

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: May 20, 2014

TIME: 7:00 p.m.

Members present were Michael Willis, Richard Fair, Kevin Glardon, Michael Murphy, 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 15, 2014.

Without objection the minutes were approved.

CERTIFICATE OF APPROPRIATENESS – 243 S. Broadway – Garage Exterior Modification

The next item of business was an application submitted by Steve & Marlene Schlater, for a Certificate of Appropriateness for a proposed major exterior modification to the garage at 243 S. Broadway, by removing the deteriorated portions of the existing detached garage and replacing it with new materials that will match the existing character of the structure. After staff summarized the agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Fair to approve the Certificate of Appropriateness for 243 S. Broadway, for the exterior modifications to remove the deteriorated portions of the exiting detached garage and replace with new materials that will match the existing character of the structure, 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.

Mrs. Brewer thanked the property owners for their financial investment and commitment to the community.

SP-14-05-01; Skyline Chili – Exterior Modifications

The next item of business was an application submitted by Kam Misleh, on behalf of Skyline Chili, for the proposed exterior modifications to a nonresidential building at 718 E. Main Street. After staff summarized this agenda item and motion was made by Mrs. Brewer and seconded by Mr. Glardon, to approve the site plan for the exterior modification to remove the existing stucco and replace with culture stone veneer, repair the roof and flashing, and adding a 50 sq. ft. area to the northeast portion of the building for a new office, for the restaurant located at 718 E. Main Street, subject to the following condition:

- (1) All plan corrections as required in the City Planner's letter dated May 12, 2014, shall be provided on revised plans for final staff approval prior to the zoning and building permits being issued for the project.
- (2) 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.

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Mrs. Brewer thanked the property owners of Skyline Chili for the wonderful business they have in the community and for the financial investment they are making with this renovation.

2600 Henkle Drive – Tomak – Modified Landscape Plan

The next item of business was an application submitted by representatives of Henkle Schueler & Associates on behalf of Tomak, for a site plan for a modified landscape plan for the facility and parking lot expansion at 2600 Henkle Drive, to allow for an overall reduction in the amount of required landscaping and to adjust the placement of landscaping within the site. 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 modified landscape plan for the Tomak facility located at 2600 Henkle Drive, subject to the following conditions:

- (1) A revised landscape plan depicting **4 additional canopy trees** shall be included with the final site plan documents for Tomak minor site plan approval.
- (2) If the required landscaping is not being installed prior to the final zoning/engineering inspections from the site, a bond in the amount of 125% of the estimated cost of purchasing and installing the landscaping shall be submitted to the Planning and Development Department.

Upon calling the roll, the motion was approved unanimously.

Harmon Industrial Park, Section 4 - Replat

The next item of business was an application submitted by the City of Lebanon, for a final plat of Harmon Industrial Park, Section 4, being a Replat of Lots 2880, 2881, and 2882 of Harmon Industrial Park, and dedicating approximately 11.7167 ± acres of right-of-way and perpetual highway easements for the proposed Neil Armstrong Way, from Main Street to Franklin Road, and creating lots 8154, 8155, 8156, 8157, and 8158. After staff summarized this agenda item, a motion was made by Mr. Fair and seconded by Mrs. Brewer to recommend that City Council accept the final plat for Harmon Industrial Park, Section 4, being a Replat of Lots 2880, 2881, and 2882, subject to the following conditions:

- (1) All plan corrections as required in the City Engineer's letter shall be provided on revised plans for final staff approval prior to the plat going to Council.
- (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.

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Lebanon Retail – Zoning Map Amendment from I-1 to NC Zoning

The next item of business was an application submitted by Larry Buchanan, for a zoning map amendment to rezone 1.8618 ± acres at the northwest corner of Main Street and the future Neil Armstrong Way from I-1 (light industrial) to NC (neighborhood commercial). After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to recommend that City Council approve the zoning map amendment to rezone approximately 1.8618± acres at the northwest corner of Main Street and the future Neil Armstrong Way, from I-1 (light industrial) to NC (neighborhood commercial) Zone, based upon the following:

The rezoning of this property is consistent with the approval criteria as provided in Chapter 1132.05 of the Zoning Code, in addition to the general goals and policy objectives of the Lebanon Comprehensive Plan.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) The June Agenda will have a subdivision plat and zoning map amendment for St. Francis DeSales Church and a Certificate of Appropriateness for 130 E. Main Street.
- (2) 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