

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: April 21, 2015

TIME: 7:00 p.m.

Members present were Richard Fair, Michael Murphy, Kevin Glardon, Tom Miller entered the meeting at 7:06 p.m., 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 meeting of March 17, 2015.

Without objection the minutes were approved.

CU-15-03-01; Faith Building Church – Site Improvements

The next item of business was a Condition Use Permit submitted by Anthony Wade on behalf of Faith Building Church International, LLC, for site improvements at 875 Covenant Way, to modify the existing off-street parking. After staff summarized this agenda item, the Chairman opened the public hearing with the following citizens speaking for the Conditional Use Permit: Anthony Wade, Rick Evans, Gary Wade, and George Baily. The following citizens spoke in opposition of the Conditional Use Permit:

Steve Martin, 895 Whispering Pine Way: when the trees came out along the highway it put a lot of noise and lights from the highway into their home...the parking lot sounds like a good idea....can deflectors be put on the existing lighting on the building?

414 Stonegate Drive – lighting and the noise goes down 4- or 5 more homes....lighting off of the church now lights the entire back yards....is ther going to be any kind of barrier along the homes for the head lights....when they cut down the trees on 48 now you can see the lights and the noise....

410 Stonegate Drive – increased noise and lighting is a big distraction...the paving on Covenant Way is bad, what's the plan to fix that with all this traffic....kids going back there to skate board,the previous owner let homeless people stay back there...will they be operating any businesses out of the church (daycare, etc.) the prior church owner flattened out the mounds that were there, the field is not maintained....barrier to keep the drainage out of the yards...mounding build up....water pools in the back yard....

829 Greengate Drive – any intention to add a sign there to increase the light pollution....the pond draining when it rains a lotthey have beavers at the pond....general maintenance of the pond...there is light pollution....with the eco system that it there the animal habitat....

406 Stone Gate Drive – cannot have a camp fire because of the lights on the building....there is no reason there should be anymore lightingnoise from the road is horrible...had pictures on her phone of the rain water standing in her yard...

873 Greengate Drive – woods back up to our house there is a triangle of grass that doesn't get mowed...

The public hearing was closed at 7:31 p.m.

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Mr. Fair – Covenant Way is rough and it is not from traffic. That would be up to the City to take care of that. The parking lot cannot create more water runoff. Landscaping doesn't abate noise. They are required to put trees in the parking lot, would think you would want trees between the parking lot and the residential properties.

Mr. Miller – The church has not taken over an existing conditional use permit. The drainage will be resolved by the site improvements. Asked if the zoning code specified planting evergreens?

Mrs. Brewer – Even though residents have some major concerns, Pastor is a good person, the church and residents need to get together and talk because you are going to be neighbors. Need to come together and do some problem solving. Maybe look at a timer for the lighting. If there are people sleeping in cars and there is no lighting and it's too dark, you could have inappropriate behaviors which the residents indicated they are concerned with.

Mr. Murphy – There are design related issues with the three lights on the building (they were probably there when the church was built) asked the applicant if they looked at using shorter light poles with 2 heads each.

Mr. Glardon – The landscape plan is a great summer plan, not a good winter plan, could you substitute something like holly, etc.?

Anthony Wade and Rick Evans addressed some of the issued that citizens brought up about the church property.

A motion was made by Mr. Glardon and seconded by Mr. Miller to approve the Conditional Use Permit, to modify the existing off-street parking, landscaping, and lighting to the property located at 875 Covenant Way, subject to the following conditions:

- (1) That some light diffusing shrubbery and trees be added to the landscaping.
- (2) All plan corrections a required in the City Planner's memo dated March 31, 2015, shall be provide on revised plans for final staff approval prior to the conditional use permit being issued for the project.
- (3) All applicable permits shall be issued by the City of Lebanon and the Warren County Building Department prior to the start of construction.

Upon calling the roll, the motion was approved unanimously.

CERTIFICATE OF APPROPRIATENESS - 25 W. Silver Street – Replacement Windows

The next item of business was an application, submitted by the City of Lebanon to replace twenty-two (22) windows with double hung vinyl-sash replacement windows, at 25 W. Silver Street (Police Station). After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon to approve the Certificate of Appropriateness for 25 W. Silver Street, to install twenty-two (22) double hung vinyl-sash replacement windows, subject to the following conditions:

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- (1) Staff will ensure that the windows on the north façade of the building match.
- (2) 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 any work being conducted at the site.

Upon calling the roll, the motion was approved unanimously.

SP-15-01-01; O'Reilly Auto Parts – Tabled 2/17/15

The next item of business was an application, submitted by Buddy D. Webb, on behalf of O'Reilly Auto Parts, for a site plan to construct a 7,385 sq. ft. retail facility at 1001 Belvedere Drive, that was tabled at the February 17, 2015 Planning Commission meeting. After staff summarized this agenda item, there was discussion, followed by a motion made by Mr. Miller and seconded by Mr. Gardon, to approve the revised site plan to construct a 7,385 sq. ft. retail facility at 1001 Belvedere Drive, subject to the following conditions:

- (1) The red panel on the north side of the building shall be removed.
- (2) All plan corrections as required in the City Planner's letter dated February 11, 2015 shall be provided on revised plans for final staff approval prior to the zoning, comprehensive and/or building permits being issued for the project.
- (3) All required City and County permits shall be issued prior to beginning any construction activity at the site.
- (4) Any variation from the approved plans will require additional review and approval by the Department of Planning and Development and/or Planning Commission prior to any work being conducted at the site.

Upon calling the roll, the motion was approved unanimously.

SP-15-03-01; Donovan Elementary School - Expansion

The next item of business was an application, submitted by SHP, on behalf of the Lebanon City Schools, to construct a 21,680 sq. ft. classroom addition to Donovan Elementary School, located at 401 Justice Drive. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Murphy to approve the site plan for the 21,680 sq. ft. classroom addition to Donovan Elementary School, at 401 Justice Drive, subject to the following conditions:

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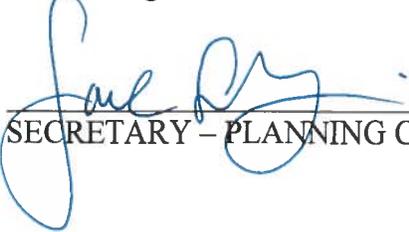
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- (1) All plan corrections as required in the City Planner's letter dated April 15, 2015, shall be provided on revised plans for final staff approval prior to the conditional use permit being issued for the project.
- (2) All required City and County permits shall be issued prior to beginning any construction activity at the site.
- (3) Any variation from the approved plans will require additional review and approval by the Department of Planning and Development and/or planning Commission prior to any work being conducted at the site.

OTHER BUSINESS

- (1) Staff noted that the following that there are five (5) applications for Certificates of Appropriateness: 432 E. Mulberry Street, Accessory Structure; 22 N. High Street, New Roof; 52 E. Mulberry Street, Replacement Windows; 48 E. Mulberry Street, and 15 N. Mechanic Street are owned by the same property owner and will be doing new facades.

There being no further business, the meeting was adjourned.



SECRETARY – PLANNING COMMISSION



CHAIRMAN – PLANNING COMMISSION