

## CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: June 18, 2013

TIME: 7:00 p.m.

Members present were Michael Willis, Richard Fair, Amy Brewer, Mayor, and Pat Clements, City Manager. Absent were Kevin Glardon and Michael Murphy. 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 May 21, 2013.

Without objection, the minutes were approved.

### Certificate of Appropriateness – 15 E. Main Street – Exterior Alteration

The next item of business was an application submitted by Keith Alexander, for a proposed major modification to the property located at 15 E. Main Street, to remove the faux brick siding on the front façade and replace it with a cream color hardiplank material. After staff summarized the agenda item, noting that the property owners were present for any questions, a motion was made by Mrs. Brewer and seconded by Mr. Fair, to approve the Certificate of Appropriateness for 15 E. Main Street, for the proposed major modifications to the front façade of the building, subject to the following conditions:

- (1) The hardiplank siding shall have approximately the same width as the faux brick, which should be four to six inches in width. Siding shall be applied horizontally.
- (2) The property owner is required to contact the Department of Planning and Development and discuss any future improvements, renovations, and/or refurbishment to the structure prior to beginning any related work.
- (3) All required City permits shall be approved prior to beginning work on the structure.

Upon calling the roll, the motion was approved unanimously.

Mrs. Brewer thanked the property owners for all the wonderful things they are doing to bring new business into the City.

### Certificate of Appropriateness – 201 S. Broadway – Replacement Windows

The next item of business was an application submitted by Keith Alexander, to allow the installation of replacement windows, for the property located at 201 S. Broadway. After staff summarized this agenda item, noting the property owners were present for any questions, a motion was made by Mrs. Brewer and seconded by Mr. Fair, to approve the Certificate of Appropriateness for 201 S. Broadway, to install replacement windows on all five (5) windows on the second story of the building, subject to the following conditions:

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- (1) The property owner is required to contact the Department of Planning and Development and discuss any future improvements, renovations, and/or refurbishment to the structure prior to beginning any related work.
- (2) 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 – 223 E. Main Street – Pergola Replacement

The next item of business was an application submitted by David Poling, to allow the existing deck and pergola to be removed from the rear of the home and be replaced with a new brick patio and pergola for the property located at 223 E. Main Street. 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 223 E. Main Street, to allow the existing deck and pergola to be removed from the rear of the home and be replaced with a new brick patio and pergola, subject to the following condition:

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

Mrs. Brewer thanked the property owners for doing things to this house to bring life into it again.

Upon calling the roll, the motion was approved unanimously.

Certificate of Appropriateness – 315 E. Main Street – Replacement Windows and Gutters

The next item of business was an application submitted by Bradley Mitchell, for a Certificate of Appropriateness, for a proposed major modifications to the property located at 315 E. Main Street. After staff summarized this agenda item, noting that the property owner was present for any questions, 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 replace the vinyl gutters with seamless aluminum gutters, subject to the following condition:

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

Mrs. Brewer thanked the property owner for investing in Main Street because it's such a wonderful street.

Upon calling the roll, the motion was approved unanimously.

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Mitchell Subdivision – Final Plat

The next item of business was an application submitted by Bradley Mitchell, for the Mitchell Subdivision plat, for the property located at 303 and 315 E. Main Street, to reconfigure two (2) parcels of land. 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 Mitchell Subdivision plat, containing 0.2735± acres, subject to the following conditions:

1. All corrections as require in the City Planner’s letter dated June 10, 2013 shall be provided on revised plans for final staff approval 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 shall be provided to the City of Lebanon.

Upon calling the roll, the motion was approved unanimously.

Lebanon Commerce Center – North, Section Two

The next item of business was an application submitted by the City of Lebanon, for a final plat for Lebanon Commerce Center – North, Section Two, being a Replat of Lot 6587 of Lebanon Commerce Center – North, Section 1, to split and record this property into two lots. 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 Lebanon Commerce Center – North, Section Two subdivision plat, being a Replat of Lot 6587, subject to the following conditions:

1. 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.
2. 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) Jason Millard, Economic Development Director, addressed the Commission about the CLG (Certified Local Government). Mr. Millard said that matching (60/40 match) historic preservation funds are available. After further discussion, Mr. Millard will bring back to the July meeting, the Zoning Text Amendments needed for the CLG application for a recommendation to City Council.

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- (2) Staff noted that on the July 16<sup>th</sup> meeting agenda we have a preliminary plan for Cedar Woods Subdivision, Section 4.
- (3) Mr. Fair said he will not be at the July meeting.

There being no further business, the meeting was adjourned.

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SECRETARY – PLANNING COMMISSION

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CHAIRMAN – PLANNING COMMISSION