

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: April 17, 2012

TIME: 7:00 p.m.

Members present were Michael Willis, Richard Fair, Kevin Gardon, Michael Murphy, Amy Brewer, Mayor, and Pat Clements, City Manager. Also present were Jason C. Millard, 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 regular meeting of February 21, 2012. There was no meeting in March 2012.

Without objection, the minutes were approved.

Certificate of Appropriateness – 35 E. Main Street – Exterior Modification

The next item of business was an application submitted by Keith Alexander for a proposed major modification to the building located at 35 E. Main Street, to cover ten (10) windows facing S. Mechanic Street, with painted wood to match the existing exterior building color. After staff summarized this agenda item, Mr. Alexander answered questions from the members and Mrs. Brewer commented on all the work that has done on the buildings along Main Street.

After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Fair to approve the Certificate of Appropriateness for 35 E. Main Street, to cover ten (10) windows along the east side of the building, subject to the following condition:

- (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 exterior of the building prior to beginning any related work.

Upon calling the roll, the motion was approved unanimously.

The next item of business was an application submitted by Keith Alexander for a proposed major modification to the building located at 21 E. Main Street, to replace the window and door glass along the storefront and install new cedar trim. After staff summarized this agenda item, Mr. Alexander answered questions from the members about the work that was done to this building.

After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Fair, to approve the Certificate of Appropriateness for 21 E. Main Street, for the replacement of the window and door glass along the storefront and install new cedar trim, subject to the following condition:

- (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 exterior of the building prior to beginning any related work.

Upon calling the roll, the motion was approved unanimously.

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Walnut Creek Subdivision, Section 3-A

The next item of business was an application submitted by Potterhill Homes, LLC, for a final plat for Walnut Creek Subdivision, Section 3-A, encompassing approximately 8.59 acres and creating 22 single-family lots and the dedication of 1.65 acres of open space. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Fair, to recommend that City Council accept the final plat for Walnut Creek Subdivision, Section 3-A, 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.

Horseshoe Falls – Replat of Lots 8008 and 8009

The next item of business was an application submitted by William Apple of Covenant Building Group, LLC, for a replat of lots 8008 and 8009 (385 & 389 Overlook Trail) consolidating the two (2) lots into a single lot of record (Lot 8008A). After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Fair, to recommend that City Council accept the replat Lots 8008 and 8009 of Horseshoe Falls Subdivision, 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.

OTHER BUSINESS

- (1) Staff noted that the next Planning Commission meeting will be May 15<sup>th</sup> and currently there is one (1) item on the agenda, which is a Conditional Use Permit for the fairgrounds.

There being no further business, the meeting was adjourned.

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SECRETARY – PLANNING COMMISSION

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CHAIRMAN – PLANNING COMMISSION