

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: September 16, 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.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the regular meeting of August 19, 2014.

Without objection the minutes were approved.

214 E. Warren Street – Exterior Modification

The next item of business was an application submitted by Dan Barton, on behalf of the Lebanon Conservancy Foundation, for a Certificate of Appropriateness, for proposed major modifications to the property located at 214 E. Warren Street, for the rehabilitation of the existing single-family structure that was severely damaged by a fire; which includes, repairing a removed wall, re-creating a window that was destroyed and removal of a non-original window on the west elevation; installation of an ADA compliant ramp for access to the rear porch; repair the roof and replace the asphalt shingles with a standing seam metal roof; and replace the damaged windows, door, restore the stone stoop and wrought iron railing on the south elevation, and also renovate the interior. 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 Certificate of Appropriateness for 214 E. Warren Street, for the rehabilitation of the existing single-family structure that was severely damaged by a fire; which includes, repairing a removed wall, re-creating a window that was destroyed and removal of a non-original window on the west elevation; installation of an ADA compliant ramp for access to the rear porch; repair the roof and replace the asphalt shingles with a standing seam metal roof; and replace the damaged windows, door, restore the stone stoop and wrought iron railing on the south elevation, and also renovate the interior, subject to the following conditions:

- (1) A variance shall be obtained from the Board of Zoning Appeals (BZA) to continue use of the legal nonconforming structure.
- (2) Once a variance has been granted, all required City and County permits shall be approved prior to beginning work on the structure.
- (3) Any variation from the approved plans will require additional review and approval by Planning Commission prior to beginning construction.
- (4) The Planning Commission supports the interior renovations to bring the interior back to the original timeframe (age ranges) of each of the chambers being renovated.

Upon calling the roll, the motion was approved unanimously.

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SP-14-08-01; Wendy's – Exterior Modifications

The next item of business was an application submitted by Kim Roberts, on behalf of Wendy's, for a site plan for the exterior modification of the restaurant located at 518 E. Main Street. 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 the exterior modification to remodel the front elevation to include EIFS, 1 20'-9" high composite metal panel, and 8" ribbed corrugated metal siding with a 3" high metal trim cap; the side elevation to include 8" ribbed corrugated metal siding, composite metal panel around the 2nd drive-thru window, and install 5 ft. bollards to protect the building from being struck; the side elevation to include 8" ribbed corrugated metal siding above the windows with a 3" high metal trim cap, as required by corporate office to keep its franchise licensing as a Wendy's Restaurant, subject to the following conditions:

- (1) All corrections as required in the City Planner's letter dated September 9, 2014, shall be provided on revised plans for final staff approval prior to the zoning permit being released.
- (2) All required City and County permits shall be issued prior to beginning installation and/or construction.

Upon calling the roll, the motion was approved unanimously.

Mrs. Brewer left the meeting at 7:50 p.m.

Colonial Park – Variance to allow No Plat Required

The next item of business was an application, submitted by the City of Lebanon, for a variance from the platting requirements listed in chapter 1117 to allow the City Engineer to approve a no-plat required, for splitting and recording two lots of record and placing deed restrictions on the lots, to preserve open space and to protect and enhance riparian corridors, adjacent to Colonial Park. After staff summarized this agenda item, a motion was made by Mr. Murphy and seconded by Mr. Glardon, to grant the variance to allow the City Engineer to approve a no-plat required for the transfer and/or sell of land and recordation of deed restrictions, subject to the following conditions:

- (1) The survey and deed restrictions shall be recorded within 60 days of approval.

Upon calling the roll, the motion was approved unanimously.

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OTHER BUSINESS

- (1) The Special meeting scheduled for September 30th is necessary due to the timeframe by the State for funding and will consist of public hearings for the Conditional Use Permits for the Lebanon High School and Bowman Elementary School classroom additions. Staff and members discussed if Mayor Brewer would be able to vote on this issue. Three (3) members are required to make a quorum.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION