

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: December 19, 2017

TIME: 7:00 p.m.

Members present were Mayor Amy Brewer, Richard Fair, Kevin Glardon, Tom Miller, and Bernie Uchtman. Also present was Meredith Snyder, City Planner.

The meeting was called to order by Mr. Fair.

Roll call was called and all members were present.

Consideration of Minutes

The meeting minutes for the November 21, 2017 meeting were motioned for approval by Mr. Fair and Seconded by Mayor Brewer. The minutes were approved.

Certificate of Appropriateness – Exterior Alteration (Addition) – 217 N. Mechanic Street – Public Hearing

Ms. Pedicone has submitted an application for a Certificate of Appropriateness (COA) to allow an exterior modification to the existing single-family residential dwelling at 217 North Mechanic Street. The modification includes a 18' by 18' Rear One Story Addition with Second Story Porch and railing/fencing. The proposed addition would match the existing house materials and color. The addition would be located on the rear of the existing house and would remove the existing patio. The addition is proposed to have a northern side yard setback of two feet from the property line where that existing building has a setback of zero feet. The southern side yard setback of the addition would maintain the existing building setback of 21' 3". Per Section 1134 of the Lebanon Zoning Ordinance the Planning Commission approves the applicable setbacks for properties in the Central Business District.

The applicant has provided plans that show the proposed addition and a site plan. The plans and the application are attached to this report.

Ms. Snyder presented an overview of the proposed Exterior Alteration with the recommendation that the COA to allow an exterior modification of a 18' by 18' Rear One Story Addition with Second Story Porch and railing/fencing to the existing single-family residential dwelling at 217 N. Mechanic Street be approved, subject to the following conditions:

1. All required City permits shall be approved prior to beginning work on the structure.
2. Any variation from the approved plans will require additional review and approval by Planning Commission prior to any work being conducted at the site.
3. The property owner is required to consult with the Department of Planning and Development to discuss any future improvements, renovations, and/or refurbishment of the structure prior to beginning any related work.
4. The applicant shall have one year to perform the modification under an approved certificate of appropriateness or the certificate shall expire and be deemed null and void, unless an extension of time is applied for and approved by the Planning

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Commission. Upon expiration of the certificate of appropriateness the applicant shall then be required to submit a new application per section 1132.08.

Mayor Brewer asked if the dimensions were 14by 18 or 18 by 18

Mrs. Snyder stated that it was 18 by 18

Mr. Fair asked if the missing siding and there front of the building will be fixed during renovation.

Ms. Pedicone stated that it can be addressed.

Mayor Brewer commented that that she fills that it is an exciting project and is eager to see the result.

Mr. Miller motioned to approve the proposed exterior modification. Mayor Brewer seconded.

Upon calling the roll, the motion unanimously. The motion was approved with the recommended conditions.

Certificate of Appropriateness – Exterior Alteration (Windows) – 35 East Mulberry Street – Pubic Hearing

The applicant, Mr. Scott Smith has submitted an application for a Certificate of Appropriateness (COA) to allow the installation of Replacement Windows on the Front of the second story of the building and installing a new window in a previous opening that was covered.

The applicant lives on the second story of the building and has a business on the first floor. The applicant included an attachment that describes his request and reasoning behind it. That attachment is included in the application attached to this report. The window description is included in the application but is described as aluminum clad on the exterior of the building and wood on the interior. The applicant also included photos showing the existing windows and samples of the new proposed replacement windows.

The applicant is also proposing to paint the window frames black rather than the current white with the intention of reducing the appearance of replacement windows. In addition Mr. Smith is proposing to paint the building white with Dark Blue accents in order to differentiate his building from its neighbors and clean up some of the accents. Example colors have been attached.

Ms. Snyder presented an overview of the proposed Exterior Alteration with the recommendation that the COA to allow installation of replacement aluminum clad windows, opening of the previously closed window and painting at 35 East Mulberry Street, subject to the following conditions:

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1. Any variation from the approved plans will require additional review and approval by Planning Commission prior to any work being conducted at the site.
2. All required City and County permits shall be approved prior to beginning work on the structure.
3. The property owner is required to contact the Department of Planning and Development and discuss any future improvements, renovations, and/or refurbishment to the structure prior to beginning any related work.
4. The applicant shall have one year to perform the modification under an approved certificate of appropriateness or the certificate shall expire and be deemed null and void, unless an extension of time is applied for and approved by the Planning Commission. Upon expiration of the certificate of appropriateness the applicant shall then be required to submit a new application per section 1132.08.

Mayor Brewer motioned to approve the proposed exterior modification and that all required city and county permits shall be approved prior to installation. Mr. Miller seconded.

Upon calling the roll, the motion passed unanimously. The motion was approved with the recommended conditions.

Site Plan – 1010 West Main- Ford Dealership Site Plan – Pubic Hearing

The applicant, Mr. Rob Humason, on behalf of Lebanon Ford, has submitted an application for major site plan review in accordance with Ch. 1132.06 of the Zoning Code, to construct a new Ford Dealership on the property currently comprised of three parcels. An application has recently been submitted to combine the three parcels and will be on the January 16th, 2018 Planning Commission meeting. The site will encompass a total developed area of 9.938 acres. Earlier this year the property was rezoned, as requested by the property owner, by City Council from Neighborhood Commercial Planned Unit Development to General Commercial. The Lebanon Ford Dealership is classified as a vehicle sales use and would be permitted in the GC zone. The Lebanon Ford Dealership currently operates at 770 Columbus Avenue.

Ms. Snyder presented an overview of the proposed modification and Staff has determined that additional information and resubmittal is necessary and recommends the tabling of this item until a later date when the requested information has been provided and staff has engaged the Planning Commission in a discussion on the Architectural Design Guidelines for a Greenfield Large Scale Nonresidential Development.

There was discussion on tabling the Site plan until a later date.

Mr. Miller motioned to table the proposed Site Plan. Mr. Glardon seconded.

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Upon calling the roll, the motion was approved unanimously. The item was tabled until a later date.

Subdivision Plat – Right of Way Dedication Plat for Berry Street and Harper Street

The City of Lebanon has submitted a Right of Way dedication for a section of Berry Street and Harper Street. The new street has already been installed and was done so in order to provide access to residents due to the needed abandonment of the West Warren Street Bridge.

Ms. Snyder presented an overview of the Right of Way Dedication and that the Planning Commission recommend approval to City Council of the dedication plat with the following conditions:

1. The final plat shall be recorded within sixty (60) days from the date of approval by Lebanon City Council, as listed in Section 1117.04 (a)(4) of the Subdivision Regulations.
2. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.

Mr. Miller asked the plat does not show the bay of the bridge on west Norman St. An additional item may need to be added about the abandonment.

Mrs. Snyder stated that this plat was made before that abandonment happened.

Mayor Brewer motioned to recommend approval to City Council with staffs conditions. Mr. Miller seconded.

Upon calling the roll, the motion passed unanimously. The motion was approved.

Other Business

Ms. Snyder presented information regarding possible future zoning code text amendments.

Ms. Snyder passed out 2018 Planning Commission Meeting and Deadline Calendar.

There being no further business, Mr. Glardon motioned to adjourn and Mayor Brewer seconded the motion. The motion passed unanimously and the meeting was adjourned.


SECRETARY – PLANNING COMMISSION


CHAIRMAN – PLANNING COMMISSION