

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: December 17, 2013

TIME: 7:30 p.m.

Members present were Richard Fair, Michael Murphy, and Amy Brewer, Mayor. Absent were Michael Willis, Kevin Glardon, 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 November 19, 2013.

Without objection, the minutes were approved.

CERTIFICATE OF APPROPRIATENESS – 243 S. S. Broadway – Exterior Renovation

The next item of business was an application submitted by Steve & Marlene Schlater, for a Certificate of Appropriateness, exterior modifications and an addition to the property located at 243 S. Broadway, to remove the existing single-story addition on the west façade, and replace it with a two-story addition that will match the existing character of the home, expand the existing porch on the north façade to create a more historically accurate wraparound porch, and install block windows in the basement and replace existing windows on the home. After staff summarized this agenda item, there was discussion regarding the type of replacement windows being used and Mrs. Brewer and Mr. Murphy thanking the property owners for the financial investment they are making in the community and Mr. Murphy thanked them for allowing the meeting to be postponed by ½ hour for him. After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Murphy to approve the Certificate of Appropriateness for 243 S. Broadway, for the exterior modifications to remove the existing single-story addition on the west façade, and replace it with a two-story addition that will match the existing character of the home, expand the existing porch on the north façade to create a more historically accurate wraparound porch, and install block windows in the basement and replace existing windows on the home, subject to the following conditions:

- (1) All required City and County permits shall be approved prior to beginning construction activity at the site.

Upon calling the roll, the motion was approved unanimously.

Asp-13-11-01; Advics Manufacturing, Inc. - Expansion

The next item of business was an application submitted by Advics Manufacturing, Inc., for a site plan review of a modified landscape plan, to construct a new 64,800 sq. ft. two-story warehouse/office building expansion, located at 1650 Kingsview Drive. After staff summarized this agenda item, there was discussion, followed by a motion made by Mrs. Brewer and summarized by Mr. Murphy to approve the site plan for the 64,800 sq. ft. expansion and modified landscape plan for Advics Manufacturing, Inc., located at 1650 Kingsview Drive, subject to the following conditions:

- (1) All corrections as required in the City Planner's letters dated December 11, 2013, shall be provided on revised plans for final staff approval prior to zoning and building permits being issued for the project.

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- (2) All required City and County permits shall be issued prior to beginning any construction activity at the site.

Upon calling the roll, the motion was approved unanimously.

Mrs. Brewer noted that Advics Manufacturing Ohio, Inc. was her first major industry at the beginning of her being an elected official, it is a huge milestone. Mr. Fair thanked Mr. Bergstein because this is what we like to see in the city is expansion.

Kingsview Subdivision, Section 4 – Replat of Lot 7959

The next item of business was an application, submitted by representatives from Advics Manufacturing, Inc., for Kingsview Subdivision, Section 4, being a Replat of Lot 7959, consolidating four (4) lots, totaling 56.6474± acres, and creating two (2) lots. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Murphy, to recommend that City Council accept the final plat for Kingsview Subdivision, Section 4, being a Replat of Lot 7959, subject to the following conditions:

- (1) All corrections as required in the City Planner's letter dated December 5, 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.

OTHER BUSINESS

- (1) Staff noted that the January 21, 2014 agenda has the following items: a preliminary plan for a multi-family development, a final plat for Fairway Crossing, Section 7, and a possible replat of Harts Plaza for Peddlers Mall.
- (2) Mrs. Brewer wished everyone a Merry Christmas. Mr. Murphy "Dittoed that.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION