

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
July 18, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday, July 18, 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, Chris Meckem, Carrie Plassmeyer, Randy Randolph, Jeff Stokes, and Randy Wall. Absent: Shirley Tarwater, Kristen Waterman, and David Wheeler.

A quorum was declared.

Staff members and others in attendance: Compliance Specialist Kim Schomaker, Code Administration Office Assistant Dana Hicks, and Deputy City Clerk Lacey Brackett.

Plassmeyer moved and Wall seconded to amend the agenda to remove the Commission Action on the Replat of Two Lots into One Lot and Vacate Right-Of-Way at 914 and 934 N Jefferson Avenue.

APPROVAL OF MINUTES

Plassmeyer moved and Wall seconded that the Commission approve the June 13, 2024, meeting minutes as presented. Motion carried as follows: Yea: (6) Holmes, Meckem, Plassmeyer, Randolph, Stokes, and Wall; Nay: (0) None; Abstain; (0) None; Absent: (3) Tarwater, Waterman, and Wheeler.

PUBLIC HEARINGS

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

Request to Plat Lebanon Acreage from One Lot into Two Lots at 1850 W Elm Street

Compliance Specialist Kim Schomaker shared that this would be a plat which would divide one lot of Lebanon acreage into two separate lots and is currently zoned C-1.

Robert Headley, the property owner, expressed his support for the project.

Request to Replat Three Lots into Two Lots and Vacate Bluebird Lane at 860 Lynn Street

Compliance Specialist Kim Schomaker reported that the request involves replating three lots into two and vacating Bluebird Lane. She shared that, if approved, a claw back agreement would be implemented, and the necessary utility easements have been agreed upon.

Jacob Stockglasner, the project engineer, stated his support for the replat.

Request to Replat Two Lots into One Lot and Vacate Right-of-Way at 914 and 934 N Jefferson Avenue

Chairman Jeff Stokes announced that this was the public hearing for the commission action previously removed from the agenda, which will be presented at a later meeting. There were no public comments.

Request to Replat One Lot into Two Lots at 870 East Street

Compliance Specialist Kim Schomaker informed the Commission that the owner intends to divide one lot into two, with plans to construct a single-family dwelling on each lot.

There were no public comments.

Request to Plat One Lot into Two Lots located at 25466 N Highway 5

Compliance Specialist Kim Schomaker reported that the property is zoned RS-1, while the surrounding area is zoned CL (Commercial Limited). Schomaker also advised that Code Administrator Christina Wagner requested a drive be included on Lot Two to prevent it from being landlocked.

There were no public comments.

Conditional Use Request to Operate a Home Business at 460 Prairie Ridge Drive

Compliance Specialist Kim Schomaker provided details about an in-home inflatable business where the owner delivers inflatables, cleans and sanitizes them in their yard, and then stores them in their garage.

Business owner Chris Scott shared that they clean the inflatables in their yard and then store them in their garage. Scott advised that he delivers them with a utility trailer and with a Ram pick-up truck, and new inflatables were delivered to Fastenal; therefore, no 18-wheeler trucks should be in the neighborhood. He also advised that within a year, they hoped to be in a warehouse.

Tim Hughey, a local neighbor, asked if the Conditional Use would transfer if the property changed ownership, potentially allowing a different business to operate.

Neighbor Byna Ruble expressed concerns about the business impacting the quiet and pleasant nature of the neighborhood.

Gary Anderson, a resident on Prairie Ridge, inquired about the duration of the cleaning process for the inflatables and whether they would remain in the yard for extended periods.

Gayle Cobb, another local resident, shared that while she found the business owners to be nice, she had similar concerns as other neighbors.

Commission Member Plassmeyer proposed that if an issue were to arise, neighbors and the business owners could discuss to resolve the issue.

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

COMMISSION ACTION ON A REQUEST TO PLAT LEBANON ACREAGE FROM ONE LOT INTO TWO LOTS AT 1850 W ELM STREET

Wall moved and Randolph seconded that the Commission approve a Request to Plat Lebanon Acreage from One Lot into Two Lots at 1850 W Elm Street. Motion carried as follows: Yea: (6) Stokes, Wall, Holmes, Meckem, Plassmeyer, and Randolph; Nay: (0) None; Abstain: (0) None; Absent: (3) Tarwater, Waterman, and Wheeler.

REQUEST TO REPLAT THREE LOTS INTO TWO LOTS AND VACATE BLUEBIRD LANE AT 860 LYNN STREET

Plassmeyer moved and Meckem seconded that the Commission approve a Request to Replat Three Lots into Two Lots and Vacate Bluebird Lane at 860 Lynn Street. Motion carried as follows: Yea: (6) Wall, Holmes, Meckem, Plassmeyer, Randolph, and Stokes; Nay: (0) None; Abstain: (0) None; Absent: (3) Tarwater, Waterman, and Wheeler.

COMMISSION ACTION ON A REQUEST TO REPLAT ONE LOT INTO TWO LOTS AT 870 EAST STREET

Wall moved and Meckem seconded that the Commission approve a Request to Replat One Lot into Two Lots at 870 East Street. Motion carried as follows: Yea: (6) Holmes, Meckem, Plassmeyer, Randolph, Stokes, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (3) Tarwater, Waterman, and Wheeler.

COMMISSION ACTION ON A REQUEST TO PLAT ONE LOT INTO TWO LOTS LOCATED AT 25466 N HIGHWAY 5

Plassmeyer moved and Meckem seconded that the Commission approve a Request to Plat One Lot into Two Lots located at 25466 N Highway 5. Motion carried as follows: Yea: (6) Meckem, Plassmeyer, Randolph, Stokes, Wall and Holmes; Nay: (0) None; Abstain: (0) None; Absent: (3) Tarwater, Waterman, and Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE REQUEST TO OPERATE A HOME BUSINESS AT 460 PRAIRIE RIDGE DRIVE

Plassmeyer moved and Meckem seconded that the Commission approve a Conditional Use Request to Operate a Home Business at 460 Prairie Ridge Drive. Motion carried as follows: Yea: (4) Plassmeyer, Randolph, Wall, and Meckem; Nay: (2) Holmes and Stokes; Abstain: (0) None; Absent: (3) Tarwater, Waterman, and Wheeler.

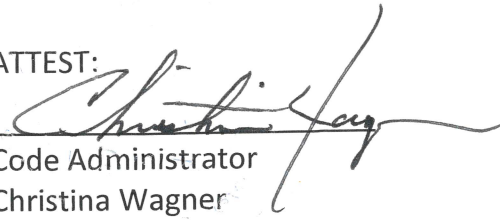
Commission and Staff Discussion

There was no discussion between the Commission and Staff.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:28 P.M.

ATTEST:


Code Administrator
Christina Wagner


Secretary Carrie Plassmeyer

Minutes Approved August 8, 2024