

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
July 08, 2021

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, July 08, 2021 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: Mayor Jared Carr, Carrie Plassmeyer, Jeff Stokes, Shirley Tarwater, and David Wheeler. Absent: Mike Evans, Chris Meckem, Randy Randolph, Randy Wall, and Kristen Waterman.

City Code gives authority to the Mayor to serve as an alternate in the event of one or more of the regular members being absent.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Code Administration Representative Steve Hemphill, and Deputy City Clerk Lindsey Slavens.

Minutes were taken by Deputy City Clerk Lindsey Slavens.

APPROVAL OF MINUTES

Plassmeyer moved and Tarwater seconded that the Commission approve the minutes from the Zoning and Planning meetings held on June 10, 2021 as presented. Motion carried as follows: Yea: (5) Carr, Plassmeyer, Stokes, Tarwater, and Wheeler; Nay: (0) None; Abstain: (0) None; Absent: (5) Evans, Meckem, Randolph, Wall, and Waterman.

PUBLIC HEARINGS

Tarwater moved and Plassmeyer seconded that the Commission move out of Regular Session and into Public Hearing. Motion carried as follows: Yea: (5) Plassmeyer, Stokes, Tarwater, Wheeler, and Carr; Nay: (0) None; Abstain: (0) None; Absent: (5) Evans, Meckem, Randolph, Wall, and Waterman.

Conditional Use for a Daycare at 22038 Gresham Lane

Code Administrator Joe Berkich explained that the owner of the proposed property wished to operate a daycare out of their home.

Brooklynn Newell- owner of the property, stated that a Conditional Use was required in order to be in compliance with City Code and asked if any members had questions. Commission member Stokes questioned the size requirements, and Newell responded that she did not plan to have more than 6 children, meaning the State would not regulate size. Berkich also added that the City Code required 35 square foot per child, which the property would meet.

Conditional Use for a Pawnshop at 320 East Commercial

Code Administrator Joe Berkich explained that the owner of the proposed property wished to open a Pawnshop, and a Conditional Use was required per Code. There were no public comments.

Tarwater moved and Wheeler seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (5) Stokes, Tarwater, Wheeler, Carr, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (5) Evans, Meckem, Randolph, Wall, and Waterman.

COMMISSION APPROVAL ON A CONDITIONAL USE FOR A DAYCARE AT 22038 GRESHAM LANE

Tarwater moved and Plassmeyer seconded that the Commission Approve A Conditional Use for a Daycare at 22038 Gresham Lane. Motion Carried As Follows: Yea: (5) Tarwater, Wheeler, Carr, Plassmeyer, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (5) Evans, Meckem, Randolph, Wall, and Waterman.

COMMISSION APPROVAL ON A CONDITIONAL USE FOR A PAWNSHOP AT 320 EAST COMMERCIAL

Tarwater moved and Wheeler seconded that the Commission Approve A Conditional Use for a Pawnshop at 320 East Commercial. Motion Failed As Follows: Yea: (5) Wheeler, Carr, Plassmeyer, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (5) Evans, Meckem, Randolph, Wall, and Waterman.

RS-2 RESIDENTIAL WORK SESSION

Code Administrator stated that with the majority of members being absent, he would briefly review what would be discussed in more detail at the next meeting. He went over issues created by duplexes being improperly split, and how the commission planned to clean the lots up moving forward. Various means including the implementation of separate sections of Code for duplexes, condos, and townhomes were discussed.

STAFF DISCUSSION

None.

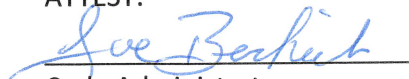
COMMISSION DISCUSSION

None.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:36 P.M.

ATTEST:


Code Administrator
Joe Berkich


Secretary Carrie Plassmeyer

Minutes Approved August 12, 2021