inspection.

Property Owner Darren Robinson shared he would like to operate this location as an Airbnb and that there was off street parking.

Wall and Meckem seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (8), Randolph, Stokes, Tarwater, Wall, Waterman, Wheeler, Meckem, and Plassmeyer; Nay: (0) None; Abstain; (0) None; Absent: (1) Evans.

COMMISSION ACTION ON A FINAL PLAT REQUEST OF BOBBY DALE SUBDIVISION

Wall moved and Meckem seconded that the Commission approve a Final Plat Request of Bobby Dale Subdivision as presented. Motion carried as follows: Yea: (8) Stokes, Tarwater, Wall, Waterman, Wheeler Meckem, Plassmeyer, and Randolph; Nay: (0) None; Abstain; (0) None; Absent: (1) Evans.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A RESIDENTIAL OR SHORT-TERM RENTAL ONLY ON THE SECOND AND THIRD FLOOR AT 122 W. COMMERCIAL STREET.

Wall moved and Tarwater seconded that the Commission approve a Conditional Use Request to Operate a Residential or Short-Term Rental at 122 W. Commercial Street on the Second and Third Floor only.

A brief discussion commenced between the Commission Members and Berkich before the vote was taken.

Motion carried as follows: Yea: (8) Tarwater, Wall, Waterman, Wheeler, Meckem, Plassmeyer, Randolph, and Stokes; Nay: (0) None; Abstain; (0) None; Absent: (1) Evans.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A SHORT-TERM RENTAL AT 140 N. WASHINGTON STREET

Plassmeyer moved and Meckem seconded that the Commission approve a Conditional Use Request to Operate a Short-Term Rental at 140 N. Washington Street. Motion carried as follows: Yea: (8) Wall, Waterman, Wheeler, Meckem, Plassmeyer, Randolph, Stokes, and Tarwater,; Nay: (0) None; Abstain; (0) None; Absent: (1) Evans.

Commission and Staff Discussion

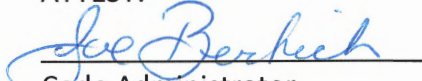
Code Administrator Joe Berkich passed around a small booklet that had tips and procedures for a Planning and Zoning Commission. He shared the City Administrator, Mike Schumacher, wanted the Commission to have the booklets to refer to. A brief discussion commenced between Berkich and the Commission in regard to Project 2040 that was recently announced by the Mayor.

Commission Member Tarwater asked Berkich where in the process the senior housing was that the Commission had approved in the past. Berkich reported that the owners were still working on the applications with the state. Berkich added that the development project on Beck Lane that was approved would start construction soon.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:37 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved April 13, 2023

