

LEBANON BOARD OF ZONING APPEALS MEETING
MONDAY, FEBRUARY 5, 2007

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 December meeting were approved.

The first item on the agenda was the election of 2007 officers. Current officers are Chairman, Robert Duff; Vice-Chairman, Eugene Souders; Secretary, Lyle Hunter. Jim McVey made a motion to retain all current officers for this year. Rob Bevington seconded the motion. Motion granted.

The second item on the agenda was Harris FLP requesting a Conditional Use approved to construct a parking lot for Arni's Restaurant to be located in the vacant lot to the west of Arni's. This property is Zoned CB. This comes with a favorable recommendation from the Plan Commission. Chris Badger with Badger Engineering presented plans. Arni's purchased the vacant lot so their customers can park closer to the building and off the street. The parking downtown is a problem and they would like to relieve some of that from having their customer's park in the lot. This lot will have 21 parking spaces with 1 handicap space and 3 motorcycle spaces. The parking spaces will be standard 9'x18'. The lot will be blacktopped as soon as the weather allows. The entrances will be off of the north and west alley. The dumpster will be enclosed in a privacy fence to prevent trash from flying around and to conceal the dumpsters from State Road 39. The alley is wide enough to allow two vehicles to pass through. Notice to neighbors and proof of publication was given. Jim McVey made a motion to grant the Conditional Use. Lyle Hunter seconded the motion. Motion granted.

The third item on the agenda was JR Promotions LLC requesting a Conditional Use to place a billboard sign to be installed in Ransdall Park Lot 22 and along I-65. Also requesting a 35-foot front setback Variance. The setback requirement from I-65 is 60-feet the sign is 25-feet from the interstate. This is Zoned ID. This comes with a favorable recommendation from the Plan Commission. Richard Sprague with JR Promotions presented plans for the new billboard sign. The current sign on the site will be removed and a new single pole double-faced sign will be installed. The current sign is about 25 years old and is not in good condition. The new sign will be 672 sq. ft. 40 tall and 48 sq. ft. The zoning code stated that billboard signs must be 1,000 feet apart and the sign to the north is 1,154 feet away and the sign to the south is about 1,015 feet away. The reason they need the setback variance is when you are traveling north on I-65 the railroad overpass is in the way and you cannot see the sign. They have received state approval for the sign. Notice to neighbors and proof of publication was given. Eugene

Souders made a motion to grant the Conditional Use and Variance. Rob Bevington seconded. Motion granted.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Robert Duff

Secretary, Lyle Hunter