

LEBANON PLAN COMMISSION MEETING
MONDAY, AUGUST 20, 2007

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

Chairman Bill Stuteville called the meeting to order. All members were present. Minutes to the July meeting were approved.

The first item on the agenda was Drury Mortuary requesting approval for a Development Plan application. The proposed business will be a mortuary to be located at 2400 N. Lebanon Street (the old Godby Furniture store). The business will construct a new parking lot to the north of the existing building. This property is in the Overlay District; which requires a Development Plan application to be submitted. Mathew Drury, John Lepperd, and David Brandenburg were present for the meeting. David Brandenburg presented plans for the mortuary. The plan is to demolish the interior and renovate the building to accommodate two chapels. The estimated number of people for one year is 100 funerals with 125 people per funeral. They will be constructing a new parking lot and adding landscaping to the north of the building. The current entrance off of State Road 39 will be changed there will be a new entrance to the north where there is already a curb cut and the current entrance will be an exit only and down sized. The existing entrance to the back of the property will remain. They will be adding landscaping to the parking area. The pole sign will have to be removed and replaced next to the main entrance per INDOT recommendation. The applicant thought they should have approval from INDOY about 10 days after they The applicant appeared before the drainage board at 5:00 p.m. the calculations and plans were submitted to Christopher Burke Engineers for review no comments have come back at this time. Bob Waples has reviewed the erosion control plan and it looks fine. The building is about 14,000sq. ft. The exterior of the building will be concrete block and brick. The property currently is on a septic tank that will be removed and they will hook onto city sanitary services. The building will have a sprinkler system. The trash will be kept inside they do not believe they will have enough trash for a dumpster they will set the trash out the day the trash will be collected. Jerry Trapp abstains from voting. Jack Bland made a motion to grant the Development Plan application contingent upon receiving approval from the Storm Water Board and INDOT for permits. Mayor Acton seconded the motion. Motion carries.

The second item on the agenda was Surplus City requesting a 4-foot height variance to permit a pole sign to be installed at 510 Indianapolis Avenue. This property is Zoned ID. Pole signs are not permitted in the ID zoning classification. Jerry Tuck a representative for Surplus City was present for the meeting. Mr. Tuck presented that the sign would be 12-feet tall and he felt that this would allow traffic to be able to see under the sign so the sign would not obstruct traffic. The sign would be internally light. The sign would be located 27-feet from the curb. There are other pole signs in this area and the majority of the signs were pole signs. Mr. Tuck stated he thought it would like out of character to have a monument sign. Mayor Acton asked if they granted the variance would they pave

their parking lot? Mr. Tuck did not know if they would do that he stated they would do their best. Emmadell Sturgis stated that she felt that she wants to go be our ordinances stipulations and start cleaning up this corridor even though there are other pole signs it doesn't mean they look or are the best for this area. Will be sign have landscaping around it? Kristi Spencer with the Building Inspector's Office stated that the sign is not permitted in the ID zoning classification. The permitted height for a monument sign is 8-feet in height that sign will be set back out of the right of way, and Mr. Tuck stated that the sign will be professionally made. Jackie Turner with Ratio Architects stated that pole signs are not the type of thing that an individual business needs on main thoroughfares in many communities they have monument signs for businesses. For multi tenant use a pole sign may be needed. The signage is a major concern in thoroughfares and should be considered when granting a variance for something that may be there another 20-30 years. Mr. Tuck said it would. Bob Waples wants to see a plan showing that. Bob Waples made a motion to table this agenda item until the September 17 meeting to come back with more detailed plans. Jim McVey seconded the motion. Motion carries.

The third item on the agenda was Storage One/ Roy Gaha requesting Development Plan approval to construct additional storage units to be located at 2106 N. Lebanon Street. This is Zoned PB. This property is in the Overlay District. This agenda item was continued until the September 17,2007 meeting.

Ratio architects presenting plans to adopt General Rules of Procedures for the Plan Commission. Jackie Turner with Ratio Architects was present for the meeting. City Attorney Larry Giddings was not present for the meeting. The members had some questions regarding the voting of the commission. Mayor Acton stated that he wanted Larry Giddings to review the Procedures and give his interpretation. This item was tabled until the September 17, 2007 meeting.

The fifth item on the agenda was WalMart Stores Inc. with a project update on the proposed plans for the WalMart Super Center to be located at 2438 N. Lebanon Street. Kent Frandsen attorney for the applicant was present for the meeting. Currently WalMart is still working with INDOT officials to come to a solution that the neighbors will be happy with. The plans were not ready for the meeting and the applicant would like to be tabled until the September 17, 2007 meeting. Jack Bland made a motion to table the agenda item. Jim McVey seconded the motion. Motion carries.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Bill Stuteville

Secretary, Jim McVey