

## CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: June 18, 2019

TIME: 7:00 p.m.

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

The meeting was called to order by Mr. Fair. Role was called and four members were present.

### **Consideration of Minutes**

The meeting minutes for the May 21, 2019 regular meeting were motioned for approval by Mayor Brewer and Seconded by Mr. Miller. The minutes were approved.

### **Zoning Map Amendment and PUD Concept Plan – Monroe Meadows Subdivision**

The first item of business was a proposed Major Site Plan and Subdivision Plat. The applicant, Warren County Commissioners, have submitted an application for major site plan review and Final Subdivision Plat approval in accordance with Ch. 1132.06 of the Zoning Code and Chapter 1117.02 of the Subdivision Regulations, to construct a new Jail. The parcels where the development will occur are a total of 93.2551 acres (71.4285 and 21.8266 acres each) and the total disturbed are for the proposed work is 10.9 acres. The property is zoned PO Professional Office and in that district Safety Service Facilities and Government Offices/uses are permitted uses.

Ms. Snyder presented an overview of the proposed Zoning Map Amendment and PUD Concept Plan and based on staff's analysis, the proposed major site plan and subdivision plat complies with the approval criteria required under in accordance with Ch. 1132.06 of the Zoning Code and Chapter 1117.02 of the Subdivision Regulations. Therefore, staff recommends the major site plan and subdivision plat to build a new construct a Warren County Jail on tw parcels located on Justice Drive be approved, subject to the following conditions:

1. All plan corrections as required in the City Planner's memo dated June 14, 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.
4. The replat 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.
5. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.

Mr. Miller asked about the proximity to the school.

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Mr. Miller, Mr. Fair, and Ms. Snyder discussed the permitted guidelines of schools and jails.

Mayor Brewer and the board discussed the current location and the proposed location of the jail to the school.

Mr. Fair discussed the fence and wall around the courtyard at the jail.

Timothy Foster, a representative for the applicant, showed the board where the courtyard and fencing will be.

Mr. Fair asked about the elevation and aesthetics of the building and Mr. Foster explained that the buildings will match.

Mayor Brewer motioned to approve the proposed Zoning Map Amendment and PUD Plan with staffs recommended conditions. Mr. Glardon seconded.

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

**Major Site Plan- 1360 Columbus Ave- Shooters Sports Grill**

The applicant requests Major Site Plan approval (Ch. 1132.06 of the Zoning Code) to construct a new Shooters Sports Grill on the property.

The applicant, Mr. Tim Dwyer, with permission from the property owner The Sisters LTD., has submitted an application for major site plan review approval in accordance with Ch. 1132.06 of the Zoning Code to construct a new Shooters Sports Grill on the property located at 1360 Columbus Avenue. The site will encompass a total developed area of approximately 1.908 acres. The Shooters Sports Grill is classified as a Restaurant and Bar/Tavern use and would be permitted in the GC zone.

Ms. Snyder presented an overview of the proposed Major Site Plan and based on the findings, staff found that the proposed major site plan complies with the approval criteria required under in accordance with Ch. 1132.06 of the Zoning Code. Therefore, staff recommends the major site plan to build a new Shooters Sports Grill at 1360 Columbus Avenue be approved, subject to the following conditions:

1. All plan corrections as required in the City Planner's memo dated June 14, 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.

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Mr. Fair asked which side will be facing 48 bypass.

Tim Dwyer, the applicant, discussed the lay out and what the area will look like.

Mayor Brewer stated her excitement for the project and how she expects the community to respond in a positive way.

Mr. Miller motioned to approve the proposed Major Site Plan with staffs recommended conditions. Mr. Glardon seconded.

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

### **Site Plan- 541 North Broadway – Lebanon Car Wash and Auto Detailing**

The applicant requests a major site plan review for proposed exterior modifications to a nonresidential building per Ch. 1136.03 B. of the Lebanon Zoning Code.

Mr. Presley has submitted an application for a major site plan review of exterior modifications to the commercial building located at 541 North Broadway. The proposed exterior modifications consist of closing the two car wash bays fronting on North Broadway (the two most southern bays facing east) with wood and painting them to match the existing building color. On the rear of the building (facing west) the applicant is proposing to add two garage doors with wood framing around them to be painted to match the existing building color and doors. The property is located within the Neighborhood Commercial (NC) zone, wherein Automotive Washes are not permitted however the uses is an existing nonconforming use and allowed to continue in its current size and location.

Ms. Snyder presented an overview of the proposed property modifications and based on the staff analysis, the proposed exterior modifications with the above recommended changes comply with the approval criteria required under Ch. 1136.03.B.4 Therefore, staff recommends approval of the site plan for exterior modifications at 1330 Columbus Avenue be approved, subject to the following conditions:

1. The number of access points shall be reduced to 2 as per the City Engineer's determination. This requires removal of the 2 access point in the middle of the lot; installing curbing and grass per the City standards (Outstanding condition from January 2017 BZA Approval- still applicable).
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.

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Timothy Presley, the applicant, discussed having the doors in the back of the building instead of having the doors face Broadway.

The Board and Mr. Presley discussed the aesthetic of the building and where the doors will be showing as well as the color of the building.

Ms. Snyder, the Board, and Mr. Presley discussed how the curb needs replaced according to the BZA meeting in prior years.

Mr. Miller motioned to recommend approval with staff recommendations as described by the applicant. Mayor Brewer seconded.

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

**Subdivision Preliminary Plan – Maple Grove Subdivision- 315 West Orchard Avenue and land to the east of the end of West Park Avenue**

Mr. Gary Knight has submitted a subdivision application for a preliminary subdivision plan of Maple Gove. The preliminary plan proposes nine lots, one lot is the existing single family home at 315 W. Orchard and eight with frontage on a proposed extension of West Park Avenue. Maple Grove is approximately 7 Acres and has a proposed open space of 0.637 Acres.

Ms. Snyder presented an overview of the proposed site plan and based on staff's analysis, staff finds the preliminary plan for Autumn Ridge substantially complies with the subdivision regulations as required in Ch.1117.03 and applicable development standards as required in the Official Zoning Code. Based on the analysis, staff recommends staff recommends the preliminary plan be approved with the following conditions:

1. All plan corrections as required in the City Planner's letter dated June 14, 2019 shall be provided on revised plans for final staff approval prior to submittal of construction drawings and/or improvement bonds.
2. The final plat for Maple Grove shall be submitted to the Planning Commission for review on or before June 18, 2020. Failure to submit the final plat for approval or request an extension by the Planning Commission will cause the preliminary plan to expire and become null and void.

Mr. Glardon asked about the density of the lots and the number of houses.

Mr. Glardon and Matt Pritchard, the applicant representative, discussed the lot sizes and the zoning line.

Mr. Fair and Mr. Pritchard discussed the benches that will be in the neighborhood.

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Mr. Pritchard discussed the community mail box location and trees in the neighborhood.

Mr. Fair asked what the value of the homes will be. Mr. Pritchard informed him that they would be in the \$350k range.

Mayor Brewer motioned to recommend approval with staff recommendations. Mayor Brewer seconded.

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

**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 at 7:52 pm.

 7/16/19  
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SECRETARY – PLANNING COMMISSION

 7/16/19  
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CHAIRMAN – PLANNING COMMISSION