

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: May 19, 2015

TIME: 7:00 p.m.

Members present were Richard Fair, Michael Murphy, Kevin Glardon, Tom Miller, 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 April 21, 2015.

Without objection the minutes were approved.

CERTIFICATE OF APPROPRIATENESS - 432 E. Mulberry Street – Accessory Structure

The next item of business was an application, submitted by Michael Saracina, for a Certificate of Appropriateness to construct a 384 sq. ft. (15' x 24') accessory structure (detached garage) at the rear of the property at 432 E. Mulberry Street. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Miller to approve the Certificate of Appropriateness to construct the 384 sq. ft. detached garage, at 432 E. Mulberry Street, subject to the following conditions:

- (1) The proposed detached garage shall not be used as a residential dwelling or as the location of a commercial business.
- (2) Approval is contingent upon a variance being granted by the BZA for the detached garage to be setback 3 feet from the side (east) lot line.
- (3) 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.

Mrs. Brewer thanked the property owners for the investment they are making in the property.

CERTIFICATE OF APPROPRIATENESS - 22 N. High Street – New Roof

The next item of business was an application, submitted by Celeste and Nicholas Stark, for a Certificate of Appropriateness to allow the relining of box gutters and remove the existing rubber membrane from the lower roofs and replace with copper and add copper lining for the property at 22 N. High Street. After staff summarized this agenda item, a motion was made by Mr. Miller and seconded by Mrs. Brewer to approve the Certificate of Appropriateness to reline the box gutters and remove the existing rubber membrane from the lower roofs and replace with copper and add copper lining at 22 N. High Street, 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.

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- (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 – when you talk about investment in property this is just phenomenal. This is giving Mulberry Street some energy and vitality. The CBD is not just Broadway. This will be a show piece and bring more businesses. This is just exciting.

CERTIFICATE OF APPROPRIATENESS - 9 N. Mechanic Street – Facade

The next item of business was an application, submitted by Keith and Christine Lang, for a Certificate of Appropriateness to allow exterior modifications to the structure located at 9 N. Mechanic Street. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Miller, to approve the Certificate of Appropriateness, to allow exterior modification to the structure located at 9 N. Mechanic Street, be approved subject to the following conditions:

- (1) All required City and County permits shall be approved prior to beginning work on the structure.
- (2) 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.

CERTIFICATE OF APPROPRIATENESS - 22 S. Broadway – Facade

The next item of business was an application, submitted by Aaron Zwelling, for a Certificate of Appropriateness to allow replacement of the rear vestibule and to install a privacy fence around the rear yard for desired outdoor seating at 22 S. Broadway (Village Ice Cream Parlor). After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to approve the Certificate of Appropriateness, to replace the rear vestibule and to install a privacy fence around the rear yard for desired outdoor seating at 22 S. Broadway (Village Ice Cream Parlor), 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 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.

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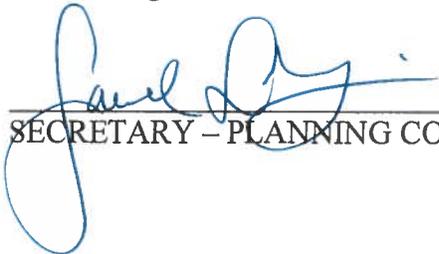
OTHER BUSINESS

- (1) Staff noted that the following items have been submitted for the June meeting:

576 Columbus Avenue – Subdivision Plat
576 Columbus Avenue – Site Plan

- (2) Mrs. Brewer said she will be out of town for the June meeting. Mr. Murphy said he will be out of town also.

There being no further business, the meeting was adjourned.



SECRETARY – PLANNING COMMISSION



CHAIRMAN – PLANNING COMMISSION