

LEBANON BOARD OF ZONING APPEALS
MONDAY, AUGUST 6, 2007

TO: ALL BOARD MEMBERS
FROM: RECORDING SECRETARY
SUBJECT: MIUNTES TO MEETING

Chairman Robert Duff called the meeting to order. All members were present for the meeting. Minutes from the July meeting were approved there were a few typos' that need to be corrected. The next scheduled BZA meeting will be o n Tuesday, September 4, 2007 at 7:00 p.m. since Labor Day is Monday.

The first item on the agenda was Jon Sheets with Sheets Auto Sales & Service requesting a Use Variance to permit an auto sales business to be located at 507 Indianapolis Avenue. This property is Zoned ID. This property is located in the Overlay District; which prohibits auto sales businesses. This comes with a favorable recommendation from the Plan Commission. Mr. Sheets stated that he would have 5 to 7 cars for sale on the lot this would be enough room to have vehicles drive through the lot and have customer parking and employee parking. Mr. Sheets has 1 employee and himself currently. While cars were being serviced they would be parked in the bays if cars were there over night they would be stored in the bays. Mr. Sheets has moved the dumpster to the north end of the building and enclosed the dumpster with privacy fence screening. Notice to neighboring property was given and proof of publication was given. Jim McVey made a motion to approve the Use Variance. Eugene Souders seconded the motion. Motion granted.

The second item on the agenda was Roy Gaha with a Use Variance requesting to permit an expansion of two additional storage units to be located at 2106 N. Lebanon Street. This property is in the Overlay District. This comes with a favorable recommendation from the Plan Commission. Mr. Gaha stated that there do exist storage units on the site he wishes to utilize the unoccupied space with more storage units. Mr. Gaha proposes to building 2 more buildings. 1 building would have approximately 13 units and the 2nd unit would have approximately 9 units. There would not be any additional parking needed since the site only generated approximately 4 vehicles a day they unload or load then drive away. Proof of publication and notice to neighboring property owners was given. Lyle Hunter made a motion to grant the Use Variance. Rob Bevington seconded the motion. Motion granted.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Robert Duff, Chairman

Lyle Hunter, Secretary