

LEBANON BOARD OF ZONING APPEALS MEETING  
MONDAY, JUNE 2, 2008

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

Chairman Bob Duff called the meeting to order. Minutes from the May meeting were approved. All members were present for the meeting.

The first item on the agenda was Hendrickson USA LLC. Requesting a Variance to create and maintain additional trailer staging areas to the north and west of the building. This property is located at 180 Mount Zion Road, in the Lebanon Business Park. This property is Zoned PBI- Planned Business Industrial. The zoning district does not permit outdoor storage. Kent Frandsen attorney for the applicant was present for the meeting. The applicant is requesting to create an area for outdoor storage of trailers. The trailers would be set and the product would be stored in the trailers until they are full to be shipped out. The area would be done in 3 phases. Phase 1 would have 5 trailers, phase 2 would have 11 trailers, and phase 3 would have 11 trailers. Outside storage is not allowed in this zoning district. The applicant is prepared to screen the staging area; there is currently a large mount on the north side of the property that is currently screening the property. There is also to the west of the property an abandoned railroad track that is much higher than the property that has a natural screen. The applicant proposes to create a mount with landscaping on the south side of the property which; a portion of the property can be seen from I-65. Charlie Campbell with the Planning & Zoning Office stated that he would not object to the staging area if the applicant would be interested in installing a 2-foot tall berm along 120-feet of the area to be used for staging with 8 foot tall trees and bushes that would create an opaque screen. Notice to neighbors and notice was published for the meeting. Kent Frandsen stated that he did not have authority to approve screening type and did not receive confirmation from the applicant on what they would be willing to install. Bruce Pauley made a motion to continue the meeting until July 7, 2008 to come back with a detailed landscape buffer that would be installed. Rob Bevington seconded the motion. Motion carries.

The second item on the agenda was Huntington National Bank requesting 1) Conditional Use approval to permit a parking lot that will serve bank facility. 2) Use Variance to construct and operate a new bank drive thru facility as a principal use on the lot. 3) Variance for: a) Waive the requirement of a plan certification by a licensed landscape architect. b) To permit curb cuts within 150-feet of an intersection of a public right of way. c) To permit a parking lot within 10-feet of a public right of way. d) Reduction in the required four stacking spaces for a drive thru lane. This property is located at 216& 224 W. Main Street (the property is directly to the west of the existing Hunting Bank location). This property is in the Downtown Overlay District. This property is Zoned CB-Central Business. Kent Frandsen attorney for the applicant was present for the meeting. Julie Grubbs with National City Bank and Marc with Baxter Engineering were present for the meeting. The bank has purchased the old Richard Bennett furniture building and is in the process of demolition the building to construct a new drive thru facility on this lot and create a new parking lot for the existing ATM site. The zoning does not allow a drive thru facility as a principal use and since it is on its own lot would be a principal use, the same is for the parking lot as a principal use on the property. The code states that drive thru lanes must have 4 stacking spaces the site is restrictive and there is only room for 3 stacking spaces. The proposed driveway out onto W. Main Street from the ATM machine is required to 30-feet wide the applicant proposes to make the driveway 33-feet wide. The proposed driveway will be within 120-feet of a public right of way. The applicant is requesting to waive the requirement to have a licensed landscape architect design the plans and allow the contracted landscaper to create the plan as well as physically install the plantings. The applicant would prefer to have a monument sign on the lot 20 square foot sign that would be posted on the west corner of the property in a landscaped area. The

downtown overlay district does not allow a monument sign. The preferred sign is a post sign to be more integrated with residential and commercial signs, as well as the size of post signs are smaller than monuments signs are allowed. The applicant stated that all of the signs on the lot would look alike be the same color and material. Notice for the meeting was published and notice to neighbors was given. Charlie Campbell stated that most of the requests are required if the board sees that a drive thru facility is allowed in at this location. Charlie stated he was not in favor of the sign he would not support a variance to differ from the type of sign allowed in this area. The size of the sign meets the requirement it is the type of sign proposed that does not meet the requirement. Comments from the audience: Charlotte Beck stated that she was concerned that the alley would be one way and that it would not allow access to the Laundromat off of Washington Street. The NS alley would be a one way could not turn into alley from Main Street but could turn into alley from Washington Street. The parking lot would have access into the alley and could turn south out onto Main Street. Jeff Beck owns the Key Bank building and parking lot across the street; he stated that he thought it would be a good idea to allow bank signage to indicate where the designated parking lot was so merchants would not use his lot for that purpose. George Piper made a motion to continue the signage Variance until July 7, 2008 meeting to allow more time to gather information. Jim McVey seconded the motion. All members approve to accept the application. Motion carries. George Piper made a motion to approve the Conditional Use application to permit construct of a parking lot. Rob Bevington seconded the motion. Motion carries. Jim McVey made the motion to approve the Use Variance to permit a drive thru facility. Bruce Pauley seconded the motion. All members vote to accept the application. Motion carries. George Piper made a motion to approve the Variance to waive the requirement of certified landscape architect. Bruce Pauley seconded the motion. Motion carries. All members vote to approve. Motion carries. Rob Bevington made a motion to approve the Variance to allow a curb cut within 120-feet of a public right of way. Bruce Pauley seconded the motion. All members vote to approve. Motion carries. George Piper made a motion to approve the Variance to allow the parking lot to be within 5-feet of the public right of way. Bruce Pauley seconded the motion. All members vote to approve. Motion carries. Bruce Pauley made a motion to approve the Variance to reduce the stacking requirement from 4 spaces to 3 spaces. Rob Bevington seconded the motion. All members vote to approve. Motion carries. George Piper made a motion to approve the Variance to increase the driveway width for the drive thru lane exiting onto W. Main Street from 30-feet to be no more 33-feet. Jim McVey seconded the motion. All members vote to approve. Motion carries.

The third item on the agenda was Lebanon Board of Zoning Appeals to adopt Rules of Procedures. Darren Chadd City Attorney prepared revised rules form the last meeting as advised by the board. Darren Chadd, city attorney stated that he had made the necessary changes from the last meeting in regards to typo's and the word advisory as part of the title to the BZA will be removed. Many changes will take place such as having a signup sheet for anyone wishing to speak. The voting will not be done by roll call, and any commitments that the applicant states in the application must be in writing and recorded as proof of approval. Jim McVey made a motion to approve the rules. Rob Bevington seconded the motion. All members voted to accept. Motion carries.

Meeting Adjourned.

Submitted by Recording Secretary  
Kristi Spencer

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Chairman, Robert A. Duff

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Secretary, Jim McVey