

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: March 19, 2013

TIME: 7:00 p.m.

Members present were Michael Willis, Kevin Glardon, Richard Fair, Michael Murphy, and Amy Brewer, Mayor. Also present were Samuel L. Hill, City Planner, Pat Clements, City Manager.

ELECTION OF OFFICERS

The first order of business was the election of a Chairman and Vice-Chairman of Planning Commission.

A motion was made by Mrs. Brewer and seconded by Mr. Fair to nominate Michael Willis as Chairman of Planning Commission.

A motion was made by Mrs. Brewer and seconded by Mr. Murphy to nominate Richard Fair as Vice-Chairman of Planning Commission.

Mr. Willis was elected Chairman of Planning Commission and Mr. Fair was elected Vice-Chairman of Planning Commission by affirmation.

CONSIDERATION OF MINUTES

The next item of business was the consideration of the minutes for the regular meeting of January 15, 2013.

Without objection, the minutes were approved.

Certificate of Appropriateness – 112 S. Cherry Street – Modification to approval on COA

The next item of business was an application submitted by Joe Hager, for a modification to the Certificate of Appropriateness to reconstruct a portion of the residential home located at 112 S. Cherry Street.

After a brief discussion regarding the submitted materials, a motion was made by Mr. Murphy and seconded by Mrs. Brewer to table the case until next month for the following reasons:

- (1) Insufficient plans to make a determination of the proposal. Legible color renderings and story section of the deck and materials proposed for the modified addition are requested.
- (2) The applicant was not present at the meeting to answer any questions.

Upon calling the roll, the motion was unanimously upheld.

Subdivision – Fairway Crossings, Section Seven – Preliminary Plat

The next item of business was an application submitted by Tim Riegert, for a subdivision preliminary plat Fairway Crossings, Section Seven.

The board briefly discussed incorporating additional landscaping (to meet the minimum requirements) around the detention pond and near the eastern property line to effectively buffer future units from the future 123 Connector. Also, the board discussed how this development

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should complement the existing surrounding residential development, in terms of colors used. After the discussion, a motion was made by Mrs. Brewer and seconded by Mr. Fair to approve to Fairway Crossings, Section Seven Preliminary Plat, subject to the following condition:

- (1) All corrections as required in the City Planner's letter dated March 6, 2013 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 Fairway Crossings Section Seven shall be submitted to the Planning Commission on or before March 19, 2014. 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.

Upon calling the roll, the motion was approved unanimously.

WORK SESSION

There being no further new business, Planning Commission went into a work session

Murals in the CBD

There was a discussion regarding murals in the CBD. Vicky Van Harlingen, on behalf of the Warren County Historical Society requested a work session to discuss potentially applying for a COA to erect a mural on the north exterior wall of the building located at 105 S. Broadway St. A conceptual drawing was provided at the meeting to illustrate what would be on the mural.

There was a brief discussion regarding the difference between a mural and a sign and how this would affect future decisions as it relates to COA for murals and/or art in the CBD. Murals are not specifically defined in the code; however, Mrs. Van Harlingen indicated that other communities have code language that permits murals and other forms of art.

Staff expressed concerns with permitting a mural and the precedent that it would set as it relates to future applications for signs that are being called murals. Staff also indicated any mural or display with a commercial message would be subject to signage regulations and approval process.

The board indicated that additional information was needed regarding language to allow murals and potential legal review would be required prior to reviewing and approving an official application for a mural in the CBD.

Mrs. Van Harlingen indicated that they would like to start on the mural this spring and planned on applying for a COA for the next regularly scheduled Planning Commission Meeting.

Staff indicated that Planning Commission has the authority to review and approve, approve with conditions or deny any COA application for a major exterior modification based on the Historic Preservation Regulations listed in Ch. 1140.

There being no further discussion regarding this matter, the work session was closed.

OTHER BUSINESS

- (1) Staff indicated that Henkle Schueler would apply for a modification to the subdivision regulations to allow a No Plat Required to transfer/sell a portion of vacant land located along Kingsview Dr.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION