

CITY OF LEBANON PLANNING COMMISSION MINUTES

DATE: November 18, 2014

TIME: 7:00 p.m.

Members present were Richard Fair, Kevin Glardon, Michael Murphy, 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.

SWEARING IN OF NEW MEMBER

The first item of business was the swearing in of the newly appointed member, Tom Miller by Vice-Chairman Richard Fair.

ELECTION OF OFFICERS

The next order of business was the election of a Chairman and Vice-Chairman of Planning Commission.

A motion was made by Mrs. Brewer and seconded by Mr. Glardon, to nominate Richard Fair as Chairman of Planning Commission.

A motion was made by Mrs. Brewer and seconded by Mr. Glardon, to nominate Michael Murphy as Vice-Chairman of Planning Commission.

Mr. Fair was elected Chairman of Planning Commission and Mr. Murphy was elected Vice-Chairman of Planning Commission by affirmation.

CONSIDERATION OF MINUTES

The first order of business was the consideration of the minutes for the Special meeting of September 30, 2014.

Without objection the minutes were approved.

3 S. Broadway – Replacement Windows

The next item of business was an application submitted by Carrie Kaufman, on behalf of William & Mary Kaufman, for a Certificate of Appropriateness, for proposed major modifications to the property located at 3 S. Broadway, to replace six (6) existing wood window sashes with new double-pane 1-over-1, double hung vinyl-sash replacement windows, on the second floor of the north façade of the building facing W. Mulberry Street. After staff summarized this agenda item, there was discussion with Mr. Miller noting that “The Sons of Liberty” used to use the 3rd floor, and Mr. Murphy asking the property owner to pay close attention to the little details on the building and on the window trim (lugs) and on the dormers.

A motion was made by Mr. Miller and seconded by Mrs. Brewer to approve the Certificate of Appropriateness for 3 S. Broadway, to install vinyl replacement 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.

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- (2) All required City 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.

Mrs. Brewer thanked the Kaufman's for the financial investment they have made in the community.

Horseshoe Falls Section 4 – Replat of Lot 8066A

The next item of business was an application submitted by Donald Feathers, for a final plat for Horseshoe Falls Section 4, being a Replat of Lot 8066A of Horseshoe Falls Section 3, encompassing 0.1719 ± acres, and creating 2 lots. After staff summarized this agenda item, a motion was made by Mrs. Brewer and seconded by Mr. Glardon, to recommend that City Council accept the replat of Lot 8066A of Horseshoe Falls Section 4, creating Lot 8066-B and 8066-C, subject to the following conditions:

- (1) All corrections as required in the City Planner's letters dated November 13, 2014 shall be provided on revised plans for final staff approval prior to City Council 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. Failure to record the plat within the sixty (60) day timeframe will result in the approval expiring. Should the approval expire, the applicant shall be required to submit a new application for approval pursuant to the Subdivision Regulations.
- (3) A reproducible Mylar of the recorded plat shall be provided to the City of Lebanon.

Upon calling the roll, the motion was approved unanimously.

OTHER BUSINESS

- (1) Janis Skraucevs of 663 Carson Drive – he was given an assignment by Planning Commission to research the percent of renters in Lebanon and not the homeowners that vote is 60.7 %there are 28.9% rental units in Lebanonthe mass population that turn out to vote are homeowners and not renters.....would like to see a slow down in development of rental developments until the economy improves
- (2) Work session discussion – Micro Brewery/Brewpub proposed zoning text amendments. There has been inquiries regarding micro brewery's and brew pub's recently and staff would like to accommodate these requests in the zoning code with clear definitions of what they are and the required parking needed. There was

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- (3) discussion about manufacturing beer, who would police them, how big a barrel is (55 gals.), 15 barrel system, floor area of the establishment and of the production area, if it should be a Conditional Use Permit with a public hearing, etc. Mrs. Brewer noted that one is going next the Lucid Salon on Broadway and one is going in the Shoe Factory and that we need to get this going because they will be opening up really soon. She loves the diversity of bringing the right kind of people to downtown. Mr. Murphy this would bring the right kind of energy and right kind of people to the downtown. Mr. Clements noted that when he Googled this item there were several different definitions for barrels. He stated that we would need to have consistent treatment between the users.
- (4) Staff noted that there will be three (3) public hearings at the December meeting, Lebanon City Schools zoning map amendment, Countryside YMCA addition, and 8 S. High Street garage demolition. Also on the December agenda will be a certificate of appropriateness for 15 E. Main Street, exterior modification in the rear, and 114 E. Main Street for off-street parking for a new store and upstairs offices.
- (5) Mrs. Brewer discussed Dougie's Hangout to be located on Columbus Avenue.

There being no further business, the meeting was adjourned.

SECRETARY – PLANNING COMMISSION

CHAIRMAN – PLANNING COMMISSION