

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: August 21, 2012

TIME: 7:00 p.m.

Members present were Michael Willis, Richard Fair, Michael Murphy, Kevin Glardon, Amy Brewer, Mayor, and Pat Clements, City Manager. Also present were Jason C. Millard, Director of Economic Development, Samuel L. Hill, 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 July 17, 2012.

Without objection the minutes were approved, as presented.

Certificate of Appropriateness – 320 E. Mulberry Street –Exterior Modification–Porch Alteration

The next item of business was an application submitted by William McGurn, for a Certificate of Appropriateness for a proposed major modification to the property located at 320 E. Mulberry Street, to remove two (2) Rusticated masonry semi-circular porches. Mr. & Mrs. McGurn were present. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Fair, to approve the Certificate of Appropriateness for 320 E. Mulberry Street, for the proposed major exterior modifications (removing the two (2) Rusticated masonry semi-circular porches), be approved subject to the following condition:

- (1) The area from which the porch sections are removed shall be restored with suitable ground cover.

Upon calling the roll, the motion was approved unanimously.

Certificate of Appropriateness – 201 S. Broadway - Exterior Modification - Awning

The next item of business was an application submitted by Keith Alexander, for a Certificate of Appropriateness for a proposed major modification to the property located at 201 S. Broadway, to install a permanent awning along the front of the retail store. Kristen Ponchot was present. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Fair, to approve the Certificate of Appropriateness for 201 S. Broadway, to install two (2) 24-foot awnings and one (1) 38-foot awning along the store frontages on S. Broadway and W. South Street be approved, subject to the following conditions:

- (1) The awning and all structural supports shall provide a minimum clearance of eight feet above the ground level.
- (2) A City of Lebanon zoning permit and Warren County building permit shall be approved prior to beginning installation.

Upon calling the roll, the motion was approved unanimously.

Mrs. Brewer asked Mrs. Ponchot when the Green Country Market will be opened on E. Main Street. Mrs. Ponchot said that it should be opened by Apple Fest.

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Lebanon United Methodist Church - Replat

The next item of business was an application for a final plat for the replat of the inlots occupied by the Lebanon United Methodist Church, being a Replat of Inlots 121, 122, 123, 124, 139, and 140 and parts of inlots 137 and 138, consists of one (1) lot encompassing a total of 1.125 acres or 49,005 sq. ft. A representative from the church was present. After staff summarized this agenda item, there was discussion, followed by a motion made by Mrs. Brewer and seconded by Mr. Fair, to recommend that City Council accept the final plat for Lebanon Methodist Church, being a Replat of inlots 121, 122, 123, 124, 139, and 140 and parts of inlots 137 and 138, subject to the following conditions:

- (1) All corrections as required in the City Planner's letter dated August 10, 2012 shall be provided on revised plans for final staff approval prior to City Council review.
- (2) The following statement shall be provided on the plat stipulating conditions for removal of the existing structures on lots 124 and 137: "The existing structures shown as "to be demolished" shall be demolished by December 31, 2013. if the structures are not demolished by this date, a replat shall be filed creating individual lots of record for each structure."
- (3) 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.
- (4) A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) Mr. Millard introduced the Commission to the new City Planner, Samuel Hill.
- (2) Staff noted that there are no regular items for the September meeting, but would like to schedule a Work Session for a potential 10 acre mixed use development on the proposed 123 Connector. Staff has encouraged the developer to sit down with Planning Commission.
- (3) Mrs. Brewer welcomed Mr. Hill to the City and thanked Mr. Miller for an outstanding job.

There being no further business, the meeting was adjourned.

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SECRETARY – PLANNING COMMISSION

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CHAIRMAN – PLANNING COMMISSION