**Lebanon Plan Commission Minutes 6:30p.m. City Hall June 27, 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 Wright

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

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

**Discussion:** There was one recommendation – to change the date from April 7, 2024, to June 6, 2024, for the final version of the minutes.

* **Motion to approve the minutes.**

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

**2) Approval of request by Mr. Robert Boswell, owner of Lot 6 of the Kittstein Addition at 9981 Oak Grove School Road, to abandon the 20-foot Dudley Court Road easement and allow the City to maintain the 30’ utility easement.**

**Discussion:** Robert Boswell (requester and property owner) and Kyle Hogg (adjacent and property to the north owner) were present and both explained that the goal was to prevent a road on this tract in the future. The easement is not ever going to be a road, as any road would have to come from the east of this property if there is a subdivision in that direction. Kyle Hogg explained that it is in the FEMA 100-year flood plain and is now zoned agriculture and would never be a subdivision. Cody Reiman from the City Streets and Alleys Department confirmed that, provided the 30’ utility easement is maintained that he fully confirms it is not an issue for the city. The Plan Commission noted the request is consistent with our comprehensive plan.

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

**3) Follow up discussion on permitted uses, permitted accessory uses, an special uses in an I-1 District. The PC was asked to discuss further our thoughts on uses in the I-1 District. We did not change our position on this matter from last month’s report.**

**Discussion**: The PC had on its agenda to revisit our discussion about uses in the I-1 industrial districts. The consensus of the Plan Commission is still 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. The discussion first came up when a potential buyer for the Schwann’s shuttered facility and parcel wanted to put a restaurant and entertainment facility on the I-1 parcel. We believe that it should be ok in the less restrictive zoning district, and if someone wants to put a restaurant in an I-1 it should be ok under that concept. The Golden State Foos and Schwann’s parcels were zoned I-1, but really those facilities and uses are more commercial than Industrial in our minds.

The Council would need to give more direction before we start adding special uses to the I-1. The other option would be to rezone the south side of Route 50 to Commercial, but the owners would have to request this.

**Meeting Adjourned at 7:25 PM.**