

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: January 16, 2018

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 taken and all members were present.

Consideration of Minutes

No Meeting minutes

Site Plan – Tabled- 1010 West Main- Ford Dealership

Item was presented and tabled

Subdivision Plat – Tabled- 1010 West Main- Ford Dealership

Item was presented and tabled

Subdivision Plat – Walnut Creek Section 3B– Final Subdivision Plat

The applicant, BL of L. LLC, has submitted a final plat application for Walnut Creek, Section 3-B. Section 3-B is the second phase of the final section of the Walnut Creek Subdivision, encompassing 3.9961 acres and creating 15 single-family lots (3.3810 ac). The development of Section 3-B includes the dedication of 0.6151 acres of right-of-way for public streets.

Ms. Snyder presented an overview of the proposed the final plat for Walnut Creek Section 3-B and recommended a positive recommendation to City Council along with the following conditions:

1. That all plan corrections as required in the City Planner's letter shall be provided on revised plans for final staff approval prior to City Council review.
2. The final plat shall be recorded within sixty (60) days from the date of approval by the Lebanon City Council, as listed in Section 1117.04 (a)(4) of the Subdivision Regulations.
3. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.

The lot sizes were briefly discussed.

Mr. Miller motioned to recommend approval of the proposed Final Plat to City Council with the three staff recommended conditions. Mayor Brewer seconded.

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

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Zoning Amendments – Architectural Guidelines

City Staff has brought forth a text amendment proposing a change to Section 1136.03.B and 1136.03.C in order to allow for Planning Commission to have the ability to modify the building design requirements of new development considered Greenfield development by the code when certain criteria are met.

Currently Greenfield Development must meet certain Base, Body, and Cap design requirements as listed in Section 1136.03.B.5. This section does not allow for any deviation from the prescribed materials larger than a 25% of the body of the building. This can create an issue with certain commercial developments where building design is unique to meet business requirements.

At the December 19th meeting of the Planning Commission staff informally presented this proposed amendment to only relate to Section 1136.03.C Architectural Design Requirements for Large-Scale Nonresidential Buildings. Large-Scale Nonresidential Buildings in this section would be Greenfield Development over 10,000 Square feet. At the December 19th meeting the Planning Commission expressed that they would like the proposed text amendment to include all Greenfield Development, not just those considered large scale.

The proposed text amendments will alter Chapter 1136 Architectural Design Standards of the Official Zoning Ordinance.

Ms. Snyder presented an overview of the proposed amendment and has determined that sufficient findings have been made in accordance with the approval criteria required under Ch.1132.05 (G.). Therefore, staff recommends a favorable recommendation to the City Council for the proposed text amendments to chapters 1136 of the Official Zoning Code as presented

There was a brief discussion on wording and the proposed timeline for the next steps.

Mayor Brewer motioned to recommend approval to City Council and Mr. Glardon seconded.

Upon calling the roll, the motion passed unanimously.

Zoning Amendments – Self-Storage Uses in GC General Commercial

Through discussions regarding the permitted locations and regulations pertaining to Self-Storage Facilities. City staff has been directed by the Planning Commission to bring forth a Zoning Code Text Amendment to remove Self-Storage Uses as permitted in GC General Commercial Districts. This proposed text amendments affects the following sections

1. Chapter 1133.11.B Business Districts Table 1133-4: Permitted Uses in Business Districts

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2. Chapter 1137.05 Off-Street Parking Space Requirements Table 1137-1:
Required Number of Parking Spaces.

Ms. Snyder presented an overview of the proposed Amendment and staff has determined that sufficient findings have been made in accordance with the approval criteria required under Ch.1132.05 (G.). Therefore, staff recommends a favorable recommendation to the City Council for the proposed text amendments to chapters 1133 and 1137 of the Official Zoning Code as presented

Mayor Brewer motioned to recommend approval of the proposed Text Amendments to City Council. Mr. Miller seconded.

Upon calling the roll, the motion passed unanimously.

Other Business

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


SECRETARY – PLANNING COMMISSION


CHAIRMAN – PLANNING COMMISSION