

LEBANON PLAN COMMISSION MEETING  
MONDAY, MAY 19, 2008

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

Bob Waples called the meeting to order. Minutes from the April meeting were approved. Steve Large, Emmadell Sturgis, Jack Bland and Matt Jackson were absent from the meeting.

The first item on the agenda was the Goodwill Store requesting Development Plan approval for a new business to be located at 2480 N. Lebanon Street. This property is Zoned PBC- Planned Business Commercial. This property is in the Thoroughfare Overlay District. The applicant received BZA approval for variance on May 5, 2008 for exceeding the 50% of parking in the front yard, required plantings adjacent to the building, required façade recesses and projections, required textured pre-cast concrete façade instead of smooth, and required 75% transparent front façade. Blaine Paul with Duke Construction was present for the meeting. Goodwill Stores went before the BZA the first of the month and received five variances for the project. The BZA stated how important it is to require sidewalks from developers at the time of construction so it is part of the original plan. Pete Fritz with Ratio Architects contracted planner for the city, stated that the site still needs about 12 trees, the sidewalk access on the site is only a stripped area and needs to be raised with curbs to provide safe pedestrian access. The site still needs INDOT permit for expanding the driveway, and they need storm water board approval. Keith Campbell stated that he wanted the project to follow the same standards for the sidewalks in the area. Blaine Paul stated that the driveway access is proposed to be 30-feet wide which allows for two lanes per INDOT standards. The project is planned to start July 1, 2008. The site is one parcel and future plans are to split the lot and sell the back portion for development. The plan should show future extension of the sidewalk to accommodate the development on the west side of the lot. No comments from the audience. Keith Campbell made a motion to approve the Development Plan with the stipulations that they receive INDOT permit approval, Storm Water Board approval, amend the plans to provide the correct amount of landscaping and correct the sidewalk to provide proper access as required. Jim McVey seconded the motion. Motion carries.

The second item on the agenda was Bruce Donaldson with Barnes & Thornburg presenting an amendment to the Resolution to expand the economic development area in the Lebanon Business Park. Mr. Donaldson stated that he was the attorney for the Lebanon Redevelopment Commission and they are proposing a supplement to the Lebanon Industrial Park TIF district. The Plan Commission had appointed a TIF district in the park in the mid 1990's and since this time the park has expanded also annexing another 500 plus acres into the city for commercial and industrial growth. The Plan Commission must approve the resolution and send a favorable recommendation to the City Council to approve the new TIF districts. Darren Chadd read the Resolution. Keith Campbell made a motion to approve the resolution and send a favorable recommendation to the city council. Jim McVey seconded the motion. Motion carries.

The third item on the agenda was Planning & Zoning staff requesting plan commission recommendation to the city council for amending specific sections in the Unified Development Ordinance: Section 7.7 (E) (2); Real estate signs, section 4.9; MF zoning standards, 4.13&4.14, PBC & PBO zoning standards, 7.14 (A) (C); fence setback requirements, and 7.8 (J) (2) (d); landscaping requirements. The new UDO is a great tool that our office uses on a daily basis now a few months into using the ordinance there are a few regulations that need to be corrected because they are too

restrictive. Bob Waples stated that he thought setting up a committee to look into this matter and meet outside of the meeting would be great and to bring those recommendations back at the June meeting.

The fourth item on the agenda was Gabriel Metals Properties requesting Development Plan approval to operate a scrap metal processing and recycling operation to be located at 616 Ransdell Road. This property is Zoned ID- Industrial District. This property is in the Interstate Overlay District. Applicant requests to be continued until the June 16, 2008 meeting.

The fifth item on the agenda was Charlie Campbell Planning staff. Charlie stated that he had taken the proposed fee schedule to the city council and the council wanted to amend on section that requires festivals to pay for a permit. Charlie amended this section made the item its own section and has no fee associated with the permit. The permit will also include all vendors associated with the festivals, so the individual vendors would not be required to pull their own permit it would be the responsibility of the committee hosting the festivals to receive the permit. Jim McVey made a motion to send a favorable recommendation to the city council to amend the festivals section of the fee schedule. Lyle Hunter seconded the motion. Motion carries.

David Sines in the audience stated that he had other business to discuss with the Plan Commission. Mr. Sines was concerned about the TIF district that the Plan Commission voted on; he had some questions but was not asked for comments from the audience during this agenda item. Mr. Sines asked if the district only included the business park, he stated that he thought the land had to be fiscally touching to expand the districts. Bob Waples stated that they are connecting the south along the park and trying to connect to the newly annexed area on State Road 39. The Council meeting is going to be May 27, 2008 to discuss this matter in a public meeting.

Meeting Adjourned.

Submitted by Recording Secretary  
Kristi Spencer

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Chairman, Bob Waples

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Secretary, Jim McVey