

## CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: June 17, 2014

TIME: 7:00 p.m.

Members present were Michael Willis, Kevin Glardon, Amy Brewer, Mayor, and Pat Clements, City Manager. Absent were Richard Fair 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 20, 2014.

Without objection the minutes were approved.

### CERTIFICATE OF APPROPRIATENESS – 130 E. Main Street – Garage Mudroom Addition

The next item of business was an application submitted by Christopher Payne, for a Certificate of Appropriateness for a proposed major exterior modification to remove an existing deck from the rear of the structure (north façade) and replace it with a mudroom and attached garage that will be complementary to the existing character of the home and be accessible from S. Cherry Street. After staff summarized this agenda item, a motion was made by Mr. Glardon and seconded by Mrs. Brewer, to approve the Certificate of Appropriateness for 130 E. Main Street, for the exterior modifications to remove the existing deck from the rear of the structure (north façade) and replace it with a mudroom and attached garage that will be complementary to the existing character of 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.
- (2) The replacement of any important feature shall only be permitted if the replacement matches the original size, shape and design of the feature being replaced.

Upon calling the roll, the motion was approved unanimously.

Mrs. Brewer thanked the property owner purchasing this property and being committed to historic preservation. We appreciate your financial investment in the City of Lebanon.

### St. Francis De Sales Subdivision – Replat of Lots 8112 & 8113

The next item of business was an application submitted by representatives of St. Francis De Sales Church, for a subdivision plat for the property located at 20 De Sales Avenue, to consolidate the two (2) parcels, Lots 8112 and 8113 into a single lot of record. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to recommend that City Council accept the St. Francis DeSales Subdivision plat, being a Replat of Lots 8112 and 8113, containing 9.81± acres, creating Lot 8113-A, subject to the following conditions:

1. The replat 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.

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2. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.
3. Lot 8112 shall be rezoned to PO (professional office) to prevent split-zoning on the consolidated lot.

Upon calling the roll, the motion was approved unanimously.

St. Francis De Sales – Zoning Map Amendment – from R-1C to PO Zoning

The next item of business was an application submitted by representatives of St. Francis De Sales Church, for a zoning map amendment, to rezone Lot 8112 (8.56± acres), from R-1C (single family residential) to PO (professional office). After staff summarized this agenda item, a motion was made by Mr. Glardon and seconded by Mrs. Brewer, to recommend that City Council accept the zoning map amendment submitted by St. Francis DeSales Church to rezone Lot 8112 from R-1C Zoning to PO Zoning, based upon the following and also to approve an amendment to the Comprehensive Plan to change existing land use and the future land use of the 1.25 acre lot (new sanctuary) to Neighborhood Residential:

BASES:

Rezoning the property will allow the church to forgo any further conditional use process for modifications at the subject site and permit many ancillary functions that are typically associated with religious places of worship such as using the facility for a banquet hall, an educational facility, indoor recreation, or entertainment, etc. Streamlining the review and approval process will effectively reduce the amount of lag time from the initial submittal to receiving approval and commencing work on the project.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) The July Agenda will have a modification to an approved Certificate of Appropriateness for 112 S. Cherry Street.
- (2) Mrs. Brewer said she will be out of town for 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