

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: November 20, 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 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 Planning Commission work session of September 18, 2012.

Without objection the minutes were approved, as presented.

Certificate of Appropriateness – 329 E. Main Street – Demolition of Accessory Structure

The next item of business was an application submitted by Craig and Theresa Setters, for a Certificate of Appropriateness for a proposed major modification to the property located at 329 E. Main Street, for the demolition/dismantling of a detached wood frame garage located in the rear yard. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Fair to open the public hearing.

Hearing no opposition, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to close the public hearing.

After discussion, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to approve the Certificate of Appropriateness for 329 E. Main Street, for the proposed major exterior modifications (demolition/dismantling of a detached wood frame garage located in the rear yard), subject to the following conditions:

- (1) All debris/materials must be cleaned up in a timely manner (within 72 hours of demolition/dismantling). Any materials being kept shall be stored in an enclosed structure.
- (2) Any future exterior modifications (including an accessory structure proposal) shall require the submittal of a COA application. The property owners must receive approval prior to conducting any work at the site.

Upon calling the roll, the motion was approved unanimously.

Certificate of Appropriateness – 300 E. Silver Street - Exterior Modification - Alteration

The next item of business was an application submitted by Michael Shadoan, on behalf of Warren County, for a Certificate of Appropriateness for a proposed major modification to the property located at 300 E. Silver Street, to remove the existing concrete landscape wall at the front of the building along Silver and East Streets, and to re-grade and re-landscape the work area. 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 300 E. Silver Street, to remove the existing concrete landscape wall at the front of the building along E. Silver and N. East Streets, be approved subject to the following conditions:

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- (1) All comments as listed in the City Planner's letter dated November 8, 2012, shall be addressed.
- (2) The area proposed to be re-graded and re-landscaped shall be restored with suitable ground cover and decorative landscaping as proposed.
- (3) All required city permits shall be approved prior to beginning construction.

Upon calling the roll, the motion was approved unanimously.

Certificate of Appropriateness – 320 E. Silver Street - Exterior Modification - Alteration

The next item of business was an application submitted by Michael Shadoan, on behalf of Warren County, for a Certificate of Appropriateness for a proposed major modification to the property located at 320 E. Silver Street, to remove the high concrete window wells and railing at the front of the building along silver Street, and to re-grade and re-landscape the work area. 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. Silver Street, to remove the existing concrete window wells and railing at the front of the building along E. Silver Street, be approved subject to the following conditions:

- (1) The area proposed to be re-graded and re-landscaped shall be restored with suitable ground cover and decorative landscaping as proposed.
- (2) All required city permits shall be approved prior to beginning construction.

Upon calling the roll, the motion was approved unanimously.

Reeder's Run Estates Subdivision - Replat

The next item of business was an application submitted by Tom Abercrombie, on behalf of J.A. Development, LLC, for the replat of nine (9) lots (7971-7973, 7978, 7983, 7988 – 7990, and 7994), within Reeder's Run Estates, Subdivision, Section One, Rev.1. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Fair, to recommend that City Council accept the replat of Reeder's Run Estates, Section 1, Revision 1, subject to the following conditions:

- (1) All of the conditions listed in the City Planner's letter dated November 1, 2012 shall be approved prior to City Council review.
- (2) The plat 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.
- (3) A reproducible mylar of the recorded plat must be provided to the City of Lebanon, as per the City Engineer.

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Upon calling the roll, the motion was approved unanimously.

Staff noted that the Zoning text amendment for 1133.11 Business Districts, has been withdrawn from the agenda by the applicant.

Zoning Text Amendment – 1133.13 Use Specific Regulations

The next item of business was a proposed zoning text amendment, initiated by staff, to revise specific permitted uses in business and industrial districts (day care centers, funeral homes, indoor recreational or entertainment facilities, social clubs, fraternal organizations, higher education facilities, and religious places of worship). After discussion, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to recommend that City Council accept the zoning text amendment for Chapter 1133.12 (B) – Use Specific Regulations, as presented by staff.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) Staff noted that the next meeting of Planning Commission will be on December 18th and 20 N. Mechanic Street has submitted an application for a Certificate of Appropriateness for an exterior modification.
- (2) Mrs. Brewer wished everyone a Happy Thanksgiving.
- (3) Mr. Willis said he will be absent from the December meeting.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION