

CITY OF LEBANON  
ZONING AND PLANNING COMMISSION  
May 9, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, May 9, 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: Interim Code Administrator Christina Wagner, Compliance Specialist Kim Schomaker, and Deputy City Clerk Lacey Brackett.

APPROVAL OF MINUTES

Plassmeyer moved and Randolph seconded that the Commission approve the April 11, 2024, 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

Randolph 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.

Lebanon Comprehensive Plan 2040

Shelby Ferguson, Lead Planner with Olsson Studios, introduced herself and presented the Comprehensive Plan via Zoom. Ferguson explained the purpose of a comprehensive plan by sharing that it was a road map for the vision of the future. She reported that there had been several workshops between City leaders and citizens and gave details as to what those meetings held. Shelby presented the plan and discussed land use, development, and redevelopment framework. She reported that the Comprehensive Plan does not look at zoning classifications. It is strict land use which meant what the highest and best use for the land was. She also explained the connectivity framework, aesthetics, and character framework, and discussed the implementations of such plan.

There were no public comments.

Request to rezone a partial of a parcel of land from CL-Commercial Limited to RS-2 Residential and from RS-1 Residential to RS-2 Residential at 2426 S Jefferson Ave

Interim Code Administrator Christina Wagner explained the owner requested to rezone a partial parcel of land from CL-Commercial Limited to RS-2 Residential and a parcel from RS-1 Residential to RS-2 Residential. She reported the owner planned to plat this area of land in the future.

There were no public comments.

Request for a Final Plat of Lebanon Acreage to be known as Texas Estates (615 Texas Avenue)  
Interim Code Administrator Christina Wagner reported a Conditional Use was approved on July 18<sup>th</sup> for the construction of 4-plex buildings but at that time Lebanon acreage was not platted. She shared that this plat would plat the Lebanon acreage area.

There were no public comments.

Conditional Use Request to Split a Duplex at 1240 Maple Lane and a Request for a Final Plat of One Lot into Two Lots at 1240 Maple Lane

Interim Code Administrator Christina Wagner reported with the new Chapter 48 Zoning updates, duplexes could be split but had to go before the Commission for a Conditional Use. A discussion commenced between the Commission regarding the utilities being separated.

Linda Tudner, owner of the property, reported that each unit was metered separately and there were no shared utilities. She also reported that each unit had a large driveway that would allow several vehicles to be parked.

Conditional Use Request to Install a Donation Box at 915 S. Jefferson Avenue

Interim Code Administrator Christina Wagner reported that this Conditional Use was brought before the Commission previously but since then, Code had received the agreement between the property owner and lessor that addresses nuisances. She reported that the owner had since decided to remove the box.

There were no public comments.

Conditional Use Request to Install a Donation Box at 316 W. Commercial Street

Interim Code Administrator Christina Wagner shared that this donation box was being removed by the owner.

Matt Starnes, board member of the Downtown Business District, reported that there was no formal action taken at the previous Downtown Business District Board meeting and if boxes were in the Downtown area, they would request it be for a local donation box.

Commission Action on a Conditional Use Request to Install a Donation Box at 600 W. Commercial Street

Interim Code Administrator Christina Wagner stated that the Commission was sent a letter concerning donation boxes and Commission Member Stokes addressed the letter. The letter is attached as part of these minutes and is made part of the permanent record.

Gretchen Brown, owner of a business near the donation box, read the letter that was sent from her son and expressed safety concerns with the boxes in the area.

Plassmeyer moved and Wheeler 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 TO APPROVE THE LEBANON COMPREHENSIVE PLAN 2040

Wall moved and Plassmeyer seconded that the Commission approve the Lebanon Comprehensive Plan 2040. 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 REQUEST TO REZONE A PARTIAL OF A PARCEL OF LAND FROM CL-COMMERCIAL LIMITED TO RS-2 RESIDENTIAL AND FROM RS-1 RESIDENTIAL TO RS-2 RESIDENTIAL AT 2426 S JEFFERSON AVENUE

Plassmeyer moved and Wall seconded that the Commission approve a Request to Rezone a Partial of a Parcel of Land from CL-Commercial Limited to RS-2 Residential and from RS-1 Residential to RS-2 Residential at 2426 S Jefferson Ave. 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 FOR A FINAL PLAT OF LEBANON ACREAGE TO BE KNOWN AS TEXAS ESTATES

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

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO SPLIT A DUPLEX AT 1240 MAPLE LANE

Wall moved and Wheeler seconded that the Commission approve a Conditional Use Request to Split a Duplex at 1240 Maple Lane. 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 REQUEST FOR A FINAL PLAT OF ONE LOT INTO TWO LOTS AT 1240 MAPLE LANE

Plassmeyer moved and Randolph seconded that the Commission approve a Request for a Final Plat of One Lot into Two Lots at 1240 Maple Lane. 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.

COMMISSION ACTION ON A REQUEST FOR A CONDITIONAL USE TO INSTALL A DONATION BOX AT 915 S. JEFFERSON AVENUE

Holmes moved and Plassmeyer seconded that the Commission approve a Conditional Use Request to Install a Donation Box at 915 S Jefferson Avenue. Motion failed as follows: Yea: (0) None. Nay: (7) Plassmeyer, Randolph, Stokes, Tarwater, Wall, Wheeler, and Holmes; None; Abstain: (0) None; Absent: (2) Meckem and Waterman.

COMMISSION ACTION ON A REQUEST FOR A CONDITIONAL USE TO INSTALL A DONATION BOX AT 316 W. COMMERCIAL STREET

Plassmeyer moved and Randolph seconded that the Commission approve a Conditional Use Request to Install a Donation Box at 316 W. Commercial Street. Motion failed as follows: Yea: (0)

None; Nay: (7) Randolph, Stokes, Tarwater, Wall, Wheeler, Holmes, and Plassmeyer; Abstain; (0) None; Absent: (2) Meckem and Waterman.

COMMISSION ACTION ON A REQUEST FOR A CONDITIONAL USE TO INSTALL A DONATION BOX  
AT 600 W. COMMERCIAL STREET

Wall moved and Wheeler seconded that the Commission approve a Conditional Use Request to Install a Donation Box at 600 W. Commercial Street. Motion failed as follows: Yea: (1) Tarwater; Nay: (6) Stokes, Wall, Wheeler, Holmes, Plassmeyer, and Randolph; Abstain; (0) None; Absent: (2) Meckem and Waterman.

Commission and Staff Discussion

Commission Member Stokes and Interim Code Administrator Christina Wagner shared with Shelby that they would be following up on the results of the Comprehensive Plan.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 7:12 P.M.

ATTEST:

  
Interim Code Administrator

Christina Wagner

  
Secretary Carrie Plassmeyer

Minutes Approved June 13, 2024