

LEBANON PLAN COMMISSION MEETING  
MONDAY, JULY 16, 2007

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

Chairman Bill Stuteville called the meeting to order. Minutes from the June meeting were approved with one correction. Mayor Acton and Larry Giddings were absent from the meeting.

The first item on the agenda was tabled agenda item from the June meeting Jon Sheets Sheets Auto Sales & Service requesting a Use Variance to permit and auto sales business to be located at 507 Indianapolis Avenue. This property is Zoned ID. This property is in the Overlay District. Jon Sheets was present for the meeting. Mr. Sheets stated that since the last meeting he has made a site plan of the property were he proposes 4 customer parking spaces, 2 employee parking spaces, and 8 spaces for auto sales. Mr. Sheets has moved the dumpster to the north end of the building and screened it with an opaque fence. He has painted the front of the building and also cleaned up all the over growth of weeds on the property and planted new landscaping on the corner of Elm Street and Indianapolis Avenue. The business will consist of 10% sales and 90% of service. Mr. Sheets also plans in 1 year to replace the sidewalks in front of the building. Jackie Turner City planner with Ratio Architects stated that even though the applicant did not need to provide a Development Plan this is still an excluded use in the overlay district and should give a statement and appearance of what the community wants to see at those entranceways. Jack Bland stated that Mr. Sheets makes every effort to keep the properties in good condition that he is in and he has also tried to comply at this location. Jerry Trapp made a motion to send a favorable recommendation to the BZA. Jack Bland seconded the motion. Emmadell Sturgis opposes. Motion carries.

The second item on the agenda was Roy Gaha with a Use Variance requesting to permit an expansion of two additional storage units to be located at 2106 N. Lebanon Street. This property is Zoned ID. This property is in the Overlay District. Mr. Gaha was present for the meeting. Jackie Turner contracted planner for the city with Ratio Architects stated that Mr. Gaha attended a TAC meeting on June 26, 2007 and at that time Ms. Turner recommended that Mr. Gaha seek the Use Variance to allow the storage buildings before he went forward with the Development Plan process. Mr. Gaha's property is in the overlay district. This property is Zoned PB. Storage units are an excluded use in the overlay district. Staff is not supportive of additional storage buildings in this location along a main thoroughfare in the community and very visible to that thoroughfare. Mr. Gaha stated that he currently has 25 storage units that were built in the mid 1990's. The new ordinance that was adopted does not allow this use. There is no other use that would be fit this property this would be the same use and the property would look the same from Lebanon Street. The same material would be used on the new buildings, as the existing it would be block structure. The Development Plan is not ready to be reviewed and approved there are still several outstanding issues that need to be

resolved. They will have to come back to the next meeting for approval. Jim McVey made a motion to send a favorable recommendation to the BZA. Seconded by Jack Bland. Bob Waples, Emmadell Sturgis and Keith Campbell opposed the motion. Jim McVey, Bill Stuteville, Jim Nelson, Jack Bland, and Jerry Trapp approved the motion. Motion carries.

The third item on the agenda was Wal-Mart Stores East L.P. requesting Development Plan approval to construct a 156,000 sq. ft. super center on 20.3 acre parcel to be located to the west of the existing building also requesting waivers to permit parking in the front yard, to permit the maximum height of the light poles to be 28', foundation plantings, driveway to be 10' front residential boundary line. Also requesting Variances for 39' variance for the distance from any shopping center paved areas from adjacent residentially zoned property, 14' landscape buffer along the property line adjacent to residentially zoned property, and to allow downspouts and roof drains to be connected into private storm drainage system proposed. This property is Zoned PB. This property is in the Overlay District. Kent Frandsen attorney for Wal-Mart was present for the meeting. Jackie Tuner with Ratio Architects stated that there are still several unresolved issues that need to be completed before the Development Plan is completed she would request this agenda item be tabled until the next meeting to have time to resolve some of the issues. Kent Frandsen stated that he was in agreement to request tabling until the August meeting but he did want to present the project to the Plan Commission. WalMart site is a 34-acre site, which includes the 20-acres they just purchased and rezoned for the new store to be built on. The propose building will be 156,000 sq. ft. There will be a new entrance reconstructed off of State Road 39 and Frontier Drive. A stoplight is proposed for this intersection, and a median, which is still under review with regard to the length of the median. It is an INDOT plan to update State Road 39 and the median is part of this upgrade and to create a better traffic flow pattern, based on future construction planned for this area. There will be three lanes on Frontier Drive a right, left and continue straight with a grass median between the east bound and west bound traffic. The Big Lots and Tractor Supply entrance off of State Road 39 will be moved and realigned with Frontier Drive. The new proposed east west drive from Frontier Drive along the south property line is proposed to be a public street. Kent Frandsen stated that he would like for the Plan Commission to send a recommendation tonight to the BZA for the variance requests to allow the project to continue to move forward. There is still a piece of property on Frontier Drive that Wal-Mart needs to purchase and has not done at this time. There is a lift station currently on Frontier Drive to the east of Shaker Square that will remain. Comments from the audience: Mary Dickerson 2101 Garfield Street, stated that she would request that the variances not be voted on tonight since there are several residents who wanted to be at this meeting but were not aware of it, and the vote would effect the homeowners. William Rollbeck owner of the Shell gas station on State Road 39 N. stated that he was very concerned about the median and the access in and out of his station, he feels that to would greatly change his business and wanted to know why they couldn't use another road. Mr. Rollbeck stated he didn't have enough time to review the plans for other comments. Ed West with Net Tech computers stated that he feels that the median and change of road plans on Frontier Drive will damage his business. He stated that he feels the reconstruction of Frontier Drive is an accident

waiting to happen. Kathy Holmes a customer of Shell gas station stated that there is an existing light on St. Rd. 39 N. into this property why couldn't they use this light. The access at the light is not owned by Wal-Mart a private company owns it and they do not have any right of way on this access. Doug Gendren with INDOT stated that INDOT is looking into the traffic safety of the community and free and safe traffic flow with the information provided that there will be future plans for residential growth to the north and south of the proposed Wal-Mart and with the current traffic in this area it does warrant a median and traffic light. INDOT is still working with Wal-Mart on the details for the median. Jackie Turner with Ratio Architects stated that this is one of the biggest projects that has come to Lebanon and we should take a comprehensive approach to the review of this project and table this item until August when more information is available. Keith Campbell made a motion to table the Development Plan. Emmadell Sturgis seconded the motion. Motion carries. Keith Campbell made a motion to table the variance request. Jim McVey seconded the motion. Motion carries.

Witham Memorial Hospital requesting Development Plan approval for a new medical office building addition of 96,138 sq. ft. This property is located at 2605 N. Lebanon Street. This property is Zoned PB. This property is in the Overlay District. Adam DeHart with Keeler Webb Associates engineer for the project was present for the meeting. Jackie Turner with Ratio Architects stated that originally Pete Fritz did the review for this project but he is on vacation and this applicant has been before the TAC committee. The property appeared to be half on PB and half on SF-2 zoning designations the applicant provided today information showing that the entire parcel was rezoned to PB. Ratio received revised plans today for the project but did not have time to review them before the meeting. There are still outstanding issues with the project. Adam DeHart stated that the project would be a medical office building addition on the northeast side of the existing building. This would be a 3-story addition and parking lot extension for phase 1 of the project. The entrance from Crown Pointe Boulevard will be expanded and used for the site as well as the existing entrances from Anderson Lane and State Road 39 North. The property to the east is zoned SF-2 so the required buffering will have to be met, along with the landscaping around the property. There is a helicopter pad planned for the east side of the property by the emergency room entrance that would be used about 4 times a year. Witham is not requesting any waivers or variances at this time. Comments from the audience: Steve Schandt 2522 Finch Boulevard, stated he thought that there should be more landscaping between the Hospital and the pond to Tradewinds subdivision to screen the parking lot and to keep trash out of the yards of the neighbors, there should be a temporary fence installed during construction time to keep the trash confined. Mike Basey 2506 Finch Boulevard neighbor concerned about the location of the helicopter pad being so close to the residential homes, would the helicopter cause structural problems for the homes. Kathy Holmes lives on State Road 39 first house north of Crown Pointe Boulevard stated that the traffic congestion on to State Road 39 has increased and adding an additional entrance into the hospital from Crown Pointe would even make the traffic worse. Has a traffic study been completed for this intersection and she would like to see it. Will new sidewalks be installed on Crown Pointe Boulevard? Randy Carter lives on Finch Boulevard stated that there is a large amount of trash that blows from the hospital into Tradewinds subdivision and they should

clean it up more and keep the pond clean. Greg Parks lives on Finch Boulevard there should be a landscaping mound around the helicopter pad to keep some of the light from glaring and so it is not as noticeable. The only lights on the helicopter pad would be the soft blue lights for landing purposes. Rene Carter stated that she thought it would be a good idea to add a traffic light at Crown Pointe Boulevard and St. Rd. 39 N to help with traffic flow. Keith Campbell made a motion to approve the Development Plan with the stipulations that Storm Water Board approve the plan, staff completes and approves the revisions of the Development Plan, and the helicopter pad be excluded from the plan at this time. Jack Bland 2<sup>nd</sup> the motion. Motion carries.

Jackie Turner with Ratio Architects to discuss the General Rules of Procedures for the Plan Commission. Larry Giddings is not at this meeting and we need to verify if he has approved the document. Some items need to be looked and revised before the next plan commission meeting.

Meeting Adjourned.

Submitted by Recording Secretary  
Kristi Spencer

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Chairman, Bill Stuteville

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Secretary, Jim McVey