

## CITY OF LEBANON SPECIAL PLANNING COMMISSION MINUTES

DATE: July 27, 2015

TIME: 7:00 p.m.

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

Staff thanked the Planning Commission members, on behalf of staff and the applicants, for being so accommodating in changing the meeting date.

### CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the meeting of June 30, 2015.

Without objection the minutes were approved.

### CERTIFICATE OF APPROPRIATENESS – 460 E. Mulberry Street – Continued Review

The next item of business was a Certificate of Appropriateness, submitted by Jack & Joyce Horner, for the property at 460 E. Mulberry Street, to allow the replacement of all windows on the structure (including repair or fabricating new trim) and to remove a window not original on the west side wall elevation. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon to remove this agenda item from the Table.

The roll was called unanimously.

After further discussion of this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon to approve the major exterior modification to the property located at 460 E. Mulberry Street, to allow the replacement of all windows on the structure (including repair or fabricating new trim) and to remove a window not original on the west side wall elevation at 460 E. Mulberry Street, subject to the following conditions:

1. Detailed drawings of the smaller replacement windows shall be provided.
2. All required City and County permits shall be approved prior to beginning work on the structure.
3. Any variation from the approved plans will require additional review and approval by Planning Commission prior to any work being conducted at the site.
4. The property owner is required to consult with the Department of Planning and Development to discuss any future improvements, renovations, and/or refurbishment of the structure prior to beginning any related work.

Upon calling the roll, the motion was approved unanimously.

### SP-15-06-01; Broadway Barrel House – 402 N. Broadway – Exterior Modifications

The next item of business was a site plan, submitted by Larry Tokarsky on behalf of Tri House, LLC, for exterior modifications to the commercial structure and site improvements at 402 N. Broadway. After staff summarized this agenda item, a motion was made by Mrs. Brewer and

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seconded by Mr. Glardon, to approve the site plan, for the proposed exterior modifications to the commercial structure and the site improvements at 402 N. Broadway, subject to the following conditions:

- (1) That the dumpster enclosure detail must be provided.
- (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.

Tri House Subdivision – Lot Consolidation

The next item of business was an application, submitted by Larry Tokarsky on behalf of Tri House LLC, for the Tri House Subdivision plat, for the property located at 402 N. Broadway, to consolidate four (4) separate parcels 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 Tri House Subdivision plat, 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.

100 Stubbs Mill Road – Lot Consolidation

The next item of business was an application, submitted by John Crook of Carnegie Management & Development Corp., on behalf of Ohio Environmental development Limited Partnership, for a final plat to consolidate two separate lots of record at 100 Stubbs Mill Road. 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 Subdivision plat for 100 Stubbs Mill Road, subject to the following conditions:

- (1) All plan corrections as required in the City Planner's memo dated June 23, 2015 shall be provided on revised plans for final staff approval prior to being forwarded onto the City Council for review.

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- (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.
- (4) Southern lot (0.773 acres) shall be rezoned to NC to prevent split-zoning on the consolidated lot.

Upon calling the roll, the motion was approved unanimously.

100 Stubbs Mill Road – Zoning Map Amendment from R-3 to NC

The next item of business was an application, submitted by John Crook of Carnegie Management & Development Corp., on behalf of Ohio Environmental development Limited Partnership, for a zoning map amendment to the property located at 100 Stubbs Mill Road. 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 zoning map amendment to rezone 0.773± acres of property from R-3 (multi-family) to NC (neighborhood commercial) Zoning, based upon the following:

1. To prevent split-zoning of the developed property.

Upon calling the roll, the motion was unanimously approved.

OTHER BUSINES

- (1) Work Session – 3 S. Broadway – Carrie Kaufman addressed the Commission about the Certificate of Appropriateness for 3 S. Broadway and replacing the upper windows with plywood. After discussion, Mr. Murphy said he didn't have a problem with replacing the upper 1<sup>st</sup> floor windows with plywood.
- (2) Staff noted that the following items will be on the August 18<sup>th</sup> agenda:
  - LCNB public hearing for demolition
  - 3 S. Broadway Certificate of Appropriateness

There being no further business, the meeting was adjourned.

  
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SECRETARY – PLANNING COMMISSION

  
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CHAIRMAN – PLANNING COMMISSION