

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: June 19, 2012

TIME: 7:00 p.m.

Members present were Michael Willis, Kevin Glardon, and Amy Brewer, Mayor. Absent were Michael Murphy, Richard Fair, and Pat Clements, City Manager. Also present were Jason C. Millard, City Planner and Theresa A. Scott, Administrative Assistant-Planning.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the regular meeting of May 15, 2012.

Without objection the minutes were approved, as presented.

Certificate of Appropriateness – 3 S. Broadway - Exterior Modification – Window Replacement

The next item of business was an application submitted by William and Mary Kaufman, for a Certificate of Appropriateness for a proposed major modification to the property located at 3 S. Broadway, to replace nine windows on the first floor, with double-pane 1-over-1, double hung vinyl-sash replacement windows, on the first floor of the W. Mulberry Street side of the building and one third story window facing the west side of the building. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to approve the Certificate of Appropriateness for 3 S. Broadway, to install vinyl replacement windows, subject to the following conditions:

- (1) All required city permits shall be approved prior to beginning construction.

Upon calling the roll, the motion was approved unanimously.

Mrs. Brewer thanked the Kaufman's for making a financial investment in the downtown, noting that everything they do is always quality.

Certificate of Appropriateness – 315 E. Silver St. - Exterior Modification – Siding Replacement

The next item of business was an application submitted by Mike Yetter, on behalf of Clark Brown, for a Certificate of Appropriateness for a proposed major modification to the property located at 315 E. Silver Street, to replace the existing wood siding, along the west side of the house facing the alleyway, with fiber cement siding or Hardy Board. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to approve the Certificate of Appropriateness for 315 E. Silver Street, for 315 E. Silver Street, for the proposed major exterior modifications (replacing the wood siding on the residential building with fiber cement siding or Hardy Board, along the west side of the house facing the alleyway), subject to the following conditions:

- (1) The new siding shall be painted to match the existing building.
- (2) Any rotted or deteriorated wood shall be repaired or replaced if existing wood is to be used as substrate.
- (3) That fiber cement siding or Hardy Board be used for all exterior walls of the house, where needed.

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- (4) That a request be made to the Department of Planning & Development for an extension if all work is not completed within one (1) year.
- (5) All required city permits shall be approved prior to beginning construction.

Upon calling the roll, the motion was approved unanimously.

Mrs. Brewer thanked Mr. Yetter and his partner Mr. Brown for making a financial investment in the community, noting that it takes a lot to keep up old houses.

1093 Mane Way (Janet Way) – Modified Landscape Plan – Mane, Inc.

The next item of business was an application for a site plan of a modified landscape plan, submitted by Jim Abel on behalf of Mane, Inc., located at 1093 Mane Way, to allow for an overall reduction in the amount of required landscaping and to adjust the placement of landscaping within the site. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to approve the site plan for the modified landscape plan for the Mane, Inc., facility at 1093 Mane Way, subject to the following conditions:

- (1) The modified landscape plan as presented shall be included in the final site plan as approved by the City.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) Staff noted that the next meeting of Planning Commission will be on July 17th and there is 1 tentative item on the agenda, a modified landscape plan for FedEx. Also, Mrs. Brewer said before the meeting that she will not be at the July meeting.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION