

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: September 15, 2015

TIME: 7:00 p.m.

Members present were Michael Murphy, Kevin Glardon, Amy Brewer, Mayor, and Pat Clements, City Manager. Absent were Richard Fair and Tom Miller. 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 August 18, 2015.

Without objection the minutes were approved.

CERTIFICATE OF APPROPRIATENESS – 23 N. Sycamore Street – Exterior Modifications

The next item of business was a Certificate of Appropriateness (COA) application submitted by Mr. and Mrs. Kreitzer to remove existing horizontal asbestos shingle siding and replace with 6" fiber cement horizontal siding; replace the existing windows with 1-over-1 vinyl windows and add new trim and sill; replace existing front and rear decks and add new 36" railing and columns; remove the front window and relocate a new entry door with sidelights; and remove large single window and door from deck and replace with new French door. After staff summarized this agenda item, Mr. Miller indicated this is a good project. Mrs. Brewer thanked the property owner for making an investment in the community and Mr. Murphy thanked the applicant for providing clear and descriptive drawings that were easy to understand the proposal. Mr. Fair asked if the property owners were aware of the floodplain/floodway on the property. Mrs. Kreitzer indicated they have been in the property for many years and was aware of the floodway/floodplain. Following the applicants response a motion was made by Mrs. Brewer and seconded by Mr. Miller to approve the COA, 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 refurbishments to the structure prior to beginning any related work.
2. All required City and County permits shall be issued prior to beginning installation and/or construction.
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.

Upon calling the roll, the motion was approved unanimously.

CERTIFICATE OF APPROPRIATENESS – 27 W. Mulberry Street – Exterior Modifications

The next item of business was a COA application submitted by Mr. Lavin to allow the installation of 71.36 square foot black canvas awning approximately 8 feet above the main entrance to the building at 27 W. Mulberry Street. After staff summarized this agenda item Mrs. Brewer indicated the owner has been making some wonderful improvements to the structure

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and looks forward to seeing the finished product. Following Mrs. Brewer's remarks, a motion was made by Mrs. Brewer and seconded by Mr. Miller to approve the COA, 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 refurbishments to the structure prior to beginning any related work.
2. All required City and County permits shall be issued prior to beginning installation and/or construction of the awning.
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.

Upon calling the roll, the motion was approved unanimously.

Old Fort Drive In Theater – Subdivision Plat

The next item of business was a subdivision application, submitted by Mr. Jeff Ellison (Ellison Surveying Inc), on behalf of Mr. Richard Oeder, for a final plat to split and reconfigure three separate lots of record, creating two separate lots at 760 & 764 Columbus Avenue. After staff summarized this agenda item, Mr. Miller asked if there was a way to avoid creating an additional nonconformity with the plat. Staff asked if Mr. Miller was referring to the Former Bowling Alley building showing a 5 ft setback from the side lot line. Mr. Miller concurred. Staff indicated the plat is for the sale of property only; however, the former Bowling Alley building will be demolished by the future property owner. In addition, the future property owner will replat the property to configure the property to suit their needs. Following staff's response, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to recommend that City Council accept the Subdivision plat for Old Fort Drive In Theater, subject to the following conditions:

1. All plan corrections as required in the City Planner's memo dated September 3, 2015 shall be provided on revised plans for final staff approval prior to being forwarded onto the City Council for review.
2. 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.
3. A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.
4. Portions of the new lots shall be rezoned to GC to prevent split-zoning.

Upon calling the roll, the motion was approved unanimously.

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### 764 Columbus Avenue – Zoning Map Amendment from GC/R-ICC/PO to GC

The next item of business was an application, submitted by Ms. Bonnie Kasik (Lebanon Ford), on behalf of Mr. Richard Oeder, for a zoning map amendment to the property located at 764 Columbus Avenue. After staff summarized this agenda item Mrs. Brewer indicated Lebanon Ford is a tremendous corporate user and the City wants to keep them here. This rezoning will allow for future growth at its existing site along the Columbus Avenue corridor. Following Mrs. Brewer's remarks, a motion was made by Mr. Miller and seconded by Mrs. Brewer, to recommend that City Council accept the zoning map amendment to rezone 8.8883 ± acres of property from GC/R-ICC (two-family)/PO to GC (general commercial) Zoning, based upon the following:

1. To prevent split-zoning of the developed property.

Upon calling the roll, the motion was unanimously approved.

### 1699 Deerfield Road – Zoning Map Amendment from R-1B to GC with a PUD Overlay

The next item of business was an application, submitted by Jim Voorhis (VSWC Architects), on behalf of The Countryside YMCA, for a zoning map amendment to the property located at 1699 Deerfield Road. The proposal is to rezone 120 acres of land from R-1B to GC with a PUD Overlay. After staff summarized this agenda item, Mr. Fair indicated he had concerns with such a large property adjacent to existing residential being rezoned to GC due to the types of uses permitted with the zone. Staff indicated the property is contiguous with GC to the south. Mr. Murphy stated a quarter of the property was contiguous; however, the property is contiguous on three sides with developed residential. Mr. Fair asked whether a PUD Overlay specific to signage could be placed on the existing zone. Staff indicated the Countryside YMCA is an indoor recreation facility and is not a permitted use under the existing zone. Based on the code, the use has to be permitted in the underlying zone in order to overlay a PUD. Mr. Fair indicated if the property were zoned GC a big box store or other large use could purchase the property and further develop the site. Staff concurred and added any new development would be subject to site plan review that would require buffering and other criteria to be met as a part of the reviews. If the standards are met there would not be a basis for denial of such a use. Mr. Fair then asked if the property could be split zoned. Staff responded the code does not allow split zoning on a property. Mr. Fair asked if conditions could be placed on the PUD that would limit the uses permitted at the site or prohibits the development of the back half of property. Staff answered, the board may place such conditions; however, the applicant would have to agree to the conditions and a legal review would be needed. Staff also stated they would prefer Mr. Mike Carroll (CEO Countryside YMCA) to step up to the podium and join the discussion. Mr. Carroll indicated the intent of the use of the property and did not foresee the Y property being sold in the future; however, he cannot predict what a future CEO or YMCA board members might do in the distant future. Mr. Murphy asked what other zoning districts are indoor recreational facilities permitted in. Staff responded PO, GC and CBD. Mr. Murphy and Mr. Fair indicated they would be supportive of the property being rezoned PO with a PUD Overlay to prevent a situation where more intense user could acquire the property and further develop it. Staff asked Mr. Carroll if he was okay with the idea. Mr. Carroll responded

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he was okay with the idea as long as it does not prohibit/hinder the YMCA for conducting business/functioning on the property. Mr. Carroll added he will have his consultant look into the matter; however, they did not want to prolong this anymore as they are behind schedule on future improvements that are tied to the map amendment being approved. The board indicated they did not wish to hold the applicant up any further. Following the discussion, a motion was made by Mr. Miller and seconded by Mr. Murphy, to recommend that City Council accept the zoning map amendment to rezone 120 ± acres of property from R-1 B to PO (professional office) with a PUD Overlay, based upon the following:

1. To place the indoor recreational use within an appropriate zone.

Upon calling the roll, the motion was unanimously approved.

### 1699 Deerfield Road—Regulating Plan

The next item of business was an application, submitted by Jim Voorhis (VSWC Architects), on behalf of The Countryside YMCA, for approval of the regulating plan specific to the signage package submitted as a part of the proposed map amendment at 1699 Deerfield Road. The proposal is to allow a maximum amount of permanent signage at the site; 8,710 S.F. in overall sign area. After staff summarized this agenda item, a motion was made by Mr. Miller and seconded by Mrs. Brewer, to approve the regulating plan, based upon the following:

1. The regulating plan is contingent upon the map amendment with a PUD Overlay being approved by the City Council.
2. The total amount of signage permitted for permanent signage shall not exceed 8,710 S.F. (7,750 S.F. of wall signage and 420 S.F. of ground-mounted signage) in overall sign area.
3. Any variation from the approved regulating plan will require additional review and approval by the Department of Planning and Development and/or the Planning Commission prior to any work being conducted at the site.
4. All required City and County permits shall be approved prior to conducting any work at the site.

Upon calling the roll, the motion was unanimously approved.

### OTHER BUSINESS

1. Work Session – LCNB Redevelopment Project – Staff indicated the applicant has requested a work session to receive some preliminary feedback on work in progress related to the potential site plan and architecture of a 45,000 S.F. office building. Mr. Bill Chester stepped up to the podium and introduced Mr. Tom Arends, architect who discussed the background behind the project. After a brief background overview, Mr. Arends rolled out a set of plans and the board members and audience members gathered around the table to view drawings. Mr. Arends discussed the comprehensive review of

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architecture within the Downtown that drawn from while creating the office concept. Mr. Murphy mentioned the concept was acceptable; however, there were some elements that needed to be further refined to completely comply with the code. Mr. Murphy also mentioned historic preservation is not about creating a building to “look” old; however, to draw from some elements but be differentiated through its design. Mr. Chester and Mr. Arends thanked the board for the feedback on the project. The board and audience members went back to their seats and Mr. Arends collected the plans.

2. Staff noted that the following items will be on the September 15th agenda:

- Lebanon Library –COA (Demolition)
- Countryside YMCA -Lot Consolidation
- 557 Chillicothe Ave -Map Amendment to GC 12 New St -Lot Consolidation
- 30 W. Main St -Exterior Modifications

There being no further business, the meeting was adjourned.

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SECRETARY – PLANNING COMMISSION

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CHAIRMAN – PLANNING COMMISSION