

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
March 14, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, March 14, 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, Chris Meckem, Jeff Stokes, Shirley Tarwater, Randy Wall, and Kristen Waterman. Absent: Carrie Plassmeyer, Randy Randolph, David Wheeler.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Interim Code Administrator and Planning and Zoning Manager Christina Wagner, Compliance Specialist Kim Schomaker, and Assistant City Administrator/City Clerk Laina Starnes.

APPROVAL OF MINUTES

Wall moved and Meckem seconded that the Commission approve the February 8, 2024, meeting minutes as presented. Motion carried as follows: Yea: (6) Holmes, Meckem, Stokes, Tarwater, Wall, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (3) Plassmeyer, Randolph, and Wheeler.

PUBLIC HEARINGS

Meckem moved and Waterman seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (6) Meckem, Stokes, Tarwater, Wall, Waterman, Wheeler, and Holmes; Nay: (0) None; Abstain: (0) None; Absent: (3) Plassmeyer, Randolph, and Wheeler.

Request to Rezone Lewis Addition at 250 Harwood Ave from RS-2 Residential to NC Neighborhood Commercial

Interim Code Administrator Christina Wagner reported that the property owner desired to convert a residential home into a business and shared the rezoning was in line with the proposed 2040 Comprehensive Plan.

Owner Arianna Cornelison shared she planned to put in a full-service salon and med spa at this location and would strive to keep its historical features.

There were no other public comments.

Request to Rezone 2804 Morgan Road from C-1 Commercial and RS-1 Residential to RS-4 Residential

Interim Code Administrator Christina Wagner explained that the part of this parcel housing mobile homes was zoned C-1 Commercial, and the other part was zoned RS-1 Residential. Because this was a mobile home community, Wagner said rezoning it to RS-4 Residential, which was specific to mobile homes without foundations, would put it in the correct zoning classification.

There were no public comments.

Request to Replat Lots 7, 8, 9, 10, and 11 of the Lebanon Industrial Park

Interim Code Administrator Christina Wagner reported the purpose of this replat was to vacate the current Dakota Drive and move it to a location that would allow access to Lots 10 and 11.

There were no public comments.

Conditional Use Request to Construct a Duplex at 281 Taylor Street

Interim Code Administrator Christina Wagner shared that the property owners wished to remove a dilapidated structure on the property and build a duplex.

Property owners Richard and Juanita Avery were in attendance and available for questions.

There were no public comments.

Conditional Use Request to Construct a Parking Lot at 350 N Washington

Robert Statler, a broker with Home Team Real Estate, spoke on behalf of his prospective buyers. He shared there was interest in the property if this conditional use request to build additional parking was approved.

There were no public comments.

Conditional Use Request to Operate a Business at 2916 Burgundy Road

Property owner Ryan Jaynes addressed the Commission and stated he had been operating a remote IT support business from his home. He stated he learned of the conditional use requirement when a complaint against him was filed with Code Administration. Jaynes said his business had virtually no impact on the neighborhood and he, by enlarge, worked remotely or on site.

There were no public comments.

Meckem moved and Wall seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (6) Stokes, Tarwater, Wall, Waterman, Wheeler Holmes, and Meckem; Nay: (0) None; Abstain: (0) None; Absent: (3) Plassmeyer, Randolph, and Wheeler.

COMMISSION ACTION ON A REQUEST TO REZONE LEWIS ADDITION AT 250 HARWOOD AVE FROM RS-2 RESIDENTIAL TO NC NEIGHBORHOOD COMMERCIAL

Wall moved and Meckem seconded that the Commission approve a request to Rezone Lewis Addition at 250 Harwood Ave from RS-2 Residential to NC Neighborhood Commercial. Motion carried as follows: Yea: (6) Tarwater, Wall, Waterman, Wheeler, Holmes, Meckem, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (3) Plassmeyer, Randolph, and Wheeler.

COMMISSION ACTION ON A REQUEST TO REZONE 2804 MORGAN ROAD FROM C-1 COMMERCIAL AND RS-1 RESIDENTIAL TO RS-4 RESIDENTIAL

Meckem moved and Wall seconded that the Commission approve a request to Rezone 2804 Morgan Road from C-1 Commercial and RS-1 Residential to RS-4 Residential. Motion carried as follows: Yea: (6) Wall, Waterman, Wheeler, Holmes, Meckem, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (3) Plassmeyer, Randolph, and Wheeler.

COMMISSION ACTION ON A REQUEST TO REPLAT LOTS 7, 8, 9, 10, AND 11 OF THE LEBANON INDUSTRIAL PARK

Meckem moved and Wall seconded that the Commission approve a request to Replat Lots 7, 8, 9, 10, and 11 of the Lebanon Industrial Park. Motion carried as follows: Yea: (6) Waterman, Wheeler, Holmes, Meckem, Stokes, Tarwater, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (3) Plassmeyer, Randolph, and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT A DUPLEX AT 281 TAYLOR STREET

Meckem moved and Waterman seconded that the Commission approve a Conditional Use request to Construct a Duplex at 281 Taylor Street. Motion carried as follows: Yea: (6) Holmes, Meckem, Stokes, Tarwater, Wall, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Plassmeyer, Randolph, and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO CONSTRUCT A PARKING LOT AT 350 NORTH WASHINGTON

Wall moved and Tarwater seconded that the Commission approve a Conditional Use request to Construct a Parking Lot at 350 N Washington. Motion carried as follows: Yea: (6) Meckem, Stokes, Tarwater, Wall, Waterman, Wheeler, and Holmes; Nay: (0) None; Abstain: (0) None; Absent: (3) Plassmeyer, Randolph, and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A BUSINESS AT 2916 BURGUNDY ROAD

Tarwater moved and Meckem seconded that the Commission approve a Conditional Use request to operate a business at 2916 Burgundy Road as long as the only signage at 2916 Burundgy would be on a vehicle. Motion carried as follows: Yea: (6) Stokes, Tarwater, Wall, Waterman, Wheeler, Holmes, and Meckem, Nay: (0) None; Abstain: (0) None; Absent: (3) Plassmeyer, Randolph, and Wheeler.

COMMISSION WORK SESSION

Chapter 8 Article IV Dangerous Building Update

Code Administrator Joe Berkich provided a copy of the updated code language pertaining to dangerous buildings for them to review and stated it would be going to City Council for consideration and adoption. Berkich also shared that City Counselor Chris Allen had reviewed the changes.

Proposed Zoning Map Update

Code Administrator Joe Berkich distributed a copy of the updated zoning map. He reported that the map would be incorporated into the 2040 Comprehensive Plan which would soon come to Zoning and Planning for approval.

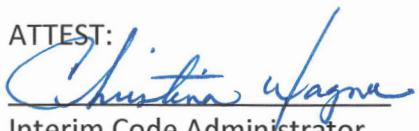
Commission and Staff Discussion

A Commission member asked about inspections of elevators in commercial buildings. Code Administrator Joe Berkich stated that they started a two-year commercial building inspection program, and it would take a couple of years to complete them all before starting over again. He further stated that elevators were included in those inspections.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:45 P.M.

ATTEST:



Interim Code Administrator
Christina Wagner



Carrie Plassmeyer

Secretary Carrie Plassmeyer

Minutes Approved April 11, 2024