

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: February 17, 2015

TIME: 7:00 p.m.

Members present were Richard Fair, Michael Murphy, Kevin Glardon, Tom Miller, and Amy Brewer, Mayor. Also present was Pat Clements, City Manager, Samuel L. Hill, City Planner, Stephen Kaiser, City Council Member, and Theresa A. Scott, Administrative Assistant-Planning.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the meeting of January 20, 2015.

Without objection the minutes were approved.

SP-15-01-01 – O'Reilly Auto Parts – New Construction

The next item of business was an application submitted by O'Reilly Auto Parts to construct a new 7,385 s.f. retail facility at 1001 Belvedere Drive. After staff summarized this agenda item, there was discussion about architectural standards, landscaping and the number of access points. Jarrod Davis, Engineer of Record, spoke on behalf of O'Reilly Auto Parts. It was indicated that the design has to be approved by O'Reilly's corporate office. The Planning Commission provided feedback on the architectural design and landscaping to Mr. Davis. Mr. Davis indicated he would take the feedback; consult with the Architect of record and present it to corporate for approval prior to submitting revised drawings to the City. After further discussion, a motion was made by Mr. Miller and seconded by Mrs. Brewer to table the case until the next available meeting in order to allow additional revisions to the architectural (elevation drawings) and landscape plan for proper review and decision by the Planning Commission.

Upon calling the roll, the motion was approved unanimously.

SP-15-01-02 – Taco Bell – Façade Remodel

The next item of business was an application submitted by to perform a façade remodel and site improvements of the Taco Bell restaurant located at 715 E. Main St. After staff summarized this agenda item, there was discussion. Greg Wolf, Project Manager, provided information on the building materials and color schemes. After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Miller to approve the site plan subject to the following conditions:

1. All plan corrections as required in the City Planner's letter dated February 3, 2015, shall be provided on revised plans for final staff approval prior to the zoning and building permits being issued from the project.
2. All required City and County permits shall be issued prior to beginning installation and/or construction.
3. Any variation from the approved plans will require additional review and approval by the Department of Planning and Development and/or Planning Commission prior to any work being conducted at the site.

Upon calling the roll, the motion was approved unanimously.

Kingsview Subdivision, Section 5 – Replat of Lot 4297

The next item of business was a City Staff initiated subdivision replat of lot 4297 within the Kingsview Subdivision to vacate two building restriction area on the property. After staff summarized this agenda item, there was a brief discussion. After further discussion, a motion was made by Mr. Miller and seconded by Mrs. Brewer to approve the replat of lot 4297 to vacate two building restriction areas (300 ft radius) on the property 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.
2. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.

Upon calling the roll, the motion was approved unanimously.

1629 N. Broadway – Water Tower – Variance Request

The next item of business was City Staff initiated variance request to allow the City Engineer to approve a no plat required for splitting and recording two lots of record for the transfer of property. After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Glardon to approve the variance to allow the City Engineer to approve a no plat required for splitting and recording two lots of record for the transfer of property subject to the following conditions:

1. The survey shall be recorded within 60 days of approval by City Engineer.
2. The landlocked parcel (1.699 Acres) shall be consolidated with the Lebanon City School property prior to any development occurring at the site.

Upon calling the roll, the motion was approved unanimously.

Lebanon Jr. High – Final Plat

The next item of business was a subdivision application submitted by the Lebanon City Schools for a replat to consolidate 8 parcels into a single lot of record at 160 Miller Rd. After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Glardon to recommend that City Council approve the replat to consolidate 8 parcels into a single lot of record at 160 Miller Rd subject to the following conditions:

1. All corrections as required in the City Planner's letter dated February 12, 2015 shall be provided on revised plans for final staff approval prior to City Council review.
2. 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.
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.

Site Development Standards – Public-Institutional (P-I)


The next item of business was City Staff initiated zoning text amendments to Chapters 1134 and 1136 of the Official Zoning Code, to provide the appropriate site development standards within the P-I, Public-Institutional zone. After staff summarized this agenda item, there was discussion. Mr. Miller indicated the lot width should be changed from 70 ft to 150 ft to avoid having a narrow lot. After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Miller to recommend that City Council approve the zoning text Amendments to Chapter 1134 Site Development Standards and Chapter 1136 Architectural Design Standards, of the Official Zoning Code, to provide the appropriate site development standards within the P-I, Public-Institutional zone with the recommended change to the minimum lot width (150 ft)

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINES

- (1) Staff noted that the following two (2) items will be on the March 17th agenda: O'Reilly Auto Parts – New Building, and the Warren County Campus Replat.

There being no further business, the meeting was adjourned.



SECRETARY – PLANNING COMMISSION



CHAIRMAN – PLANNING COMMISSION