

LEBANON PLAN COMMISSION MEETING
MONDAY, JUNE 16, 2008

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

Chairman Bob Waples called the meeting to order. All members were present for the meeting. Minutes from the May 19 meeting were approved. Minutes from the Special meeting on May 27 were approved.

The first item on the agenda was Huntington National Bank requesting Development Plan approval to construct a new drive thru facility to be located at 216-224 W. Main Street. This property is Zoned CB- Central business. This property is in the Downtown Overlay District. The applicant received BZA approval on June 2, 2008 for a) use Variance to operate a new drive thru facility as the principal use on the property. b) Conditional Use to permit a parking lot that will serve the bank facility. c) Variance for 1) waiving the requirement of a plan certification by a licensed landscape architects. 2) To permit curb cut within 150-feet of an intersection. 3) To permit a parking lot to be within 5-feet from a public right of way. 4) Reduction in the required 4 stacking spaces for a drive thru lane to be 3 stacking spaces. Kent Frandsen attorney for the applicant was present for the meeting. The proposed site will be a drive thru and ATM banking facility. There will be 3 drive thru bays, the facility will be a remote site with tubes piped over the alley into the main bank building. The bank will ask for air easements from the City Council at the next scheduled meeting. There will be a drive out onto W. Main Street from the drive thru lanes, one out access from the parking lot area and the alley is proposed to be a one way that would filter onto W. Main Street. There will also be a in and out on N. West Street. Public notice to the paper and neighbors was given. The bank has eliminated the entrance from Main Street into the facility they feel this will help with congestion on the street. Pete Fritz with Ratio Architects was present for the meeting. Pete stated that there were six outstanding items that needed to be addressed if these items were addressed then the staff would approve plans. Keith Campbell made a motion to approve contingent upon revising the plans to meet the six outstanding items and staff approves the plans. Jack Bland seconded the motion. Steve Large and Kevin Krulik oppose the motion. Motion carries.

The second item on the agenda was Gabriel Metals requesting Development Plan approval to operate a scrap metal processing and recycling business to be located at 616 Ransdell Road. This property is Zoned ID- Industrial District. This property is located in the Interstate Overlay District. The applicant received BZA approval on May 5, 2008 for: a) Use Variance to operate a scrap metal processing and recycling operation. b) Variance to permit outdoor of material to be stored in proper metal containers with no materials to be left or piled on the ground. No motor vehicles are to be accepted for storage or transfer. Kent Frandsen attorney for the applicant was present for the meeting. The proposed site is the old Roadway Express property on Ransdell Road. Mr. McKinney proposes to use the existing building and place 4 40-yard roll off dumpsters at the site for larger scrap metals recycling. Mr. McKinney plans for this facility to be a transfer station and not hold materials on the site for a long period of time. There would not be any materials sorted and laid on the ground everything would be kept in a container. The facility would not accept any vehicles. The site would have an 8-foot fence around the property with a 2-foot mound and landscaping around the site. The hours of the business would be from 8-5 Monday to Friday and on Saturday 8-12. Mr. McKinney stated that the site should not add any additional noise to the area. The businesses would not generate fumes. Steve Large made a motion to continue the agenda item until the July 21 meeting so that TAC can review for compliance of the code. Jim McVey seconded the motion. Motion carries.

The third item on the agenda was Duke Realty Limited Partnership requesting recommendation to the City Council for voluntary annexation of 162.684- acre parcel adjacent to the Lebanon Business Park requesting zoning classification of PBI- Planned Business Industrial. Blaine Paul and Jay Archer with Duke Realty were present for the meeting. The proposed land is owned by Duke and they are requesting voluntary annexation And zoning classification to be designated the same as the Lebanon Business Park of PBI- Planned Business Industrial. The annexation is part of a phased plan also included in the plans is an extension of the CSX rail spur and extension of Purity Drive. Pete Fritz with Ratio Architects stated that his staff report was only for the recommendation of zoning classification and not to the annexation; staff would recommend the PBI- Planned Business Industrial since it would be consistent with the zoning of the surrounding properties in the park. Comments from the audience; David Sines asked if this meeting was only for zoning classification and regarding the annexation. The Plan Commission only gives a recommendation for zoning in regards to annexation. Wanda Krug lives on Middle Jamestown road and has for 25 years is concerned about the new rail spur and the proposed ground being annexed is extremely close to her property, this would be right in her back yard. Jim McVey made a motion to the City Council with a PBI- Planned Business Industrial zoning classification. Matt Jackson seconded the motion. Motion carries.

The fourth item on the agenda was Kensington Crossing with Primary Plat application for a 21.17 + acre 70-lot single family development to be located to the north of the proposed super WalMart site, to the east of the railroad, and to the south of County Road 250 North. This Property is Zoned MF-1. The applicant has requested to be continued until the July 21, 2008 meeting since TAC committee has not completed the review of the project.

The fifth item on the agenda was Charlie Campbell with the Planning & Zoning staff requesting Plan Commission recommendation to the City Council for amending specific sections of the Unified Development Ordinance: a) section 7.7 (E) (2) Real estate signs; section 4.9 MF zoning standards; 4.13 & 4.14 PBC and PBO zoning standards; 7.14 (A) (C) fence setback requirements; 7.8 (J) (2) (d) landscaping requirements. Charlie stated that from last month's meeting a committee was formed from the members that met on June 5, to resolve some of the code issues. Real estate signs so not allow for different size signs if the property is commercial or residential, because of the height requirements the ordinance does not allow the typical sign you see century 21 use, these changes would allow commercial and multifamily lots for sale to have 15 sq. ft. sign and to be 6-feet in height. Residential signs would be allowed 4 ½ -feet tall and 6 sq. ft. The MF zoning standards would be changed to consider what we are calling Infill development in existing residential areas. This would allow a single lot in the MF zoning to construct a residential home on the lot that was compatible to the neighborhood. Changing the PBC, and PBO zoning standards to allow minimum lot size to be 0 instead of 1.5-acres and allow the development standards to restrict the lot size. A new permit that is being enforced this year is a fence permit. Permits for fences is based on the fact that the neighbors are not sure where property lines are or maybe there is a dispute over this area and a fence is placed in error, and also to keep fences out of utility easements with approval from the Utilities. Proposed change to add a setback requirement for fences to be set off the property line 3-feet. The last matter is based on landscaping issues that may be more restrictive and are not working as well as planned so they should be changed from requiring every 180 feet there should be a shade tree to every 240 feet allowing for a shade tree. Jack Bland made a motion to send a favorable recommendation to the City Council for adoption. Emmadell Sturgis seconded the motion. Motion carries.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Robert Waples

Secretary, Jim McVey