

CITY OF LEBANON
ZONING AND PLANNING COMMISSION
October 10, 2024

BE IT REMEMBERED that the Zoning and Planning Commission met at 6:00 P.M. Thursday October 10, 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, Shirley Tarwater, Randy Wall, and Kristen Waterman. Absent: David Wheeler.

A quorum was declared.

Staff members and others in attendance: Code Administrator Christina Wagner, Planning and Zoning Manager Mark Scott, Compliance Specialist Kim Schomaker, and Deputy City Clerk Lacey Brackett.

APPROVAL OF MINUTES

Plassmeyer moved and Wall seconded that the Commission approve the September 12, 2024, meeting minutes as presented. Motion carried as follows: Yea: (8) Holmes, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, and Waterman; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

PUBLIC HEARINGS

Tarwater 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: (8) Meckem, Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, and Holmes; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

Conditional Use to Construct a 4-Plex located at 418 Harwood Avenue

Code Administrator Christina Wagner explained that the 4-plex is located in an RS-2 Residential zone, where a Conditional Use is required for multi-family housing. She noted that there are other multi-family dwellings in the area and provided details on the lot size and setbacks.

Neighbor Lisa Lester shared that she is a native of Lebanon. She explained that when she and her husband had the opportunity to buy a house, they chose their current home in this neighborhood. Lester expressed concerns about the current sewage system, as well as potential congestion and noise issues that could affect the area. She also voiced concern about the possible negative financial impact.

Chairman Stokes questioned and advised that a variance would be required due to the lot size. Both Stokes and Commission Member Wall advised that the sewage system should not be impacted due to new lines being installed during the construction.

Owner of the property, Tristan Lambert, advised that he plans to build high quality long-term housing and would build a fence if needed.

Replat and Vacate Rader Drive located at 701 Fowler Drive

Code Administrator Christina Wagner shared this was a replat which included a vacation of a part of Rader Drive.

Commission Member Tarwater questioned if this was in a floodway and Commission Member Stokes expressed his concern over this land locking the area.

There were no public comments.

Rezone from RS-2 Residential to CL Commercial Limited located at 711 Kenoly Street

Code Administrator Christina Wagner explained that this was a rezone request for a location that was previously a rural fire station but is now used as a wrestling facility. She noted that the site is near a CL-Commercial zone, and rezoning would ensure it is properly aligned for continued use.

Commission Member Tarwater read a letter from a child who is a member of the wrestling club, in which the child shared how positively the organization has impacted him.

Elijah Arl, the owner of the facility, shared that wrestling has been a big part of his life. He expressed how much it means to him and his goal to make a difference for kids in the community by giving them more opportunities.

Josh Arl, Elijah's father, shared how important the facility is to Elijah and how he's working hard to make the program impactful for kids all year round.

Bryan Arnold, the grandfather of a club member, shared that his grandson was introduced to this wrestling organization, which is all about helping kids grow and encouraging them to be their best.

Commission Member Tarwater expressed her concern with parking and Elijah Arl advised that kids are currently just dropped off. Christina Wagner added that they would like to make a parking lot on the backside.

Continuation of Non-Conforming Use at the property located at 1446 Highway YY

Code Administrator Christina Wagner explained that the owner wants to sell the property, which was previously annexed. When it was annexed, the location was allowed to maintain its non-conforming use until the property is sold.

Vern Layne, the property owner, said he would be happy to answer any questions and advised that they've never received any complaints about how the property was used.

Chairman Stokes advised a letter was included in the packet and asked for it to be made part of the permanent record.

Gary Weaver, owner of the property, shared he has had cattle on the property and has been bailing hay the past years.

Meckem moved and Plassmeyer seconded that the Commission move out of Public Hearing and back into Regular Session. Motion carried as follows: Yea: (8) Plassmeyer, Randolph, Stokes, Tarwater, Wall, Waterman, Holmes, and Meckem; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

COMMISSION ACTION ON A CONDITIONAL USE TO CONSTRUCT A 4-PLEX LOCATED AT 418 HARWOOD AVENUE

Plassmeyer moved and Randolph seconded that the Commission approve a Conditional Use to Construct a 4-Plex located at 418 Harwood Avenue.

Before the vote was taken, Tarwater moved and Wall seconded that the agenda be amended to approve a Conditional Use to Construct a 4-Plex located at 418 Harwood Ave with the requirement that a 6-foot privacy fence be required. Motion carried as follows: Yea: (8) Randolph, Stokes, Tarwater, Wall, Waterman, Holmes, Meckem, and Plassmeyer; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

Randolph moved and Tarwater seconded that the Commission approve a Conditional Use Request to Construct a 4-Plex located at 418 Harwood with the requirement that a 6-foot fence be placed along the north side. Motion carried as follows: Yea: (7) Tarwater, Wall, Waterman, Holmes, Meckem, Plassmeyer, and Randolph; Nay: (1) Stokes; Abstain: (0) None; Absent: (1) Wheeler

COMMISSION ACTION ON A REPLAT AND VACATE RADER DRIVE LOCATED AT 701 FOWLER DRIVE
Wall moved and Tarwater seconded that the Commission approve a Replat and Vacate Rader Drive located at 701 Fowler Drive. Motion carried as follows: Yea: (5) Holmes, Meckem, Plassmeyer, Wall, and Waterman; Nay: (3) Randolph, Stokes, and Tarwater; Abstain: (0) None; Absent: (1) Wheeler.

COMMISSION ACTION ON A REZONE FROM RS-2 RESIDENTIAL TO CL COMMERCIAL LIMITED LOCATED AT 711 KENOLY STREET

Plassmeyer moved and Randolph seconded that the Commission approve a Rezone from RS-2 Residential to CL Commercial Limited located at 711 Kenoly Street. Motion carried as follows: Yea: (8) Wall, Waterman, Holmes, Meckem, Plassmeyer, Randolph, Stokes, and Tarwater; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

COMMISSION ACTION ON THE CONTINUATION OF NON-CONFORMING USE AT THE PROPERTY LOCATED AT 1446 HIGHWAY YY

Plassmeyer moved and Waterman seconded that the Commission approve the Continuation of Non-Conforming Use at the property located at 1446 Highway YY. Motion carried as follows: Yea: (8) Waterman, Holmes, Meckem, Plassmeyer, Randolph, Stokes, Tarwater, and Wall; Nay: (0) None; Abstain: (0) None; Absent: (1) Wheeler.

COMMISSION AND STAFF DISCUSSION

Code Administrator Christina Wagner introduced the new Planning and Zoning Manager, Mark Scott.

ADJOURNMENT

Chairman Stokes declared the meeting adjourned at 6:35 P.M.

ATTEST:

Code Administrator
Christina Wagner



Carrie Plassmeyer
Secretary Carrie Plassmeyer

Minutes Approved November 26, 2024