

## CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: December 16, 2014

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 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 meeting of November 18, 2014.

Without objection the minutes were approved.

### Certificate of Appropriateness – 8 S. High Street – Demolition of Accessory Structures

The next item of business was an application submitted by Kim Ronk of H & K Real Estate Investments LTD, for a Certificate of Appropriateness, for the demolition of a dilapidated detached garage and a dilapidated shed. After staff summarized this agenda item, a public hearing was held and hearing no opposition, a motion was made by Mrs. Brewer and seconded by Mr. Miller, to approve the Certificate of Appropriateness for 8 S. High Street, to demolish the dilapidated detached garage and shed, subject to the following condition:

- (1) All required City and County permits shall be approved prior to demolishing the buildings.

Upon calling the roll, the motion was approved unanimously.

### CU-14-11-01; Countryside YMCA 1699 Deerfield Road - Addition

The next item of business was an application submitted by Jim Voorhis of VSWC Architects on behalf of the Countryside YMCA, for a Conditional Use Permit to construct a 3,719 sq. ft. building addition and expand the off-street parking at 1699 Deerfield Road. After staff summarized this agenda item, a public hearing was held and hearing no opposition, a motion was made by Mr. Murphy and seconded by Mrs. Brewer, to approve the site plan for the Conditional Use Permit for the Countryside YMCA located at 1699 Deerfield Road, to construct a 3,719 sq. ft. building addition and modification and expansion of the off-street parking, subject to the following conditions:

- (1) The addition of the large “Y” awning at the main entrance of the building shall be eliminated from the site plan.
- (2) All plan corrections as required in the City Planner’s memo dated November 25, 2014 shall be provided on revised plans for final staff approval prior to the conditional use permit being issued.
- (3) All applicable permits shall be issued by the City of Lebanon and the Warren County building Department prior to the start of construction.

Upon calling the roll, the motion was approved unanimously.

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Certificate of Appropriateness – 15 E. Main Street – Exterior Modification

The next item of business was an application submitted by Kristen Ponchot, for a Certificate of Appropriateness for a major modification at 15 E. Main Street, to allow the removal of an old raised panel garage door on the side (east) façade adjacent to the off-street parking lot, to be replaced with a glass storefront door and adding a small open deck with wood railing and four steps at. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Miller, to approve the Certificate of Appropriateness for 15 E. Main Street, to allow a glass storefront door and add a small open deck with wood railing and four steps, subject to the following conditions:

- (1) 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.
- (2) All required City and County permits shall be approved prior to beginning construction 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.

Upon calling the roll, the motion was approved unanimously.

Lebanon City Schools – Zoning Map Amendments to Public Institutional

The next item of business was an application submitted by Allison McKenzie of SHP Leading Design, on behalf of Lebanon City Schools, for a comprehensive zoning map amendment to rezone five (5) Lebanon City School locations, from residential zoning to Public-Institutional (PI) Zoning. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Miller, to recommend that City Council approve the comprehensive zoning map amendments for Lebanon City Schools, as follows:

- 1916 Drake Road (Lebanon High School) – R-R to PI
- 160 Miller Road (Lebanon Junior High) – R-1B/R-2-PUD/R-1CC to PI
- 23 Oakwood Avenue (Berry Middle School) – R-1C to PI
- 825 Hart Road (Bowman Elementary) – R-1A to PI
- 401 Justice Drive (Donovan Intermediate) R-1D to PI

Upon calling the roll, the motion was approved unanimously.

Microbrew/Brew Pubs – Zoning Text Amendments

The next item of business was City Staff initiated zoning text amendments to accommodate microbreweries and brewpubs. After staff summarized this agenda item, there was discussion, followed by a motion made by Mr. Miller and seconded by Mrs. Brewer, to recommend that City Council approve the zoning text amendments to Chapters 1133 and 1142 of the Official Zoning Code as presented with the following modifications: removing microbreweries from the NC zone altogether and outright permitting in the CBD and I-1 zones.

Upon calling the roll, the motion was approved unanimously.  
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OTHER BUSINESS

- (1) Staff noted that there is only pending item for January 20, 2015 meeting will be a Certificate of Appropriateness for 114 E. Main Street for replacement windows.

There being no further business, the meeting was adjourned.

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SECRETARY – PLANNING COMMISSION

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CHAIRMAN – PLANNING COMMISSION