**Lebanon Plan Commission Minutes 6:30p.m. City Hall June 6, 2024**

**Commission Members** (Those not in attendance will be underlined)

Crystal Catchings Mike Tigo AJ Dontigney Wendell Johnson

Mike Koebel Jack Mitchell Robin Schultze Brent Wood Kevin Wright

**Audience Members:** Luanne Holper, Brianne Phillips, Ron Trame, Mayor Writght

**Meeting Called to Order**: Chairperson AJ Dontigney

**1) Approval of minutes from March 6, 2024**

**Discussion:** No changes were recommended

* **Motion to approve the minutes.**

**Motion: Robin Schultze 2nd: Brent Wood Vote: All in favor**

**2) Approval of special use permit request by Brianne Phillips for a home occupation in the SR district for a home bakery business at 9864 Oak Grove School Road operating as Blue Bicycle Bakery LLC.**

**Discussion:** Brianne Phillips requested a hearing for the purpose of getting approval for a home bakery business. There were no comments from the audience in opposition to the request. Brianne Phillips explained that sales would be online or at farmers’ markets and events offsite. So far 91% of her sales have been at farmers’ markets. There would be no foot or car traffic, no signs on the property. Her dream is to work to a brick-and-mortar location in Lebanon. The name of the business is Blue Bicycle Bakery LLC, and she is registered with St. Clair County and the state of Illinois. She has completed the 8-hours of required food service training. The PC voted unanimously to recommend approval of the Special Use Permit for Brianne Phillips at 9864 Oak Grove School Road with the following stipulations:

* No signs either on the private property or city right-of-way for the business.
* No car or foot traffic on a routine basis.
* Availability of off-street parking if anyone does visit the premises.
* SUP will only be valid for Brianne Phillips at 9864 Oak Grove School Road and will not survive a sale or transfer of the property.

**Motion: Jack Mitchell 2nd: Kevin Wright Vote: All in favor**

**3) General Discussion on permitted uses and accessory uses in an I-1 District. There is potentially someone interested in putting a multi-use facility that includes a restaurant and ancillary family entertainment activities in an I-1 District, and they want to know for sure before they proceed with property acquisition. The PC was asked to discuss our thoughts on uses in the I-1 District.**

**Discussion**: I-1 is for industrial purposes. However, it is not clear from both past practice and in the ordinance if I-1 zoning allows for something that is acceptable in a more restrictive zoning district. For example, Ron Trame spoke of his knowledge as Help for Mom President when the new facility was constructed some 30 or so years ago. That parcel was zoned C-1 Commercial, and there was discussion about making them rezone Educational. The consensus at the time was that a Commercial lot could have a use that was acceptable in a more restrictive zoning use. In other words, Education was more restrictive than Commercial zoning; therefore, it was logical and acceptable for an educational building on a commercial lot. It also gave more flexibility in the event Help For Mom closed and commercial use was desirable later, it did not have to be rezoned again.

The consensus of the Plan Commission is that a restaurant/entertainment establishment is allowable in a C-1 District and therefore would be ok in a less restrictive zoning district (I-1). The PC is ok with this approach but believe the City Council needs to opine or direct the PC to take other action.

The other option is to:

* Place an Item 8) in the Permitted Use section 36-302 titled “Any permitted Use in the less restrictive C-1 Commercial District Section 36-234.”
* Place an Item 7) in the Special Uses Section 36-304 titled “Any Special Use in the less restrictive C-1 Commercial District Section 36-237.”

We believe the City Council should get guidance from our attorney.

Jack Mitchell brought up the lotto signs – we counted 17 currently. It’s not just slots

**4) Jack Mitchell and AJ Dontigney wanted to discuss and have comments in the minutes that the PC pointed out we have as many as 17 signs made of wavy, cloth or other material advertising slots/gambling and other activities in several visible places. These signs are not in compliance and are an eyesore in the community and we would ask the Council to consider some enforcement of the sign ordinance related to these temporary signs.**

**Meeting Adjourned at 7:20 PM.**