

## CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: July 15, 2014

TIME: 7:00 p.m.

Members present were Michael Willis, Richard Fair, Kevin Glardon, and Michael Murphy. Absent were Amy Brewer, Mayor, and Pat Clements, City Manager. 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 June 17, 2014.

Without objection the minutes were approved.

### CERTIFICATE OF APPROPRIATENESS – 112 S. Cherry – Modification of approved COA

The next item of business was an application submitted by Joseph Hager, for a modification to an approved Certificate of Appropriateness approved by Planning Commission on April 16, 2013, to reconstruct a portion of the residential home located at 112 S. Cherry Street. After staff summarized this agenda item, a motion was made by Mr. Murphy and seconded by Mr. Glardon, to approve the Certificate of Appropriateness for 112 S. Cherry Street, to reconstruct the two-story 24 ft. x 16 ft. building addition, subject to the following conditions:

- (1) All required City and County permits shall be approved prior to beginning construction activity at the site.

Upon calling the roll, the motion was approved unanimously.

### CERTIFICATE OF APPROPRIATENESS - 9-11 E. Main Street – Exterior Modification

The next item of business was an application submitted by Keith Alexander, for a proposed major modification to the exterior of the property located at 9-11 E. Main Street, to allow wood siding on the structure to be removed and replaced with a cream color hardiplank material; replacement of the two ground level windows on the west façade with like material; reduce the large window opening on the second floor of the south façade, to match the size and shape of the existing windows on the façade, remove a door along the storefront and cover with hardiplank siding; replace the existing old wooden door with a full glass door; and repair the roof with like material. After staff summarized this agenda item, there was lengthy discussion of the property between the Commission members, staff and the property owners Keith Alexander and Kristen Ponchot. A motion was made by Mr. Murphy and seconded by Mr. Glardon, that the review and action for the Certificate of Appropriateness for 9-11 E. Main Street, for the proposed major modifications to existing building, be tabled until the next available meeting, after adequate application documentation has been submitted for review.

Upon calling the roll, the motion was approved unanimously.

### CERTIFICATE OF APPROPRIATENESS – 120 E. South Street – Exterior Modification

The next item of business was an application submitted by Keith Alexander, for a proposed major modification to the exterior of the property located at 120 E. South Street, to allow

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replacement windows to be installed throughout the entire Shoe Factory facility. After staff summarized this agenda item, there was lengthy discussion, between the Commission members, staff and the property owners Keith Alexander and Kristen Ponchot. A motion was made by Mr. Murphy and seconded by Mr. Glardon, that the review and action for the Certificate of Appropriateness for 120 E. South Street, for the proposed major modifications to install replacement windows, be tabled until the next available meeting, after adequate application documentation has been submitted for review.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) The August 19<sup>th</sup> Agenda has a final plat and a site plan for Berkshire Way and possibly a work session for a proposed Bed & Breakfast, and possibly the 2 cases from tonight.
- (2) Mr. Willis announced that this would be his last Planning Commission meeting as he will be moving out of Lebanon.

There being no further business, the meeting was adjourned.

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SECRETARY – PLANNING COMMISSION

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CHAIRMAN – PLANNING COMMISSION