

LEBANON PLAN COMMISSION MEETING
MONDAY, MARCH 17, 2008

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

Chairman Bob Waples called the meeting to order. All members were present. Minutes from the February meeting were approved.

The first item on the agenda was continued agenda item from the February meeting. Chuck Hunt Auction Services requesting a Use Variance to permit outside storage of small commercial trailers. This property is located at 845 Indianapolis Avenue. This property is Zoned ID- Industrial District. This property is located in the Thoroughfare Overlay District. This agenda item is to be forwarded to the Board of Zoning Appeals with a recommendation. Chuck Hunt was present for the meeting. Chuck Hunt owns the property and is going to use the building to store items that he uses in his auction business. Along with the auction businesses Mr. Hunt uses trailers to haul and store some of the auctioned items. Outside storage is not permitted so Mr. Hunt is seeking a variance. Mr. Hunt is proposing to plant a flower bed in the front of the building and has looked into adding greenery to the property to screen the trailers. Jack Bland stated that he had been by the property today and asked what the pick- up truck was being stored on the property for. Mr. Hunt stated that the truck belongs to an employee, and the truck had broken down; the employee was to have it moved by the weekend. Mr. Hunt stated that his business would not be open every day; there would not be employees there every day either. Bob Waples asked what their plans were for the sanitary line. The property is on a septic and needs to be hooked up to the city sanitary. Mr. Hunt said he planned to do that this summer. The dumpster is currently located in the front of the building and can be seen from Indianapolis Avenue. Mr. Hunt discussed moving the dumpster but said that other people were using it and filling it at night when it was behind the building, so he would look into enclosing the dumpster. Emmadell Sturgis stated that she wanted a plan in place on paper not just Mr. Hunt talking about it. Kevin Krulik stated that he did see how the site could accommodate screening the trailers from all directions on Spencer Avenue and Indianapolis Avenue. Charlie Campbell stated that the reason Mr. Hunt has to appear before the city is because the storing of the trailers otherwise Mr. Hunt would not have to do anything to operate his business at this location. Darren Chadd stated that the commission could send a recommendation for the type of screening, with conditions or send an unfavorable recommendation to the BZA. Steve Large made a motion to send a favorable recommendation to the BZA with the condition that Mr. Hunt provides a plan for screening the trailers. Jack Bland seconded the motion. A vote was taken. Emmadell Sturgis, approve; Steve Large, approve; Keith Campbell, oppose; Jim McVey, approve; Kevin Krulik, oppose; Jack Bland, approve; Lyle Hunter, approve; Matt Jackson, oppose. Motion carries.

The second item on the agenda was the Plan Commission to establish a Plat Committee. Charlie Campbell stated that in the Unified Development Ordinance is stated that the Plan Commission can appoint a plat committee. The plat committee can over see and decide on minor, administrative plats, and secondary plats so they do not have to come before the Plan Commission for approval. The Plan Commission needs to appoint 3 to 5 members who cannot be City employees. The Plan Commission needs to vote on if they want to establish a plat committee, if they want it to be 3 or 5 members, and if they do who wants to be on it. One member is a person from staff and the others are Plan Commission

members. Kevin Krulik and Matt Jackson volunteered for the position. Steve Large made a motion to appoint three members and the members would be staff, Kevin Krulik and Matt Jackson. Keith Campbell seconded the motion. Motion carries.

The third item on the agenda was amending the City of Lebanon Planning & Zoning Department Fee schedule. This agenda item is forwarded to the City Council with a recommendation. Charlie Campbell stated that the fee schedule is to be updated annually. The current fee schedule was adopted in 1997. This is just the start to the process. Staff has met and looked at other community's fees and compared what they charge. We are looking for input on the fees we would consider having a meeting to discuss the fees. Bob Waples, Steve Large, Keith Campbell, and Jim McVey volunteered to sit in on the meeting to go over the fee schedule.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Robert Waples

Secretary, Jim McVey