



LEBANON PLANNING COMMISSION MEETING MINUTES

August 20, 2025 at 6:00 PM

Santiam Travel Station – 750 3rd Street, Lebanon, Oregon

MISSION STATEMENT

The City of Lebanon is dedicated to providing exceptional services and opportunities that enhance the quality of life for present and future members of the community.

CALL TO ORDER / FLAG SALUTE

ROLL CALL

PRESENT

Chair Don Robertson

Vice-Chair Lory Gerig-Knurowski

Karisten Baxter

Don Fountain

Shyla Malloy

Alternate Michael Miller

Alternate Regina Thompson

ABSENT

Kristina Breshears

Alternate W. Marcellus Angellford

STAFF

Community Development Director Kelly Hart

City Manager/City Engineer Ron Whitlatch

City Attorney Tre Kennedy

MINUTES – February 19, 2025 Planning Commission Meeting

The minutes were approved as submitted.

COMMISSION REVIEW

1. Public Hearing – Planning File CPMA-25-01, ZMA-25-01, CU-25-01 & PLA-25-02

Request to change the Comprehensive Plan Map designation from Mixed Use (C-MU) to Commercial (C-CM) and the Zoning Map designation from Mixed Use (Z-MU) to Highway Commercial (Z-HCM). The applicant is also requesting a Property Line Adjustment to consolidate the two lots and a Conditional Use Permit to construct and operate a car wash facility. (12S02W23B 00114 & 00115)

City Attorney Kennedy reviewed the public hearing process. Chair Robertson opened the public hearing. There was no ex parte, conflict of interest, or bias disclosed by the Commissioners.

Community Development Director Hart presented the staff report. She stated that staff finds the proposal complies with the decision criteria and recommends approval of the application subject to the adoption of the Conditions of Development listed in the staff report.

Applicant testimony –

Testimony in favor of or in opposition to the applications – None

The public hearing was closed.

Motion to approve by Commissioner Fountain, seconded by Commissioner Miller. Voting Yea: Chair Robertson, Vice-Chair Gerig-Knurowski, Commissioners Baxter, Breshears, Fountain, Malloy, Miller and Thompson. The motion passed 8-0.

CITIZEN COMMENTS – None

COMMISSION BUSINESS AND COMMENTS

Hart said that there will be a Planning Commission meeting in September.

She also announced her resignation from the City.

ADJOURNMENT – The meeting adjourned at 6:28 PM.