

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: March 17, 2015

TIME: 7:00 p.m.

Members present were Richard Fair, Kevin Glardon, Tom Miller, and Amy Brewer, Mayor, and Pat Clements, City Manager. Also present was Samuel L. Hill, City Planner.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the meeting of February 17, 2015.

Without objection the minutes were approved.

116 E. Main Street – Exterior Modification (Replacement Windows)

The next item of business was an application submitted by Kristen Ponchot to replace 24 windows on the structure located at 116 E. Main St. After staff summarized this agenda item, Mrs. Brewer thanked Mrs. Ponchot for continuing to invest in the community by restoring structures in the historic downtown. After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Miller to approve the Certificate of Appropriateness in order to allow the replacement of all 24 existing wood windows with double hung vinyl-sash windows 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 applicable permits shall be issued by the City of Lebanon and the Warren County Building Department 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-15-02-01 – Lebanon Junior High School – New Facility

The next item of business was an application submitted by SHP, on behalf of the Lebanon City Schools, to construct a new junior high school facility at 160 Miller Rd. After staff summarized this agenda item, there was discussion regarding the vehicular circulation patterns within the site. Ms. Allison McKenzie outlined the circulation patterns and assured the board that there will be no conflicts between cars, school busses or children. After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Miller to approve the site plan subject to the following conditions:

1. All plan corrections as required in the City Planner's letter dated March 10, 2015, shall be provided on revised plans for final staff approval prior to the zoning and building permits being issued for the project.
2. Approval of the Modified Landscape Plan with 186 trees and 448 shrubs.
3. All required City and County permits shall be issued prior to beginning installation and/or construction.

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.

Warren County Campus – Replat

The next item of business was a subdivision application submitted Mr. Mike Shadoan, on behalf of the Warren County Commissioners, for a replat to consolidate five parcels into a single lot of record at 550 Justice Dr. After staff summarized this agenda item, there was a brief discussion. After further discussion, a motion was made by Mr. Miller and seconded by Mrs. Brewer to recommend City Council approve the replat to consolidate five parcels into a single lot of record at 550 Justice Dr subject to the following conditions:

1. The replat 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.

Leathery Property – Variance Request (No Plat Required)

The next item of business was a City Staff initiated variance request to allow the City Engineer to approve a no plat required for splitting and recording two lots of record for the transfer of property north of Colony Square adjacent to Bowman Nature Preserve that runs along Bypass 48. After further discussion, a motion was made by Mrs. Brewer and seconded by Mr. Glardon to approve the variance to allow the City Engineer to approve a no plat required for splitting and recording two lots of record for the transfer of property subject to the following conditions:

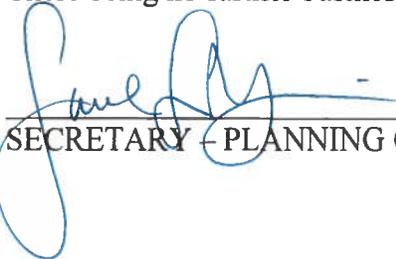
1. The survey shall be recorded within 60 days of approval by City Engineer.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINES

- (1) Staff noted that the following four (4) items will be on the April 21st agenda: 875 Covenant Way – Conditional Use (Site Improvements), 25 W. Silver St – Exterior Modifications (Replacement Windows), 120 & 130 N. Sycamore St – Exterior Modifications (New Roof) and Donovan Intermediate – Major Site Plan (Expansion).

There being no further business, the meeting was adjourned.



SECRETARY – PLANNING COMMISSION



CHAIRMAN – PLANNING COMMISSION