

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: August 19, 2014

TIME: 7:00 p.m.

Members present were Richard Fair, Kevin Glardon, Michael Murphy, Amy Brewer, Mayor, and Pat Clements, City Manager. Also present were Samuel L. Hill, City Planner and Theresa A. Scott, Administrative Assistant-Planning.

Mr. Fair thanked Michael Willis for serving on Planning Commission for nine years and wished he and his family well in their move out of the City.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the regular meeting of July 15, 2014.

Without objection the minutes were approved.

Berkshire Way Subdivision – Final Plat

The next item of business was an application submitted by Redwood Acquisition, LCC for a final plat for final plat for Berkshire Way Subdivision, encompassing approximately 26.603 ± acres and creating 4 lots (2.768 acres, 10.954 acres, 8.525 acres, and 4.356 acres respectively). After staff summarized this agenda item, there was discussion, followed by a motion made by Mr. Murphy and seconded by Mr. Glardon, to recommend that City Council accept the final plat of Berkshire Way Subdivision, containing approximately 26.603 ± acres and creating 4 lots (2.768 acres, 10.954 acres, 8.525 acres, and 4.356 acres respectively), subject to the following conditions:

- (1) The plat 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.

SP14-07-01; Berkshire Way (Multi-Family)

The next item of business was an application submitted by Red Wood Acquisitions, for a site plan for Berkshire Way, to construct 124 multi-family dwelling units at 870 Franklin Road, Lebanon, Ohio. After staff summarized this agenda item, there was discussion, followed by a motion made by Mrs. Brewer and seconded by Mr. Murphy, to approve the site plan for Berkshire Way, containing 124 multi-family dwelling units at 870 Franklin Road be approved, subject to the following conditions:

- (1) No permits shall be issued/released and no construction shall being at the site until the following has occurred:
 - a. All corrections as required in the City Planer's letter dated August 15, 2014 shall be provided on revised plans for final staff approval;

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- b. The construction/improvement plans shall be administratively approve;
 - c. The final plat shall be approved by City Council and recorded at Warren County;
 - d. And two Permit-To-Installs (PTI's) shall be obtained from the Ohio EPA. One for installation of the water and one for the installation of the sanitary sewer.
- (2) All required City and County permits for the first multi-family building shall be obtained within one year of the final plat approval date. Failure to submit for the appropriate permit approvals or request an extension by the Planning Commission will cause the major site plan to expire and become null and void.
- (3) Modified landscape plan is accepted as submitted deficient of 3 canopy trees.

Upon calling the roll, the motion was approved unanimously.

CERTIFICATE OF APPROPRIATENESS – 23 N. Broadway – Exterior Modification

The next item of business was an application submitted by Larry Paul, on behalf of Julie Braun, for a proposed major modification to the exterior of the property located at 23 N. Broadway, to remove the existing wooden deck from the rear of the home and replace it with a covered patio with the addition of wooden columns and wood railing, the lapped siding will be removed from the rear façade and will be replaced with cementitious siding, and replace the roof with a standing seam metal roof, and the existing a/c unit will be relocated to the roof. 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 23 N. Broadway, to allow the removal of the existing wooden deck from the rear of the house and replacement with a covered patio with the addition of wooden columns and wood railing, the lapped siding on the rear façade will be replace with cementitious siding, the roof will be replaced with standing seam metal, and the existing a/c unit will be relocated to the roof, subject to the following conditions:

- (1) All required City and County permits shall be approved prior to beginning construction on the structure.
- (2) Any variation from the approved plans will require additional review and approval by Planning Commission prior to beginning construction.

Upon calling the roll, the motion was approved unanimously.

Mrs. Brewer thanked the property owner for making a financial investment in the downtown.

CERTIFICATE OF APPROPRIATENESS - 9-11 E. Main Street – CONTINUED

The next item of business was the continued review of the 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

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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, a motion was made by Mrs. Brewer and seconded by Mr. Murphy to un-table the review of the agenda item.

Upon calling the roll, the motion was approved unanimously.

After discussion, a motion was made by Mrs. Brewer and seconded by Mr. Murphy to approve the Certificate of Appropriateness for 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 and awning along the storefront and cover with hardiplank siding; replace the existing old wooden door with a full glass door; remove the window on the east side of the building and cover with hardiplank siding, and replace the roof with black standing seam metal, and the addition of a deck at the rear of the building, subject to the following conditions:

- (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 structure prior to beginning any related work.
- (2) All required City permits shall be approved prior to beginning construction on the structure.
- (3) Any variation from the approved plans will require additional review and approval by Planning Commission prior to any work being conducted at the site.

Upon calling the roll, the motion was approved unanimously.

Mrs. Brewer thanked the property owners of the entire transformation of the block and the huge investment they have made and the quality of customers you have brought to downtown.

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 replacement windows to be installed throughout the entire Shoe Factory facility. After staff summarized this agenda item, a motion was made by Mr. Murphy and seconded by Mr. Glardon, to un-table the review of this agenda item.

Upon calling the roll, the motion was approved unanimously.

After discussion, a motion was made by Mr. Murphy and seconded by Mrs. Brewer, to approve the Certificate of Appropriateness for 120 E. South Street, to allow replacement windows to be installed throughout the entire Shoe Factory facility, subject to the following conditions:

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- (1) That pages 7 and 9 be deleted from the information submitted by the property owner.
- (2) The replacement windows will maintain the sight-line of the windows as show in the drawing presented at the meeting.
- (3) The property owner is required to contact the Department of Planning and Development and discuss any future improvements, renovations, and/or refurbishment to the structure prior to beginning any related work.
- (4) All required City and County permits shall be approved prior to beginning construction on the structure.
- (5) The use of replacement windows shall match the original windows in size, shape, and design (per §1140.08 G 3). Any variation from the approved plans will require additional review and approval by Planning Commission prior to installation.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) The September 16th Agenda has a Certificate of Occupancy for 214 E. Warren Street, they will also need to get BZA approval because it is a legal non-conforming lot.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION