

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: October 20, 2015

TIME: 7:00 p.m.

Members present were Richard Fair, Michael Murphy, Tom Miller, Amy Brewer, Mayor, and Pat Clements, City Manager. Absent was Kevin Glardon. Also present was Samuel L. Hill, City Planner.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes from the meeting of September 15, 2015.

Without objection the minutes were approved.

CERTIFICATE OF APPROPRIATENESS – Sycamore Street Demolition – Public Hearing

The next item of business was a Certificate of Appropriateness, submitted by Julie Sanvidge, on behalf of the Lebanon Public Library, for the demolition of eight (8) structures for future expansion of off-street parking for the library. After staff summarized this agenda item, public hearing was held, and hearing no opposition, a motion was made by Mrs. Brewer and seconded by Mr. Murphy, to approve the Certificate of Appropriateness to demolish the following eight (8) structures, subject to the following conditions:

- 120 S. Sycamore Street (single-family residential)
- 122 S. Sycamore Street (commercial/single-family residential)
- 124 S. Sycamore Street (single-family residential)
- 126 S. Sycamore Street (single-family residential)

1. A subdivision plat to consolidate the five separate lots as well as a site plan for the parking lot expansion and storage building shall be submitted and approved prior to any permits for demolition being issued.
2. All required City and County permits shall be approved prior to demolishing the structures.

The roll was called as follows: Mr. Fair, Yes; Mrs. Brewer, Yes; Mr. Miller, No; Mr. Murphy, Yes.

Mr. Miller noted that he voted no, not because it wasn't a good thing to be doing, but he doesn't feel it meets the criteria for demolition.

CERTIFICATE OF APPROPRIATENESS – 30 W. Main Street – Exterior Modification

The next item of business was a Certificate of Appropriateness, submitted by Daryl Dunn of Henkle Schueler & Realty, for the proposed major modifications to the property located at 30 W. Main Street, to replace the existing metal roof with 3-tab dimensional shingle, replace the existing horizontal clapboard with vinyl siding system and install new aluminum gutters. After staff summarized this agenda item, a motion was made by Mr. Miller and seconded by Mrs. Brewer, to approve the Certificate of Appropriateness for 30 W. Main Street, to replace the metal

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: October 20, 2015

TIME: 7:00 p.m.

roof with 3 tab dimensional shingles and install new aluminum gutters, based upon the following:

1. To deny the request to replace existing horizontal clapboard with vinyl siding.
2. The property owner is required to contact the Department of Planning and Development and discuss any future improvements, renovations, and/or refurbishment to the structure prior to beginning any related work.
3. All required City permits shall be approved prior to beginning installation and/or construction.
4. 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.

235 Harmon Avenue – Modified Landscape Plan

The next item of business was a modified landscape plan, submitted by Tom Bentley on behalf of Benco Construction Services, for the proposed expansion to the facility located at 235 Harmon Avenue. After staff summarized this agenda item, a motion was made by Mr. Murphy and seconded by Mr. Miller to approve the site plan for the modified landscape plan for 235 Harmon Avenue, subject to the following conditions:

1. An updated landscape plan shall be submitted identifying the type and number of each different type of tree, shrub, or plant being installed.
2. Any variation from the approved modified landscape plan 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.

Hollingsworth Addition – Replat – 12 New Street

The next item of business was an application, submitted by Clint Otto on behalf of Urbancrest Church, for Hollingsworth Addition, Subdivision plat, to consolidate three (3) separate lots of record at 12 New Street, creating one lot. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Miller, to recommend that City Council accept the final plat for Hollingsworth Addition, located at 12 New Street, creating a 0.401± lot subject to the following conditions:

1. All plan corrections as required in the City Planner's memo dated October 14, 2015 shall be provided on revised plans for final staff approval prior to being forwarded onto the City Council for review.

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: October 20, 2015

TIME: 7:00 p.m.

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.

Trupointe – Replat – Sycamore Street

The next item of business was an application, submitted by Jay Darner on behalf of Trupointe Cooperative, Inc., for a Subdivision plat, to consolidate three (3) separate, lots of record at 220 S. Sycamore Street, creating two (2) lots. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Miller, to recommend that City Council accept the final plat for Trupointe Subdivision, Section 1 and Section 2, located at 220 S. Sycamore Street, subject to the following conditions:

1. All plan corrections as required in the City Planner's memo dated October 20, 2015 shall be provided on revised plans for final staff approval prior to being forwarded onto the City Council for review.
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.

557 Chillicothe Avenue – Zoning Map Amendment from R-CC to GC Zoning

The next item of business was an application, submitted by Mike Castello, for a zoning map amendment for the property located at 557 Chillicothe Avenue, to rezone approximately 1.54 ± acres of property from R-1CC (residential) to GC (commercial) Zoning. After staff summarized this agenda item, a motion was made by Mr. Miller and seconded by Mrs. Brewer, to recommend that City Council accept the zoning map amendment to rezone 1.54± acres of property from R-1CC (two-family residential) to GC (General Commercial) Zoning, based upon the following:

1. To provide a logical and orderly development pattern consistent with the existing conditions of the site and adjacent E. Main /street corridor.

Upon calling the roll, the motion was approved unanimously.

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: October 20, 2015

TIME: 7:00 p.m.

1699 Deerfield Road – Zoning Map Amendment from R-1B (residential) to PO (office) Zoning

The next item of business was an application, submitted by Jim Voorhis of VSWC Architects, on behalf of the Countryside YMCA, for the property located at 1699 Deerfield Road, to rezone approximately 120.257 ± acres of property from R-1B (single family residential) to PO (office) with a PUD overlay Zoning. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Miller, to recommend that City Council accept the zoning map amendment to rezone 120.257± acres of property from R-1B (single family residential) to PO-PUD (office) with a PUD overlay, based upon the following:

1. Ancillary uses that fall under personal services, restaurants, and retail commercial uses may occupy more than 10 percent of the gross floor area.
2. To place the indoor recreational use within an appropriate zone.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINES

1. Work Session – Mark North, Lebanon City Schools – discussion regarding telecommunication towers located on the Junior High property on Miller Road, in the PI (public institutional) Zone. Members discussed co-locating on existing water towers as conditional uses.
2. Staff noted the following items will be on the November 17<sup>th</sup> agenda:
  1. LCNB redevelopment plan, site plan, subdivision, etc.
  2. 27 N. East Street – Exterior Modifications
3. Mr. Bernie Kiessling received clarification on the boards motion and approval for the property at 30 W. Main Street.

There being no further business, the meeting was adjourned.

---

SECRETARY – PLANNING COMMISSION

---

CHAIRMAN – PLANNING COMMISSION