

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: April 17, 2018

TIME: 7:00 p.m.

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

The meeting was called to order by Mr. Glardon.

Roll call was called and four members were present with Chairman Fiar absent.

Consideration of Minutes

The meeting minutes for the March 20, 2017 meeting were motioned for approval by Mr. Miller and Seconded by Mayor Brewer.

Site Plan – 555 N. Broadway– New Fuel tanks at existing Sunrise Propane location

The first item of business is for a proposed Major Site Plan submitted by Trupointe Cooperative Inc. in order to allow the installation of two 30,000 gallon liquid propane tanks that are 65' in length and 14' tall at 555 N. Broadway. The tanks would be located to the west of the existing tanks and in a currently unused section of the property.

Ms. Snyder presented an overview of the proposed Site Plan and recommended approval of the request with three conditions

1. All plan corrections as required in the City Planner's memo dated April 13, 201 shall be provided on revised plans for final staff approval prior to the commercial zoning permit being issued for the project.
2. All applicable permits shall be issued by the City of Lebanon and the Warren County Building Department prior to the start of construction.
3. Any variation from the approved plans will require additional review and approval by the Department of Planning and Development and/or Planning Commission prior to any work being conducted at the site.

Mr. Miller asked when was the original facility started at that location.

Mrs. Snyder stated that it was started at least thirty years ago.

Mr. Glardon asked what are the current and future safety precautions.

Applicant, Joshua Craig from Sunrise Propane Facility, stated that the location does have fences and vegetation that is thick enough so that no one can walk through.

Additional comments on the placement of the fence were discussed.

Mayor Brewer motioned to approve the proposed Site Plan with staffs recommended conditions. Mr. Miller seconded.

The roll was called and motion was approved unanimously.

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Site Plan – 535 N. Broadway– New Garage Door on Existing Building for Stick N Stitch

The second item of business is for a proposed exterior modification (new garage door into the building) the building located at 535 N. Broadway.

Ms. Snyder presented an overview of the proposed exterior modification and recommended approval of the request with two conditions:

1. All applicable permits shall be issued by the City of Lebanon and the Warren County Building Department prior to the start of construction.
2. Any variation from the approved plans will require additional review and approval by the Department of Planning and Development and/or Planning Commission prior to any work being conducted at the site.

Mr. Miller asked what is stick and stitch.

Applicant stated that they do embroidery, screen printing and vehicle wraps.

Mayor Brewer motioned to approve the proposed exterior modification with staffs recommended conditions. Mr. Miller seconded.

The roll was called and motion was approved unanimously.

Zoning Map Amendment – Belvedere Drive Property–From GC (General Commercial) to R-2 (Residential Two)

The third item of business is for a rezoning request on Belvedere Drive from GC General Commercial to R-2 Residential two, as stated in the application “in order to build a multi family residence to house local individuals with developmental disabilities, providing them housing, support and care based on the resident’s individual needs.”

Ms. Snyder presented an overview of the requested rezoning and presented staffs recommendation of denial due to request not fulfilling the approval criteria provided in Ch. 1132.05 of the Lebanon Zoning Code.

Mayor Brewer asked the applicant for their thoughts on City Staff recommendation to deny the request to City Council.

Mr. Pete Mason, stated that there is not a lot of availability in the City of Lebanon for the residents with disabilities and jobs are within walking distance.

Mr. Glardon asked what the surrounding properties were zoned.

Ms. Snyder stated that there is nearby residential and commercially zoned properties.

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Mayor Brewer stated that she was supportive of finding living spaces for those with challenges and disabilities. However, many residents have asked that the city take a look and limit the amount of multi-family housing in the City.

Mr. Miller stated that he agrees with Mayor Brewer.

Mr. Miller motioned to recommend denial to City Council for the proposed Zoning Map Amendment based on staff's recommendation. Mayor Brewer seconded.

Upon calling the roll, the motion failed with Mayor Brewer and Mr. Miller for and Mr. Glardon and Mr. Uchtman against.

Ms. Snyder Stated that the item could not move onto City Council without a recommendation.

Mr. Miller motioned again to recommend denial to City Council for the proposed Zoning Map Amendment based on staff's recommendation. Mayor Brewer seconded.

Upon calling the roll, the motion was approved with three for and Mr. Uchtman against.

Ms. Snyder stated that the item would have a public hearing before City Council on May 8, 2018.

Future Land Use Map Amendment – A map amendment to the future land use map from the 2009 Comprehensive Plan Map- from Industrial District to Conservation Residential.

The fourth item of business is for a proposed a recommendation to City Council on the proposed map amendment to the future land use Map from the 2009 Comprehensive Plan.

Ms. Snyder presented an overview of the proposed future land use Map Amendment and based on the changes to the areas mentioned above staff finds there is sufficient reason to recommend approval of the Future Land Use map amendment request and therefore recommends the Planning Commission provide a favorable recommendation to City Council for approval.

Mr. Uchtman stated that there is not enough flat lands present at this location for industrial development.

Mayor Brewer motioned to recommend approval to City Council for the proposed Future Land Use Map amendment. Mr. Miller seconded.

The roll was called and the motion was approved unanimously.

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Zoning Map Amendment and Concept Plan request – US Rt. 42 Property–From I-1 (Light Industrial) to R-1 PUD (Residential One A Planned Unit Development)

The fifth item of business is for a proposed a zoning map amendment and concept plan approval to rezone property from I-1 Light Industrial to R-1PUD Residential One A Planned Unit Development with 17 residential lots, two open space, and one commercial lot on 64.91 + acres at 3390 S Route 42 Lebanon, OH 45036.

Ms. Snyder presented an overview of the proposed Zoning Map Amendment and based on the findings, found the the zoning map amendment to rezone 64.91 + acres at 3390 S Route 42 Lebanon, Oh 45036 (Parcel No's 12202000040 and12141000100) from I-1 Light Industrial to R-1PUD Residential One A Planned Unit Development fulfills the approval criteria provided in Ch. 1132.05 of the Lebanon Zoning Code and is consistent with the general goals and policy objectives of the Lebanon Comprehensive Plan and therefore recommends that the Planning Commission provide a favorable recommendation to City Council for approval.

Mayor Brewer motioned to recommend approval to City Council for the proposed Zoning Map Amendment. Mr. Miller seconded.

The roll was called and the motion was approved unanimously.

Zoning Code Text Amendment – regarding Temporary Sign Regulation

The sixth item of business is to amend the Temporary Sign Regulations of the Zoning Ordinance in order to simplify the regulations language and make the zoning code more content neutral.

Ms. Snyder presented an overview of the proposed text amendment and based on the analysis, 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 1139.10 of the Official Zoning Code as presented.

Mr. Miller asked if two signs are allowed, in the code now, on a residential property?

Ms. Snyder stated that currently yes that is correct.

Mayor Brewer stated that the intent is to make the Temporary Sign code more user friendly.

Mr. Miller asked that wording be clearly defined as "each" per sign.

Mr. Miller motioned to approve the proposed Zoning Code Text Amendment with his proposed change. Mayor Brewer seconded.

The roll was called and motion was approved unanimously.

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Zoning Code Text Amendment regarding Short Term Vacation Rentals

Ms. Snyder presented an overview of the proposed Zoning Code Text Amendment and based on the analysis, 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 1139.10 of the Official Zoning Code as presented.

Mayor Brewer asked if the property that that is currently a bed and breakfast be grandfathered into the City.

Ms. Snyder stated that it is already considered a conditional use and would be allowed to continue as long as the required conditions are met.

Resident, Faye Hager, discussed her thoughts on why short term rentals would benefit the City of Lebanon.

Mr. Keith Alexander, stated the benefits of these types of rentals bringing more revenue in the city and briefly discussed his interest in the use.

Ms. Snyder discussed staffs reasoning's for the recommended changes to the zoning code and asked for clarification on what the Planning Commission would like to see regarding this type of use.

Mayor Brewer mentioned an approval process for owners wishing to rent out their homes when not present.

Mr. Miller motioned to table the item and have a work session prior to the next meeting for the proposed Zoning Code Text Amendment. Mayor Brewer seconded.

The roll was called and motion was approved unanimously.

Other Business

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


SECRETARY – PLANNING COMMISSION


CHAIRMAN – PLANNING COMMISSION