

Commission Members (Those not in attendance will be underlined)

Crystal Catchings	Jane Cotts	Jeffrey Fairlie	Yasanne Garrett	
Stephanie McPeek	Jack Mitchell	Robin Schultze	Brent Wood	Kevin Wright

Meeting Called to Order: Jeffrey Fairlie, Chairman

Motion: Motion to approve the minutes December 2, 2021

✓ **Motion:** Robyn Schultze **2nd** Crystal Catchings **Vote:** All in favor

Audience Members: Lauren Lynn, Jennifer Reiman, Sharon Geil, David Tate, Belinda McAllister, Missy Mitchell, Michael Romshek, Amber Cornish, Cheri Wright

1) Agenda Item: Conduct a public hearing to consider development of Routes to Equity-Final Action Plan to be incorporated into the Comprehensive Plan for the City of Lebanon.

Discussion: A lengthy discussion took place with Belinda McAllister representing Friends of McAllister Park and a neighborhood resident. Amber Cornish has concerns about having the path follow an alley that is at the back of her property bringing strangers into the neighborhood where children are playing. The alley is being cleared with the help of Ameren who will have better access to power lines. It was stated that this plan has been in the design stage for over the past year with many opportunities for input by residents. Questions then followed about the location, type and height of a privacy fence as well as the tree line along the pass. Sharon Geil questioned the ownership of the land. It was suggested that Amber Cornish attend the City Council meeting on March 14th to share her concerns with the full council. Plan Commission members stated that the Routes to Equity (access to parks) proposal falls within the confines of the Comprehensive Plan.

Motion: Recommend to accept the Routes to Equity plan with approval of each phase of development as they align with the Comprehensive Plan.

✓ **Motion:** Jack Mitchell **2nd:** Brent Wood **Vote:** All in favor

2) Agenda Item: Possibility of changing the zoning of an area behind IGA and Tipico.

Discussion: This was previously discussed. The current zoning is SR2 or commercial. The need would be part commercial and part multifamily. Zoning can't be discussed without a plan before this decision can be made.

3) Agenda Item: Metro Storage/SHEK Group to discuss development proposal for land on HWY 4

Discussion: Michael Romshek who owns the storage property on HWY4 next to Dairy Queen is interested in developing the land in front of the storage units. He is asking if the City would be open to a hotel/motel or other hospitality unit at that location.

4) Agenda Item: Discuss the clarification of Sec. 36-238 Prohibited Uses

Discussion: The property in question is the lot used by Tony Buhl to store cars from his tow service. Jeffrey Fairlie, chairman, read the list of allowable and prohibited uses for commercial property that is in a residential area. There is no allowance for a tow lot in the city. After much discussion from commission members and citizens in attendance, it was determined that a special use permit would not be appropriate for the site in question nor should this type of business be allowed in this neighborhood especially with the new intersection.

Motion: Recommend to amend Sec. 36-238 by adding Towing, junk yard or wrecker service to the prohibited use list.

Motion: Brent Wood

2nd: Kevin Wright

Vote: All in favor

5) Agenda Item: Discuss the development to the FIT 4 ALL property

Discussion: Owner, David Tate, is proposing to add a building on the West side of his property. The business is categorized as medical facility “Life Style Improvement” through testing, therapy, and counseling. The business will provide products to help improve client’s health and well-being. David questions involved building code, property line variance, and limited alley parking. It was recommended that he provide a detailed design of the building, which made need a variance, due to limited space availability before final approval

6) Agenda Item: Update on Southeast Quad Neighborhood Plan

Discussion: Jennifer Reiman, representing Heartland Conservancy, provided the Plan Commission with the current draft of their findings and vision. It will be completed by the end of the month.

Motion to Adjourn:

✓ **Motion:** Robyn Schuetz

2nd: Stephanie McPeek

Vote: All in favor