

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: August 20, 2013

TIME: 7:00 p.m.

Members present were Richard Fair, Michael Murphy, Kevin Glardon, Amy Brewer, Mayor, and Pat Clements, City Manager. Absent was Michael Willis. 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 regular meeting of July 16, 2013.

Without objection, the minutes were approved.

Certificate of Appropriateness - 214 E. Warren Street - Demolition

The next item of business was an application submitted by City of Lebanon, for a Certificate of Appropriateness for the demolition of 214 E. Warren Street, which was damaged by fire. After staff summarized this agenda item a motion was made by Mrs. Brewer and seconded by Mr. Murphy to open the public hearing.

Mr. Tom Miller of 99 E. Orchard Avenue representing the Lebanon Conservancy spoke against the demolition of a historic structure and discussed purchasing the property and renovation it.

Ms. Victoria VanHarlingen of 2298 Wood Road said that this structure is mentioned in many of the books on Ohio History.

A motion was made to close the public hearing by Mrs. Brewer and seconded by Mr. Murphy.

All were in favor.

After further discussion, a motion was made by Mrs. Brewer to postpone action on this agenda item for 2 months to the progress in purchasing the property and securing the property for health and safety and for Mr. Miller to give the Commission an update at that time.

The motion died for lack of a second.

After further discussion, a motion was made by Mr. Murphy and seconded by Mr. Glardon to deny staff's recommendation for demolition, based on the criteria in Chapter 1132.08 (1.4.b.) not being met.

The roll was called as follows: Mr. Fair, No; Mrs. Brewer, No; Mr. Murphy, Yes; Mr. Glardon, No.

Motion failed.

After further discussion, a motion was made by Mr. Glardon and seconded by Mrs. Brewer to approve the Certificate of Appropriateness, and give the Lebanon Conservancy ninety (90) days to acquire and secure the property and submit a plan for the rehabilitation of the structure at 214 E. Warren Street or the demolition of the structure shall commence.

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The roll was called as follows: Mr. Fair, Yes; Mrs. Brewer, Yes; Mr. Murphy, No; Mr. Gardon, Yes.

SP-13-07-01; Warren County Common Pleas Building Expansion

The next item of business was an application submitted by Michael Shadoan on behalf of Warren County Commissioners, for a major site plan to construct a 16,631 sq. ft. two-story office building expansion, to the building located at 550 Justice Drive. After staff summarized this agenda item, there was discussion and a motion made by Mrs. Brewer and seconded by Mr. Murphy, to approve the site plan for 550 Justice Drive, to construct a 16,631 sq. ft. office building expansion, subject to the following conditions:

- (1) All plan corrections as required in the City Planner's letters dated July 19, 2013 and August 16, 2013, shall be provided on revised plans for final staff approval prior to zoning and building permits being issued for the project.
- (2) All required City and County permits shall be approved prior to beginning any construction at the site.
- (3) Certificate of Occupancy will not be issued until a replat of the Warren County campus property has been approved by Council and recorded at the County to clean up inconsistencies as it relates to landlocked parcels (Warren County Detention Center) and non conforming parcel (warren County Animal Shelter).

Upon calling the roll, the motion was approved unanimously.

Horseshoe Falls Subdivision – Amendment to PUD – Minor Modification

The next item of business was an application submitted by Donald Feathers to make an amendment to the Horseshoe Falls PUD, for a minor modification to reduce the building footprints and alter the materials and architecture to allow single-family and duplex units. After staff summarized this agenda item a motion was made by Mrs. Brewer and seconded by Mr. Gardon, to approve the amendment to the Horseshoe Falls PUD for a minor modification to reduce the building footprints and alter the building materials and architecture to allow single family and duplex units, subject to the following conditions:

- (1) All required City and County permits shall be issued prior to beginning any construction activity at the site.
- (2) The four (4) lots identified, in the City Planner's letter dated July 29, 2013, (Engineering comment #1) on Overlook Trail shall not be developed until the hillside stability issues are satisfactorily addressed.
- (3) The alteration of any existing lot lines shall require an approved and recorded replat prior to the release of any required City permits on subject lot(s).

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- (4) A variance shall be obtained prior to development of the lot identified as encroaching within the minimum 50 ft. riparian setback.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) Work Session regarding murals in the Central Business District (CBD)

J. William Duning and Victoria VanHarlingen, representing the Warren County Historical Society, discussed with the members the installation of a mural on the back wall of the Museum building located at 105 S. Broadway.

- (2) Staff updated the members on items coming on future agendas, preliminary plan Rosemarie Heights, Section 7, a rezoning request, and site plan for Fairway Crossings Multi-family.
- (3) Mrs. Fair asked if staff had noticed the property at 208 E. Warren Street. Staff noted that the property was recently purchased and there are plans for renovation.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION