

LEBANON PLAN COMMISSION MEETING
MONDAY, APRIL 21, 2008

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

Chairman Bob Waples called the meeting to order. Minutes from the March meeting were approved. Lyle Hunter was absent from the meeting.

The first item on the agenda was Home National Bank requesting a Development Plan approval to construct a bank on 2.2-acre parcel at the northwest corner of County Road 250 North and N. State Road 39. This property is located in the Thoroughfare Overlay District. Kent Frandsen attorney for the bank was present for the meeting along with Gary Ladd engineer for the project. The project is planned to be on lot 1 of the property and future lot 2 does not have any plans at this time. The use would need to be small office or business use due to the size. Lot 1 received variance for lot size but the applicant did not get a variance on lot 2 planning staff and city attorney stated that the property would not be platted until both lots receive variances for lot size. Lot 1 is a 1.15-acre parcel; lot 2 is .8-acre parcel. Applicant has many permits and approvals for this project. Applicant is waiting on the INDOT permit for the entrance onto State Road 39; in addition there is Drainage and Storm Water approvals the applicant is waiting to receive. Notification to property owners and publication was submitted. A portion of the parking lot would be shared with lot 2 as well as an access easement from State Road 39. The neighbors to the north of the property Thomas & Norma Wyatt explained that they are concerned about the drainage effect on their property due to new construction. The property constantly has water standing in the ditch by the road and there is always water in the crawl space which makes the sump pump work all the time. Gary Ladd explained the terms of how the project has to store the water on site and how the water is release the new project will not affect the neighbors but it will also not solve the problems they currently have. Pete Fritz stated that the applicant has meet before TAC several times and has tried to comply with the ordinance the approval should be contingent on approvals from INDOT, Lebanon Storm Water and Boone County Drainage boards. Keith Campbell made a motion to approval the Development Plan contingent upon receiving the approvals needed from the other boards. Steve Large seconded the motion. Motion carries.

The second item on the agenda was Goodwill Stores requesting Development Plan approval to construct a retail store on 5.16-acres parcel to be located at 2480 N. Lebanon Street (the property located north of Carter Lumber). This property is Zoned PBC- Planned Business Commercial. This property is located in the Thoroughfare Overlay District. The applicant requests to be continued until the May19 Plan Commission meeting. Blaine Paul with Duke Construction was present for the meeting. Pete Fritz contracted planner for the city stated that the applicant met before TAC and at this meeting there were many issues that needed to be resolved, the applicant recently revised the plans in a major way and there just hasn't been enough time to thoroughly review the plans for compliance, and if they are going to need to change the plans again then that would also require review. The applicant also needs variance from the BZA that should be granted before approving the Development Plan. Pete stated he thought the applicant needed to be continued until the May 19 meeting to allow more time to work through the plans. Blaine Paul stated that the site is a little over 5-acres and is very low the site will require fill to be brought in. The property will come in a one lot and future plans may require the applicant to split the lot and sell the back portion of the land to a retail development. Applicant is proposing not to install sidewalks which they will have to receive a variance for. Blaine stated that neither the site to the north or to the south had sidewalks nor the sidewalks would lead to nowhere. The bank lot to the north will have sidewalks and WalMart plans to install sidewalks so there will be future sidewalks in this area if you do not install them now then the city will be responsible in the future to do so. The building material is planned to be smooth pre cast

at the top and the bottom will look like stone but it will be textured pre cast. The applicant has submitted for a driveway permit through INDOT and is waiting for response. The applicant stated they would be back next month with more information.

The third item on the agenda was the Plan Commission to give a recommendation to the City Council for updating the fee schedule for the Lebanon Planning & Zoning Administrative Office. Charlie Campbell presented the fee schedule. The permit fee schedule changes are set up to help reflect some of the cost that new construction and development bring expenses to the city. These are based on review of planning staff or for permit review. The job of our department is to review the fees annually and make changes as they are necessary. A committee was formed from the last meeting consisting of Bob Waples, Keith Campbell, Jim McVey and Bruce Pauley with the BZA. The committee met twice for a total of four hours to come up with fees that are presented to the commission. Steve Large stated that he was concerned about a few of the new fees he didn't see the city should charge for such as a reroof permit, it was discussed and changes that a reroof permit would be a separate fee and only \$25.00. Jack Bland made a motion to send a favorable recommendation to the City Council. Emmadell Sturgis seconded the motion. Motion carries.

Charlie Campbell wanted to discuss a couple of issues that have come up with the new UDO ordinance and wanted the Plan Commission to look over the information that Charlie pasted out and wants to discuss this next month to try to make some realistic changes.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Robert Waples

Secretary, Jim McVey