

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: August 18, 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 was Samuel L. Hill, City Planner and Stephen Kaiser, Council Member.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the meeting of July 27, 2015.

Without objection the minutes were approved.

CERTIFICATE OF APPROPRIATENESS – LCNB Redevelopment Project – Demolition of 11 Structures

The next item of business was a Certificate of Appropriateness (COA) application submitted by Bill Chester, on behalf of Bunnell Hill Development, to allow the demolition of eleven structures for the future redevelopment of the properties. After staff summarized this agenda item, the public hearing was opened at 7:07 p.m. No one spoke in favor or in opposition of the case. The public hearing was closed at 7:08 p.m. Mr. Miller asked what is going to happen with the services that were housed in the community center? Staff indicated it was understood the services being offered at the community center have been relocated to surrounding churches. Mrs. Brewer added there are discussions to provide additional services to help those that used the community centers resources. Mr. Fair asked if the buildings were occupied. Mr. Joe Kramer, the Schueler Group updated the board on the relocation efforts for the four remaining tenants in the apartment buildings at 120 and 130 N. Sycamore Street. Following Mr. Kramer's relocation update a motion was made by Mrs. Brewer and seconded by Mr. Glardon to approve the COA, subject to the following conditions:

1. All plan corrections as required in the City Planner's memo dated August 8, 2015 shall be provided on revised plans for final staff approval prior to permits being issued for demolition.
2. All required City and County permits shall be approved prior to demolishing the building.

Upon calling the roll, the motion was approved unanimously.

CERTIFICATE OF APPROPRIATENESS – 3 S. Broadway – Exterior Modifications

The next item of business was a COA application submitted by Carrie Kaufman, on behalf of Mr. and Mrs. Kaufman, to allow the replacement of five storefront windows, eight panels and the wood flooring at 3 S. Broadway. After staff summarized this agenda item Mrs. Brewer thanked the Kaufman's for continuing to invest in the community by making upgrades to the commercial building. Following Mrs. Brewers remarks, a motion was made by Mr. Miller and seconded by Mr. Murphy to approve the COA, subject to the following conditions:

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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 – 9 S. Broadway – Exterior Modifications

The next item of business was a COA application submitted by Mr. and Mrs. Shields to allow the removal of the existing brick veneer to expose the existing transom windows on the first floor of the structure; build wood sill and panels beneath the existing windows, and install wood window frames over existing aluminum frames at 9 S. Broadway. After staff summarized this agenda item Mr. Murphy asked what colors were planned to be used on the project. Staff indicated the applicant stated the colors would be similar to existing building colors. Mrs. Brewer indicated the owners are making some amazing renovations on the property and thanked them for making such investments in the community. 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.
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 – 320 N. Broadway – Exterior Modifications

The next item of business was a COA application submitted by David Scheiever to replace the existing deteriorating aluminum decorative railing with composite railings and add handrails and posts for the stairs leading up to the front porch. After staff summarized this agenda item Mrs. Brewer thanked Mr. Scheiever for making an investment in the community to improve the

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residential property. Following Mrs. Brewers remarks, a motion was made by Mr. Miller and seconded by Mr. Glardon 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.

OTHER BUSINES

1. Staff noted that the following items will be on the September 15<sup>th</sup> agenda:
  - Old Fort Subdivision – Lot Split (Columbus Avenue)
  - Countryside YMCA – Map Amendment to GC / PUD
  - Ford Dealership – Map Amendment to GC
  - 130 E. Main St – COA (Modification & Permit Extension)
  - 12 New St – Subdivision Plat (potential)

Mr. Fair and Mr. Miller apologized to the board and staff for missing the previous meeting.

Mrs. Brewer indicated that she is proud to be part of a great Planning Commission group and thanked the board members for all of their work.

There being no further business, the meeting was adjourned.

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SECRETARY – PLANNING COMMISSION

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CHAIRMAN – PLANNING COMMISSION