

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: May 21, 2013

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 regular meeting of April 16, 2013.

Without objection, the minutes were approved.

Certificate of Appropriateness – 308 E. Warren Street – Exterior Alteration

The next item of business was an application submitted by Jim Ballinger, to allow fencing to be placed around the second story windows and above the porch roof, on the front façade of the property located at 308 E. Warren Street. After staff summarized this agenda item, there was discussion regarding the difference between fencing and railing and Mrs. Brewer noted that she sees nothing on this property that is compliant, and that the property is an embarrassment to the City. After further discussion, a motion was made by Mr. Fair and seconded by Mrs. Brewer to deny the request for the Certificate of Appropriateness for 308 E. Warren Street, to allow fencing to be placed around the second story windows and above the porch roof on the front façade, and all illegal fencing shall be removed from the second story windows and the porch roof within ten (10) days from the date of this meeting, based upon the following:

BASES:

- (1) The major exterior modification is inconsistent with the standards required in Chapter 1140 Historic Preservation Standards, of the Zoning Code.
- (2) The fencing is an out of character feature for the style of home and shall be avoided per Chapter 1140.03 G. of the Zoning Code. On Colonial revival structures, if railing is used, small scale decorative wrought iron railing is used around windows, decks, and above porches.

Upon calling the roll, the motion was approved unanimously.

Certificate of Appropriateness – 223 E. Main Street – Replacement Windows

The next item of business was an application submitted by David Poling, to allow the installation of replacement windows and modification of the window trim color, for the property located at 223 E. Main Street. After staff summarized this agenda item, there was discussion and Mrs. Brewer told the property owner that she is glad they purchased the property and she knows they will do a good job in restoring it. Following further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Fair, to approve the Certificate of Appropriateness for 223 E. Main Street, to install one over one replacement windows and to modify the window trim color, subject to the following condition:

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- (1) All required city permits shall be approved prior to beginning work on the structure.

Upon calling the roll, the motion was approved unanimously.

Certificate of Appropriateness – 222 N. Broadway – Exterior Alteration

The next item of business was an application submitted by Bess Gose, to allow existing window openings to be altered on the north side of the structure. After staff summarized this agenda item, there was discussion and Mrs. Brewer told the property owner that she sees that she strives to do a good job with her property and it is a huge investment and a beautiful complement to the Historic District. Following further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Murphy, to approve the Certificate of Appropriateness for 222 N. Broadway, to allow existing window openings to be altered on the north side of the structure, subject to the following conditions:

- (2) The large window being installed shall be a one over one sashes and the smaller window shall be six over six sashes to match existing windows on the south and north wall elevations.
- (3) All required city permits shall be approved prior to beginning work on the structure.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) Staff noted that the next Planning Commission meeting will be June 18th currently there are 5 items for the agenda.
- (2) A work session with Jason Millard and HDLI is being scheduled.
- (3) Mr. Murphy said he will not be at the June meeting.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION