

LEBANON PLAN COMMISSION MEETING
MONDAY, NOVEMBER 17, 2008

TO: ALL COMMISSION MEMBERS
FROM: RECORDING SECRETARY
SUBJECT: MINUTES TO MEETING

Chairman Bob Waples called the meeting to order. Matt Jackson was absent from the meeting. Minutes from the October meeting were approved.

The first item on the agenda was Harris FLP/ Bob Harris requesting a 2 year extension for an approved Development Plan for the Arni's Parking lot on the lot west of 210 W. Washington Street (Arni's Restaurant). The Development Plan was approved by the Plan Commission on November 20, 2006 the ordinance requires that the plan be completed by November 20, 2008 (2 years after approval). Alex Koenig, City Planner presented a letter from Bob Harris stating his request for a 2 year extension for the proposed parking lot. The Development Plan application was approved by the Plan Commission on November 20, 2006 and he is given 2 years by the ordinance to complete the project. The project has not be started so Mr. Harris has requested the extension stating in his letter he would have the parking lot paved by the end of summer 2009 and the dumpster enclosure would be completed in 30 days. Staff would recommend giving the applicant until September 30, 2009 to complete all improvements on the project. Rick & Lana Hale with Mounts Flowers were present for the meeting and stated that they continue to have trash blowing onto their lot from the dumpsters at Arni's overflowing or the workers do not close the lid or other aspects and want the trash situation to be taken care of they do not want to wait 2 years to have this situation resolved. The paving on the other hand could wait until next summer to be completed since the winter weather would prohibit paving. In the summer the gravel lot created a dust storm. Jack Bland stated that he had a big problem with the extension; he is not in favor of granting extensions, he also knows that you cannot pave a lot when it is muddy and wet. Steve Large stated that the weather would prohibit paving but it could be completed by the end of July and that would allow plenty of time to complete the work. Keith Campbell asked if the lot could have some dust control done since it is creating a problem for the neighbors. Rick Hale stated that since winter is coming he didn't think the dust would be as big of a problem as in the summer but he is concerned about the continual trash problem. The ordinance allows a maximum of an additional 2 year extension. Keith Campbell made a motion to approve an extension of the Development Plan the dumpster screening must be completed in 30 days on or before December 18, 2008 and the paving, curbing, lighting and landscaping to be completed on or before July 31, 2009. Jack Bland seconded the motion. All members voted. Motion carries.

Charlie Campbell Director of Planning & Zoning Department stated that the office is looking into implementing a maintenance bond for Development Plan applications that would ensure the applicants finish the required work or the city could hire it done and use the money from the bond to do the work. Darren Chadd is looking into this process. The UDO does support the implementation of the bond. The second issue Charlie discussed was that the office is working on amendments to the UDO there are a lot of housekeeping issues that need to be taken care of and they are compiling lists from Ratio Architects, Darren Chadd, and the staff and will have those for you next year for recommendation to the City Council for adoption. The fee schedule will also be reviewed at this time to make any additions, corrections to comply with the UDO. The office is still working on the Banner for light poles and has formed a committee of community members to get together to discuss the possibilities for the City to begin this project. Any comments would be appreciated.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Bob Waples

Secretary, Jim McVey