

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: February 21, 2017

TIME: 7:00 p.m.

Members present were Richard Fair, Michael Murphy, Tom Miller, Kevin Glardon, and Pat Clements, City Manager. Absent was Mayor, Amy Brewer. Also present was Samuel L. Hill, City Planner.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the meeting of January 17, 2017.

Without objection the minutes were approved.

CERTIFICATE OF APPROPRIATE (COA) – 319 East Mulberry Street – Exterior Modifications

The next item of business is an application for a Certificate of Appropriateness submitted by Mr. and Mrs. Ensman for exterior renovations to the existing single-family residential dwelling at 319 E. Mulberry Street. The renovations include a 2nd story addition on the rear of the home; replacement of 20 existing double-hung windows with double-hung vinyl (triple-pane) over foam insulation and steel reinforced; adding a covered deck to the rear of home on the 1st story; and construction of a new detached one-car garage in the rear of the property.

Mr. Hill presented an overview of the proposed project and provided the staff report and recommendation for approval of the Certificate of Appropriateness subject to the noted conditions.

Mrs. Brewer thanked Mr. and Mrs. Ensman for their effort and investment in the community. Mr. Fair and Mr. Miller complimented Mr. and Mrs. Ensman of their efforts to enhance their property.

There being no further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Miller to approve the COA application at 319 East Mulberry Street, subject to the following conditions:

1. Prior to construction of the detached one-car garage, a variance shall be obtained from the Board of Zoning Appeals (BZA) to encroach closer than the 10-foot minimum setback from the south and west lot lines as required in Subsection 1133.15, B, 11.
2. All required City permits shall be approved prior to beginning work on the structure.
3. Any variation from the approved plans will require additional review and approval by Planning Commission prior to any work being conducted at the site.
4. 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.
5. 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.

Upon calling the roll, the motion was unanimously approved by the members.

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OTHER BUSINESS

Staff noted there were no cases for the March meeting; therefore, the meeting is cancelled due to a lack of agenda items.

Staff mentioned the Community Workshop for the CBD Master Plan on March 1st at 7:00 PM.

Discussion ensued on the progress of the CBD Master Plan and recent development activity within Downtown.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION



CHAIRMAN – PLANNING COMMISSION