

LEBANON BOARD OF ZONING APPEALS MEETING
MONDAY, JULY 7, 2008

TO: All Board Members
FROM: Recording Secretary
SUBJECT: Minutes to Meeting

Chairman Robert Duff called the meeting to order. All members were present for the meeting. Minutes to the June meeting were approved.

The first item on the agenda was continued agenda item from the June meeting. Hendrickson USA LLC requesting Variance to permit to create and maintain additional trailer staging areas to the north and the west of the building. This property is located at 180 Mt. Zion Road in the Lebanon Business Park. The property is zoned PB- Planned Business Industrial. Lark Robertson, materials manager for Hendrickson was present for the meeting. Charlie Campbell stated that he has been working with the applicant to find a compromise to the landscaping design around the proposed storage area. The applicant proposes to plant evergreen trees every 16-foot on center and the trees would be 9 to 10-feet tall at planting. The planting area would extend from the building north about 120-feet and east about 60-feet around the storage area, the screen would not extend to the property line. Mr. Robertson stated that if necessary the landscaping could be taken to the property line. At a maximum there would be 30-36 trailers stored on the property. The finished product would be stored in the trailers until they were shipped out. No comments from the audience. George Piper made a motion to approve the variance request contingent upon the approval from Charlie Campbell in regard to the planting height be 9-10 feet, the trees to be planted 16-feet on center, and that the trees will adequately screen the storage area. Jim McVey seconded the motion. All members voted to approve the request. Motion carries.

The second item on the agenda was Freedom Church requesting Conditional Use application to permit office use, services and classes to be located at 126 W. Washington Street. This property is Zoned CB- Central Business. This property is located in the Downtown Overlay District. Shane Frazier, lead pastor for the church was present for the meeting. Charlie Campbell stated that he reviewed the permitted uses for the location and a community center is permitted which is defined as: a meeting place where people living in the same community and their guests may carry on cultural, recreational, or social activities, but a church requires a conditional use to permit the operations. Mainly the building would be used for student ministries, no traditional church services would be held at this location. The church rents space at another location for services. The hours would be in the evening mostly Wednesday evenings and on the weekends. There will be offices for the pastor and associate pastor in the building. The church would be renting the space temporarily on a monthly basis if the property owner was to sell the property then the church would have to relocate. Some interior renovations of a restroom facility and adding a wall for office space. Comments from the audience: Dennis Williams was present for the meeting representing G&W Properties a neighboring property owner and stated that the owners did not have a problem with the church occupying the building but was worried about what effect the church would have on the liquor license for Arni's restaurant. Shane Frazier stated that he has not spoke to the owner of Arni's but did send a certified letter to the owner, but was friends with the manager Rodney and stated he know the church was looking to occupy the building and stated that he never expressed any concerns with it. Jim McVey stated that he did not see a problem with the use and it would not be a determinate to the health, safety or welfare of the neighborhood and moved to approve the conditional use request. Bruce Pauley seconded the motion. All members voted to approve the request. Motion carries.

Meeting Adjourned.

Submitted By Recording Secretary
Kristi Spencer

Chairman, Robert Duff

Secretary, Rob Bevington