

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: April 16, 2013

TIME: 7:00 p.m.

Members present were Michael Willis, Richard Fair, Michael Murphy, and Amy Brewer, Mayor. Also present were Samuel L. Hill, City Planner, Pat Clements, City Manager.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the regular meeting of March 19, 2013.

Without objection, the minutes were approved.

Certificate of Appropriateness – 112 S. Cherry Street – Modification to approval on COA - TABLED

The next item of business was an application submitted by Joe Hager, for a modification to the Certificate of Appropriateness to reconstruct a portion of the residential home located at 112 S. Cherry Street. This item was tabled at the previous meeting.

A motion was made by Mrs. Brewer and seconded by Mr. Murphy to remove the item from the table. After a brief discussion regarding the railing on the deck a motion was made by Mrs. Brewer and seconded by Mr. Murphy to approve the modification to the original COA with the following condition:

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

Upon calling the roll, the motion was approved unanimously.

Subdivision – Wild Turkey Farms Section Eight – Variance to allow No Plat Required

The next item of business was a subdivision application submitted by Henkle Schueler, to allow the City Engineer to approve a No Plat Required for Wild Turkey Farms Section Eight subdivision plat.

Staff indicated that the applicant made the request in order to sell a portion of the larger tract of land. The applicant stated that no development plans were being proposed at this time. After the discussion, a motion was made by Mrs. Brewer and seconded by Mr. Fair to approve the Variance to allow the City Engineer to approve a No Plat Required for Wild Turkey Farms Section Eight subdivision plat, subject to the following conditions:

- (1) Mr. Schwandner and/or the property owner, at the time of any proposed development on the lot, shall plat and consolidate the 14.555 acres (14.109 acre lot + 0.446 acre lot) prior to any development occurring on the property.
- (2) The remaining 47.585 acre lot shall be platted prior to any development occurring on the property.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

(1) Staff indicated that there were three applications submitted for the April meeting:

- a. 223 E. Main St – COA request
- b. 308 E. Warren St – COA request
- c. 222 N. Broadway St – COA request

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION