

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: April 15, 2014

TIME: 7:00 p.m.

Members present were Michael Willis, Kevin Glardon, Michael Murphy, 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 March 18, 2014.

Without objection the minutes were approved.

CERTIFICATE OF APPROPRIATENESS – 448 E. Silver Street - Exterior Renovation

The next item of business was an application submitted by Brenda Stover on behalf of Robert and Cleo Kratzer, for Certificate of Appropriateness for a proposed major exterior modification to the property located at 448 E. Silver Street, by adding a stairway along the west side of the structure and replacing a window with a door to match the existing doors on the house. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to approve the Certificate of Appropriateness for 448 E. Silver Street, for the exterior modifications (adding a stairway along the west side of the structure and replacing an existing window on the second floor with a door), subject to the following conditions:

- (1) The new door shall be similar in size and style to the existing doors on the front façade.
- (2) The wood staircase shall be painted white to match the existing color scheme of the home.
- (3) All required City and County permits shall be approved prior to beginning work on the structure.

Upon calling the roll, the motion was approved unanimously.

SP-14-04-01; City of Lebanon Municipal Service Facility (MSF) – 600 W. Main Street

The next item of business was an application submitted by Larry Conger of G/C Contracting on behalf of the City of Lebanon, to construct a new 33,625 sq. ft. municipal service facility and an 8,000 sq. ft. salt storage building at 600 W. Main Street. After staff summarized this agenda item a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to approve the site plan for the 33,625 sq. ft. municipal service facility and the 8,000 sq. ft. salt storage building and modified landscape plan for the City of Lebanon Municipal Service Facility (MSF), to be located at 600 W. Main Street, subject to the following conditions:

- (1) All corrections as required in the City Planner's letter dated April 9, 2014, 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.

SP-14-04-02; Lebanon Chrysler Dodge Jeep – 518 W. Main Street

The next item of business was an application submitted by Bridget Reinberger, on behalf of Lebanon Chrysler Dodge Jeep, located at 518 W. Main Street, for the proposed exterior modifications to the building for corporate rebranding. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Murphy, to approve the site plan for the exterior modification to install an arch on the front façade to create a decorative entrance feature of the dealership located at 518 W. Main Street, subject to the following condition:

- (1) All required City and County permits shall be issued prior to beginning installation and/or construction.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) Staff noted that the discussion item for 223 S. Sycamore Street had been withdrawn from the agenda by the applicant.
- (2) The May Agenda will have a zoning map amendment for Main Street and Glosser Road, possibly a work session for fencing at 223 S. Sycamore Street for Case Towing, and Lebanon United Methodist Church site changes.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION