

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: December 15, 2015

TIME: 7:00 p.m.

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

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the meeting of November 17, 2015.

Without objection the minutes were approved.

CERTIFICATE OF APPROPRIATENESS – 231 E. Main Street – Exterior Modifications

The next item of business was a Certificate of Appropriateness submitted by Kelly Hall for the proposed major modifications to replace the existing slate roof at 231 E. Main Street. After staff summarized this agenda item, Mr. Murphy commended the applicant for replacing the existing roof with slate as the precedence has been for property owners to request to replace slate roofs with asphalt shingles. Ms. Hall indicated the intent was to keep/restore the historic elements on the home. Ms. Hall also indicated they would be coming before the board in 2016 for additional exterior modifications to the siding. Mayor Brewer thanked Ms. Hall for making such a huge investment to the property and community. After the discussion a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to approve the Certificate of Appropriateness, subject to the following conditions:

1. The property owner shall consult with 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 work on the structure.
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 unanimously approved.

CERTIFICATE OF APPROPRIATENESS – 214 E. Warren Street – Exterior Modifications

The next item of business was a Certificate of Appropriateness, submitted by Ms. Marilyn Haley for the proposed major modifications to the property located at 214 E. Warren Street, to change the color of the standing seam metal roof and home. After staff summarized this agenda item, Mr. Murphy indicated the exterior color schemes that were prevalent during the timeframe of the Federal Vernacular style home. After Mr. Murphy's comments Mrs. Haley provided the color schemes which included a tin standing seam metal roof, union blue home with barn white and

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barn red accent trim on windows, doors and porch railing. Mrs. Brewer thanked Mrs. Haley for taking on such a fantastic project and stated she could not wait to see the finished product. Mrs. Brewer added anything Ms. Haley is going to do will be a phenomenal job and will be a big improvement to the property. After the discussion a motion was made by Mr. Glardon and seconded by Mrs. Brewer, to approve the Certificate of Appropriateness for 214 E. Warren Street, subject to the following conditions:

1. A variance shall be obtained from the Board of Zoning Appeals (BZA) to continue use of the legal nonconforming structure.
2. Once a variance has been granted, 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 beginning construction.
4. The property owner shall consult with the Department of Planning and Development prior to any future improvements, renovations and/or refurbishment of the structure.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

1. Staff noted the following items will be on the January 19<sup>th</sup> agenda:
  1. Text Amendments to the zoning code
  2. Potential Work Session Discussion regarding future plans for the Lebanon Public Library.

Staff thanked the board for their continued voluntary service for the 2015 year. Mrs. Brewer also thanked staff and the board members for their perspective expertise they bring to the table. Mrs. Brewer also indicated this is a wonderful Planning Commission Group and she is happy to be a part of it.

There being no further business, the meeting was adjourned.

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SECRETARY – PLANNING COMMISSION

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CHAIRMAN – PLANNING COMMISSION