

# REVISED TENTATIVE AGENDA

LEBANON PLAN COMMISSION MEETING  
MONDAY, JUNE 16, 2008  
401 S. MERIDIAN STREET  
MUNICIPAL BUILDING, COUNCIL CHAMBERS  
7:00 P.M.

## AGENDA

1. Huntington National Bank requesting Development Plan approval to construct a new drive thru facility to be located at 216-224 W. Main Street. This property is Zoned CB- Central Business. This property is in the Downtown Overlay District.  
The applicant received BZA approval on June 2, 2008 for:
  - a. Use Variance to operate a new drive thru facility as the principal use on the property.
  - b. Conditional Use to permit a parking lot that will serve the bank facility.
  - c. Variances for 1) waiving the requirement of a plan certification by a licensed landscape architect. 2) To permit curb cut within 150-feet of an intersection of a public right of way. 3) To permit a parking lot to be 5-feet from the public right of way. 4) Reduction in the required 4 stacking spaces for a drive thru lane to be 3 stacking spaces.
2. Gabriel Metals requesting Development Plan approval to operate a scrap metal processing and recycling business to be located at 616 Ransdell Road. This property is Zoned ID- Industrial District. This property is located in the Interstate Overlay District.  
The Applicant received BZA approval on May 5, 2008 for:
  - a. Use variance to operate a scrap metal processing and recycling operation.
  - b. Variance to permit outdoor storage of material to be stored in proper metal containers with no materials to be left or piled on the ground. No motor vehicles are to be accepted for storage or transfer.
3. Duke Realty Limited Partnership requesting recommendation to the City Council for voluntary annexation of 162.684- acres parcel adjacent to the Lebanon Business Park requesting zoning classification of PBI- Planned Business Industrial.
4. This applicant is requested to be continued until the July 21, 2008 meeting since the TAC committee has not completed the review of the proposed project. Kensington Crossing with Primary Plat application for a 21.17+- acre 70-lot single-family development to be located to the north of the proposed super Wal-Mart site, to the east of the railroad, and to the south of County Road 250 North. This property is Zoned MF-1.
5. Planning & Zoning Staff requesting Plan Commission recommendation to the City Council for amending specific section of the Unified Development Ordinance:
  - a. Section 7.7 (E) (2); Real Estate Signs
  - b. Section 4.9; MF Zoning Standards
  - c. 4.13 & 4.14; PBC & PBO Zoning Standards
  - d. 7.14 (A) (C); Fence setback requirements
  - e. 7.8 (J) (2) (d); Landscaping requirements

Cc: Rod Rose, The Reporter  
The Star  
Insight  
WIRE  
Channel 19  
Sun Times

