

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: January 15, 2019

TIME: 7:00 p.m.

Members present were 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. Role was called and four members were present with Mayor Brewer absent

Consideration of Minutes

The meeting minutes for the December 18, 2018 meeting and December 18, 2018 Special Meeting were motioned for approval by Mr. Fair.

Zoning Amendment and Concept Plan Request– 511 North Broadway

The first item of business was the PUD Rezoning Request at 511 North Broadway from Mr. Jim Cohen of CMC Properties.

Ms. Snyder presented an overview of the zoning amendment and staff finds the zoning map amendment to rezone 6.3 + acres at 511 North Broadway Lebanon, Ohio 45036 (Parcel No. 12062770020) from NC Neighborhood Commercial and R-1C Residential One C to MU PUD Mixed Use Planned Unit Development fulfills the approval criteria provided in Ch. 1132.05 and 1133.14.D of the Lebanon Zoning Code and is consistent with the general goals and policy objectives of the Lebanon Comprehensive Plan and therefore recommends the Planning Commission provide a favorable recommendation to City Council for approval.

Mr. Miller asked if the concept was advertised.

Ms. Snyder stated that the City Council public hearing was advertised in the paper and a neighborhood meeting was held. Also that everyone within 200 feet of the property was notified of the City Council public hearing.

Mr. Miller asked if there were any adverse comments made at the meeting.

Ms. Snyder stated that there were no adverse comments made that pertained to the development. There was some discussion on storm water and how the development will affect the site. There was also discussion on possible changes that may be mad to the lane configuration of North Broadway in that area.

Mr. Miller asked about the setbacks and if the adjacent neighbors would be able to weigh in on it.

Ms. Snyder stated that it will go to council for a public hearing and there will be an opportunity for individuals to speak there.

There was additional discussion on setbacks and property lines.

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Mr. Jim Cohen, the applicant, stated that there are no intentions of putting the garages on the property lines and that any major changes will come back before the planning commission.

Mr. Nick Selhorst, of Choice One Engineering, stated that the reason the garages are proposed so close to the property line is to give more usable green space to the residents.

Mr. Fair asked about the two story buildings and its potential uses.

Mr. Cohen stated that they are only one story and meant to look like two story buildings. They will be uses for commercial and restaurant uses.

Mr. Fair asked if there are any problems with obtaining employees.

Mr. Cohen stated that they lease the space to restaurants, so they would not be directly involved in that part.

Mr. Miller motioned to recommend approval to city council for the PUD Rezoning from NC Neighborhood Commercial and R-1C Residential One C to MU PUD Mixed Use Planned Unit Development on the condition that the PUD language be changes to only allow the smaller setbacks on the north and west property lines. Mr. Uchtman seconded. Upon calling the roll, the motion passed unanimously. The motion was approved with the recommended conditions.

Certificate of Appropriateness – Exterior Alteration – 106 North High Street – Pubic Hearing

The next item of business is for a proposed removal of second story porch addition and porch to construct new covered porch and exterior balcony.

Ms. Snyder presented an overview of the proposed modification and recommended the COA to allow removal of second story porch addition and porch to construct new covered porch and exterior balcony at 106 N High 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.

With no questions or comments, Mr. Glardon motioned to approve the proposed exterior modification with staffs recommended conditions. Mr. Miller seconded. Upon calling the roll, the motion passed unanimously. The motion was approved with the recommended conditions.

Site Plan – 1010 West Main Street –New Lebanon Ford Dealership

The next item of business was a major site plan review approval in accordance with Ch. 1132.06 of the Zoning Code to construct a new Ford Dealership on the property located at 1010 West Main Street. Ms. Snyder presented an overview of the proposed major site plan and the proposed major site plan complies with the approval criteria required in accordance with Ch. 1132.06 of the Zoning Code. Staff also recommended approval of the requested modification for the landscaping plan. Therefore, staff recommends the major site plan to build a new Ford Dealership at 1010 West Main Street be approved, subject to the following conditions:

1. All plan corrections as required in the City Planner's memo dated January 11, 2019 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. Glardon asked where the storm water runoff would be.

Ms. Snyder stated that it would be run underground.

Ms. Jessica Anders, applicant, and the board discussed the landscape and buffering intentions.

Mr. Miller motioned to approve the proposed exterior modification with staffs recommended conditions. Mr. Uchtman seconded. Upon calling the roll, the motion passed unanimously. The motion was approved with the recommended conditions.

Other Business

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



SECRETARY – PLANNING COMMISSION



CHAIRMAN – PLANNING COMMISSION