

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: July 16, 2013

TIME: 7:00 p.m.

Members present were Michael Willis, Michael Murphy, Kevin Glardon, Amy Brewer, Mayor, and Pat Clements, City Manager. Absent was Richard Fair. 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 June 18, 2013.

Without objection, the minutes were approved.

Cedar Woods Subdivision, Section 4 – Preliminary Plan

The next item of business was an application submitted by Matt Schweiterman, on behalf of Henkle Schueler & Associates, for a preliminary plan for Cedar Woods Subdivision, Section 4, containing 24.039± acres and creating seventeen (17) single family lots and one (1) 16.681± will remain undeveloped. After staff summarized this agenda item, Mr. Willis explained that this was a public meeting and not a public hearing, but the residents would be allowed to ask questions of the developer or staff. Mrs. Brewer thanked the residents for coming out and being involved in the process.

There was discussion regarding the construction traffic using the entrance off of Hart Road, dumping traffic into existing neighborhoods, enforcing the new construction to have the same integrity and value and the existing development, a timeframe for construction, security and safety during construction, detention and storm sewers, safety of school children on Hart Road, establishing a Homeowners Association, and covenants and restrictions for the new section.

After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Murphy to approve the preliminary plan for Cedar Woods Subdivision, Section 4, encompassing 7.358± acres and creating 17 single family lots, subject to the following condition:

1. All corrections as required in the City Planner's letter dated July 9, 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 Cedar Woods, Section 4 shall be submitted to the Planning Commission on or before July 16, 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.
3. Future connection to Hart Road shall be required once the remaining 16.581± acre lot is replatted for development.
4. Construction traffic for this section and any subsequent sections is required to enter the site off of Hart Road, per the City Engineer.

Upon calling the roll, the motion was approved unanimously.

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: July 16, 2013

PAGE 2

Zoning Text Amendment – CLG (Certified Local Government)

The next item of business was a zoning text amendment, initiated by City Staff, to Chapter 1131 Administrative Roles and Authority, chapter 1132 Development Review Requirements, Chapter 1133 Zoning District and Use Regulations, and Chapter 1140 Historic Preservation Standards, to accommodate certain aspects of the CLG (Certified Local Government) requirements. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to postpone the review and action on these zoning text amendments until the August 20th meeting.

The roll was called as follows: Mrs. Brewer, Yes; Mr. Glardon, Yes; Mr. Willis, No; Mr. Murphy, No.

The motion does not pass.

After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Murphy, to approve the zoning text amendments and recommended by staff.

The roll was called as follows: Mrs. Brewer, Yes; Mr. Murphy, Yes; Mr. Willis, No; Mr. Glardon, No.

Motion does not pass.

Staff noted that the zoning text amendments will be forwarded to City Council for action.

Planning Commission Rules and Regulations – CLG (Certified Local Government)

The next item of business was amendments to the Planning Commission Rules and Regulations. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Murphy, to approve the amendments as presented.

The roll was called as follows: Mrs. Brewer, Yes; Mr. Murphy, Yes; Mr. Willis, No; Mr. Glardon, Yes.

OTHER BUSINESS

- (1) Staff discussed with the members the proposed Warren County Government Center expansion. Planning Commission would prefer to review this site plan. Staff noted that it will be on the August Agenda.
- (2) Staff asked if Planning Commission had a problem with allowing the County to start grading. Mr. Willis said that have got to follow the rules and to not make a special exception for them.
- (3) Staff noted that there will be two (2) public hearings for demolition and the August 20th meeting.

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: July 16, 2013

PAGE 3

(4) Staff discussed the request for murals at the Warren County Museum.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION