

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
May 9, 2019

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, May 9, 2019 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, Becky Burk, Darrell Deputy, Randy Randolph, David Schneider, Jeff Stokes, Randy Wall and Danessa Williams. Absent: Stephen Marcum

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich and Code Admin Rep. Steve Hemphill.

Code Admin Rep. Steve Hemphill took the meeting minutes.

APPROVAL OF MINUTES

Allen moved, and Stokes seconded that the Commission approve the minutes from the Zoning and Planning meeting held in April 2019 as presented. Motion carried as follows: Yea: (8) Allen, Burk, Randolph, Deputy, Schneider, Stokes, Wall and Williams. Nay: (0) None; Abstain: (0) None; Absent: (1) Marcum.

PUBLIC HEARINGS

Stokes moved, and Burk seconded that the Commission enter into Public Hearing. Motion carried as follows Yea: (8) Allen, Burk, Randolph, Deputy, Schneider, Stokes, Wall and Williams. Nay: (0) None; Abstain: (0) None; Absent: (1) Marcum.

Public Hearing on the Re-Plat of Huer Drive and Lot 6 of Bland Acres Addition

Bob Shotts explained the plat that was presented to the Commission. Requested by all parties that the City of Lebanon retain 45.91 ft x 33.15 ft of City ROW for access to the adjacent property and to the utility easement.

Public Hearing on a request to Re-Zone 101 Bluebird Lane from RS-1 Residential to C-L Limited Commercial

Christina Ruble, a realtor representing Realty Executives and a potential buyer, explained the request for the re-zone is to install financial office at the property. Adjacent neighbors want the zone to remain RS-1. Lori Cook, a neighbor, questioned whether her property value would decrease. The Commission couldn't say.

Public Hearing on a request to Re-Zone 25785 HWY 5, Stovall #1 Subdivision Lots 4 & 5 from RS-1 Residential to C-1 Commercial

Joe Berkich, as behalf of the absent property owner, explained that the properties are zoned RS-1 and has businesses occupying them. These properties should be zoned C-1 for their use. There isn't any change expected, this action would bring the properties up to the proper zoning code.

Public Hearing on a request to Re-Zone Maplewood Subdivision Lots 1 – 4 and Lots 20 – 22 from RS-1 Residential to RS-2 Residential

Chris Branscum of Kodiak Resources explained re-zoning was to allow his company to build duplexes on part of Woodhill Drive. He understands that if the Commission approves the re-zoning, he'll have to apply for a conditional use for the same project. Williams asked Berkich about mixing zones and Berkich explained that we have other residential districts laid out similar to this.

Public Hearing on a Re-Plat to Vacate an Easement located at 2031 W Elm Street

Berkich explained that utilities are going to be moved and install underground at a different location. The re-plat will show the new utility easement as well as vacating the existing utility easement. This is due to the owner adding on an addition to the existing structure.

Public Hearing to establish zoning districts for Marijuana use.

Berkich presented a slide show to explain the different zoning districts and the buffer zones based on each of the categories of the marijuana process. Doug Kinnett asked about the potential odor from the emissions of the operations beyond the buffer zone. Berkich explained that this would have to be taken to the state for their recommendations to be resolved. City Council will establish the hours of operation and the hours of the dispensary.

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.

Don Allen moved, and David Schneider seconded that the Commission move out of Public Hearing. Motion carried as follows: Yea: (8) Allen, Burk, Randolph, Deputy, Schneider, Stokes, Wall and Williams. Nay: (0) None; Abstain: (0) None; Absent: (1) Marcum.

COMMISSION RECOMMENDATION TO COUNCIL ON THE RE-PLAT OF HUER DRIVE AND LOT 6 OF BLAND ACRES ADDITION

Burk moved and Stokes seconded that the Commission move to approve the Re-Plat of Huer Drive and Lot 6 of Bland Acres. The motion carried as follows: Yea: (8) Allen, Burk, Randolph, Deputy, Schneider, Stokes, Wall and Williams. Nay: (0) None; Abstain: (0) None; Absent: (1) Marcum.

COMMISSION RECOMMENDATION TO COUNCIL ON THE RE-ZONING OF 101 BLUEBIRD LANE

Allen moved and Stokes seconded that the Commission move to approve the Re-Zoning of 101 Bluebird Lane. The motion carried as follows: Yea: (5) Allen, Randolph, Deputy, Wall and Williams. Nay: (2) Schneider and Stokes; Abstain; (1) Burk; Absent: (1) Marcum.

COMMISSION RECOMMENDATION TO COUNCIL ON THE RE-ZONING OF 25785 HWY 5, STOVALL #1 SUBDIVISION LOTS 4 & 5

Stokes moved and Schneider seconded that the Commission move to approve the Re-Zoning of 25785 HWY 5, Stovall #1 Lots 4 & 5. The motion carried as follows: Yea: (8) Allen, Burk, Randolph, Deputy, Schneider, Stokes, Wall and Williams. Nay: (0) None; Abstain: (0) None; Absent: (1) Marcum.

COMMISSION RECOMMENDATION TO COUNCIL ON THE RE-ZONING OF MAPLEWOOD
SUBDIVISION LOTS 1 – 4 AND 20 – 22

Wall moved and Stokes seconded that the Commission move to approve the Re-Zoning of Maplewood Subdivision Lots 1 – 4 and 20 - 22. The motion carried as follows: Yea: Motion carried as follows: Yea: (8) Allen, Burk, Randolph, Deputy, Schneider, Stokes, Wall and Williams. Nay: (0) None; Abstain: (0) None; Absent: (1) Marcum.

COMMISSION RECOMMENDATION TO COUNCIL ON THE RE-PLAT OF 2031 W ELM STREET

Stokes moved and Randolph seconded that the Commission move to approve the Re-Plat of 2031 W Elm Street. The motion carried as follows: Yea Motion carried as follows: Yea: (8) Allen, Burk, Randolph, Deputy, Schneider, Stokes, Wall and Williams. Nay: (0) None; Abstain: (0) None; Absent: (1) Marcum.

COMMISSION RECOMMENDATION TO COUNCIL FOR ZONING DISTRICTS FOR MARIJUANA USE

Stokes moved and Schneider seconded that the Commission move to approve the Zoning Districts for Marijuana use. The motion carried as follows: Yea: Motion carried as follows: Yea: (8) Allen, Burk, Randolph, Deputy, Schneider, Stokes, Wall and Williams. Nay: (0) None; Abstain: (0) None; Absent: (1) One; Marcum.

STAFF DISCUSSION

None

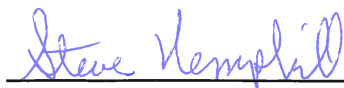
COMMISSION DISCUSSION

None

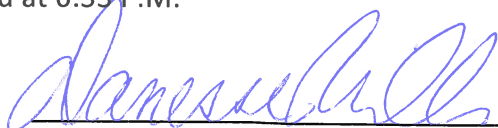
ADJOURNMENT

Chairman Deputy declared the meeting adjourned at 6:33 P.M.

ATTEST:



Code Administration Representative
Steve Hemphill



Secretary Danessa Williams

Minutes Approved June 20, 2019