

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: July 17, 2012

TIME: 7:00 p.m.

Members present were Michael Willis, Richard Fair, Michael Murphy, Kevin Glardon, and Pat Clements, City Manager. Absent was Amy Brewer, Mayor. 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 June 19, 2012.

Without objection the minutes were approved, as presented.

Certificate of Appropriateness – 425 E. Mulberry Street – Exterior Modification - Repair

The next item of business was an application submitted by Dennis Teall, for a Certificate of Appropriateness for a proposed major modification to the property located at 425 E. Mulberry Street (Orient Fire House), to replace the wood siding on the bell tower with fiber cement siding, or Hardie board. After staff summarized this agenda item, a motion was made by Mr. Fair and seconded by Mr. Murphy, to approve the Certificate of Appropriateness for 425 E. Mulberry Street, for the exterior renovations, subject to the following condition:

- (1) Any rotted or deteriorated wood shall be repaired or replaced if existing wood is to be used as substrate.

Upon calling the roll, the motion was approved unanimously.

Certificate of Appropriateness – 10 S. Mechanic Street - Exterior Modification - Awning

The next item of business was an application submitted by Sign-A-Rama, on behalf of the Lebanon Theater Company, for a Certificate of Appropriateness for a proposed major modification to the property located at 10 S. Mechanic Street, to install a permanent awning along the front of the building. After staff summarized this agenda item, a motion was made by Mr. Murphy and seconded by Mr. Fair, to approve the Certificate of Appropriateness for 10 S. Mechanic Street, to install an awning sign, subject to the following conditions:

- (1) All required city permits shall be approved prior to beginning construction.

Upon calling the roll, the motion was approved unanimously.

325 Homan Road – Modified Landscape Plan - FedEx

The next item of business was an application for a site plan of a modified landscape plan, submitted by Bob Heintz of Bunnell Hill Construction, on behalf of Setzer Properties, for the FedEx Ground facility to be located at 325 Homan Road, to allow for an overall reduction in the amount of required landscaping and to adjust the placement of landscaping within the site. After staff summarized this agenda item, there was discussion, followed by a motion made by Mr. Glardon and seconded by Mr. Murphy, to approve the site plan for the modified landscape plan for the FedEx facility to be located at 325 Homan Road, subject to the following conditions:

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- (1) The modified landscape plan as presented shall be included in the final site plan as approved by the City.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) Staff noted that the next meeting of Planning Commission will be on August 21st and there is one (1) item on the agenda.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION