

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
June 8, 2023

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, June 8, 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: Mike Evans, Randy Randolph, Jeff Stokes, Shirley Tarwater, Kristen Waterman, and David Wheeler. Absent: Chris Meckem, Carrie Plassmeyer, and Randy Wall.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Planning and Zoning Manager Christina Wagner, and Office Support Assistant Dana Hicks.

Office Support Assistant Dana Hicks took the minutes.

APPROVAL OF MINUTES

No action was taken on the minutes as they were incomplete at the time of the meeting.

PUBLIC HEARINGS

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

Conditional Use Request to Operate a Short-Term Rental at 825 Howard Dr.

Code Administrator Joe Berkich stated that the owner of Goforth Properties requested to operate a short-term rental at 825 Howard Drive. Tarwater asked if anyone had spoken with neighboring units around this building and Berkich shared that the other units were rented by local companies to house employees who have relocated for work purposes.

There were no public comments.

Conditional Use Request to Construct Multi-Family Housing at 836 Park Manor

K & R Investments wished to construct two four-plex buildings which would include green space for the renters to utilize.

Andrea Ledbetter spoke against the project, stating the roads were too busy to have a multi-family unit. Stated that the roads over there were too busy to have a multi-family unit, and she had inquired about having a business in this area and was advised that the Code did not allow a business.

Doug Richardson, the owner of the property, shared that the area is zoned RS-2 Residential which allows multi-family housing. He stated that they were willing to put up fence in the back of the units for privacy. He said this would give families that didn't drive a chance to walk to work if they worked in local areas.

Replat of Legacy Trails Subdivision Lots 5 and 6 at 425 Cobb Dr.

Code Administrator Joe Berkich said that Goforth Investments replat two lots into one lot in order to construct a new home on the property, resulting in a larger yard for the owners.

Replat of Original Town of Lebanon at 933 St. Louis

Code Administrator Joe Berkich shared the builder would like to divide one lot into three lots in order to build two new single-family dwelling homes.

There were no public comments.

Replat of Nine Oaks Place Subdivision at 1904 Donna Circle

Code Administrator Joe Berkich stated that the owner of 1904 Donna Circle wanted to divide one lot into two lots. This would allow them to convert an existing 2000 sf. garage into a residential home.

There were no public comments.

Final Plat of Elmore Subdivision at 708 W Commercial

Code Administrator Joe Berkich shared the owner is requesting the plat, and the lot would be used for storage buildings.

There were no public comments.

Rezoning Request for Lot 4 of Conn C Winfrey Memorial Acres Subdivision from RS-1 Residential to C-1 Commercial

Code Administrator Joe Berkich said the owner is requesting to rezone this property from RS-1 Residential to C-1 Commercial in order to build a new Dollar General Store.

There were no public comments.

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

Commission Action on a Conditional Use Request for Short-Term Rental at 825 Howard Dr.

Wheeler moved and Tarwater seconded that the Commission approve a Conditional Use Request to Operate a Short-Term Rental at 825 Howard Dr. Motion carried as follows: Yea: (6) Stokes, Tarwater, Waterman, Wheeler, Evans, and Randolph; Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Plassmeyer, and Wall.

Commission Action on a Conditional Use Request to Construct Multi-Family Housing at 836 Park Manor

Evans moved and Tarwater seconded that the Commission approve a Conditional Use Request to Operate a Short-Term Rental at 330 Read Street. Motion failed as follows: Yea: (3) Evans, Randolph, and Waterman. Nay: (3) Stokes, Tarwater, and Wheeler; Abstain: (0) None. Absent: (3) Meckem, Plassmeyer, and Wall.

Replat of Legacy Trails Subdivision Lots 5 and 6 at 425 Cobb

Tarwater moved and Evans second that the Commission Action on a Replat of Legacy Trails Subdivision Lots 5 and Lot 6 at 425 Cobb Dr from Two Lots to One. Motion carried as follows: Yea (6) Tarwater, Waterman, Wheeler, Evans, Randolph, and Stokes. Nay (0) None; Abstain: (0) None. Absent: (3) Meckem, Plassmeyer, and Wall.

Commission Action on a Replat of Original Town of Lebanon at 933 St. Louis

Tarwater moved and Wheeler seconded that the Commission approve a Conditional Use Request to Operate a Short-Term Rental at 354 W. Second Street. Motion carried as follows: Yea: (6) Waterman, Wheeler, Evans, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Plassmeyer, and Wall.

Commission Action on a Replat of Nine Oaks Place Subdivision at 1904 Donna Circle

Wheeler moved and Evans seconded that the Commission approve a Conditional Use Request to Operate a Short-Term Rental at 1241 Howard Drive. Motion carried as follows: Yea: (6) Wheeler, Evans, Randolph, Stokes, Tarwater and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Plassmeyer, and Wall.

Commission Action on a Final Plat of Elmore Subdivision at 708 W Commercial

Tarwater moved and Waterman seconded that the Commission approve a Conditional Use Request to Operate Climate-Controlled Storage Units at 1840 W Elm Street. Motion carried as follows: Yea: (6) Evans, Randolph, Stokes, Tarwater, Waterman, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (3) Meckem, Plassmeyer, and Wall.

Commission Action on a Rezoning Request for Lot 4 of Conn C Winfrey Memorial Acres Subdivision from RS-1 Residential to C-1 Commercial

Randolph moved and Tarwater seconded that the Commission approve a Request to Rezone Lot 4 of the Conn C Winfrey Memorial Acres Subdivision from R-1 Residential to C-1 Commercial at 2509 Hwy 5. Motion carried as follows: Yea: (5) Randolph, Stokes, Tarwater, Wheeler, and Evans; Nay: (1) Waterman; Abstain: (0) None; Absent: (3) Meckem, Plassmeyer, and Wall.


Commission and Staff Discussion

Code Administrator Joe Berkich told the Commission that they will be receiving an email for meetings regarding the Comprehensive Plan 2040.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:46 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved July 18, 2023