

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
July 11, 2019

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, July 11, 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, Stephen Marcum, Darrell Deputy, Randy Randolph, David Schneider, and Jeff Stokes. Absent: Randy Wall and Danessa Williams.

A quorum was declared.

Staff members and others in attendance: Code Administrator Joe Berkich, Code Admin Rep. Steve Hemphill, Deputy City Clerk Lindsey Slavens, and Lebanon REDI President Brian Thompson.

Deputy City Clerk Lindsey Slavens took the meeting minutes.

APPROVAL OF MINUTES

Stokes moved, and Burk seconded that the Commission approve the minutes from the Zoning and Planning meeting held in June 2019 as presented. Motion carried as follows: Yea: (7) Allen, Burk, Marcum, Randolph, Deputy, Schneider, and Stokes. Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Williams.

PUBLIC HEARINGS

Allen moved, and Stokes seconded that the Commission enter into Public Hearing. Motion carried as follows Yea: Motion carried as follows: Yea: (7) Burk, Marcum, Randolph, Deputy, Schneider, Stokes, and Allen. Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Williams.

Public Hearing on the Final Plat of the Farmers Produce Exchange

Code Administrator Joe Berkich explained to the Commission; the plat would combine multiple lots into one, including a City owned parking lot, for the MFA building.

Public Hearing on a Chapter 353 Tax Abatement for 474 and 486 West Pierce

Tony Fincher, purchaser of West Pierce Property, requested the commission to approve Chapter 353 Tax Abatement. Fincher explained his intent to build 3 new homes in the location. Berkich added that this was a reflection of the housing incentive recently put into place by Council. By approving, this would allow Fincher to finalize application with the State of Missouri, allowing the elimination of taxes owed on any improvements only of said property for 10 years. President of Lebanon REDI, Brian Thompson, explained the goal of the Tax Abatement being the destruction of currently hazardous/unhabitable homes and reconstructing more efficient homes. Stokes questioned how potential buyers of the property, after the 10-year period has lapsed, will be made aware of the tax increase. Thompson answered by saying the information would be disclosed to the prospective buyers during the real estate transaction. Burk then added to the question, by expressing concern of the information being overlooked. Thompson agreed that he could see the concern of where information could potentially be mis conveyed and would look more into the matter and follow up. Schneider inquired on the discussed properties whereabouts. Berkich explained that COPE had donated the land to City of

Lebanon, and upon the acquisition by Fincher, City of Lebanon returned the property to COPE via Quit Claim Deed.

Stokes moved, and Schneider seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (7) Marcum, Randolph, Deputy, Schneider, Stokes, Allen, and Burk. Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Williams.

COMMISSION RECOMMENDATION TO COUNCIL ON THE FINAL PLAT OF THE FARMERS PRODUCE EXCHANGE

Stokes moved, and Schneider seconded that the Commission move to approve the Final Plat of the Farmers Produce Exchange and move to Council for final approval. The motion carried as follows: Yea: Motion carried as follows: Yea: (7) Randolph, Deputy, Schneider, Stokes, Allen, Burk, and Marcum. Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Williams.

COMMISSION RECOMMENDATION ON A CHAPTER 353 TAX ABATEMENT FOR 474 AND 486 WEST PIERCE

Burk moved and Stokes seconded that the Commission move to approve a Chapter 353 Tax Abatement for 474 and 486 West Pierce and move to Council for final approval. Motion carried as follows: Yea: (7) Deputy, Schneider, Stokes, Allen, Burk, Marcum, and Randolph. Nay: (0) None; Abstain: (0) None; Absent: (2) Wall and Williams.

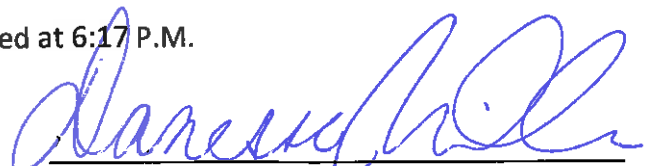
Staff discussion:
None.


Commission discussion:
None.

ADJOURNMENT

Chairman Deputy declared the meeting adjourned at 6:17 P.M.

ATTEST:


Secretary Danessa Williams


Code Administrator
Joe Berkich

Minutes Approved August 08, 2019