

LEBANON PLAN COMMISSION MEETING
MONDAY, AUGUST 18, 2008

TO: All Commission Members
From: Recording Secretary
Subject: Minutes to Meeting

Chairman Bob Waples called the meeting to order. Jim McVey and Jack Bland were absent from the meeting. Minutes from the July meeting were approved.

The first item on the agenda was United States Cold Storage Facility requesting Development Plan approval for an office and refrigerated warehouse to be located at 415 S. Mt. Zion Road, in the Lebanon Business Park at the extension of Purity Drive and on the south side of Mt. Zion Road, on 38.010-acre parcel. This property is Zoned PBI- Planned Business Industrial. The applicant received several Variances and a Conditional Use from the Board of Zoning Appeals on June 26. Conditional Use to permit exterior trailer staging at designated locations on the property. Variances for permission to allow truck parking between the hours of 10:00 p.m. and 7:00 a.m., increase the maximum building height for the phase three structure up to 80-feet; eliminate the need for pedestrian sidewalks along Mt. Zion Road and/or Purity Drive, allow required plantings for street and loading buffers along Mt. Zion Road and Purity Drive to be combined into one 20-foot buffer yard and within the setback, allow perimeter parking buffer along Mt. Zion Road to be within the setback, allow a type D landscape buffer without inclusion of an opaque fence or berm, permit loading areas between the building and the new Purity Drive, permit the security fence to be of consistent height with a black coated vinyl chain link fence with barbed wire along the top, permit a monument sign of up to 125 square feet in size. Blaine Paul with Duke Construction was present for the meeting. Blaine explained that the project is for a freezer distribution center that will be constructed in three phases. Phase 1 will be 200,000 sq. ft, phase 2 will be 183,000 sq. ft. and phase 3 will be 183,000 sq. ft. The property will have two curb cuts on eon Mt. Zion Road and the other on Purity Drive. A future extension of the CSX railroad will be extended to the site. Purity Drive will be extended to the south past Mt. Zion Road to the site as well. Duke has met with CSX submitted plans for review and received comments back they are in the process of making corrections and resubmitting for approval. There will be a monument sign at the entrance on Mt. Zion Road and wall mounted signage on the building. There will be a chain link barbed wire fence around the perimeter of the property for security purposes which are part of the federal guidelines the company must do. No comments from the audience. Steve Large made a motion to approve the Development Plan. Emmadell Sturgis seconded the motion. Motion carries.

The second item on the agenda was the Boone County YMCA requesting Development Plan approval and Primary Plat approval to construct a family health and fitness center on 6.56-acre parcel located on the Witham Health Services Campus at 2605 N. Lebanon Street. This property is Zoned PBC- Planned Business Commercial. Adam DeHart with Keeler Webb engineering firm representing the project was present for the meeting. The proposed building will be a 37,000 sq. ft. fitness center. The project will be located on about 6-acres of Witham Memorial Hospital campus. The facility will have a 4 lane pool, multi-purpose rooms, basketball court, offices and locker rooms. There will be a section of the building operated and used by Witham for a therapy pool. There is area designated for expansion in the future. The project received Storm Water Board approval at the meeting tonight. There is proposed lighting on the building as well as in the parking lot. There will be the YMCA logo sing on the front of the building and the Witham sign on the north side of the building at their entrance. Pete Fritz with Ratio Architects planner for the city stated that he would recommend approval of the plans with the stipulation that a few minor changes be corrected on the plans and a separate plat be submitted for the project. Comments from the audience: Heather Knell wanted to know if there would be a bike rack and that there should be and that the YMCA should provide locks for the bikes. There will be a bike rack at the front door entrance. Mike Hatke neighbor who lives in

Countryside subdivision wanted to know how far the project would be from the subdivision. The site is about 800-feet from the land that is agricultural the hospital plans to keep this land to farm out. Steve Large made a motion to approve the Primary Plat and the Development Plan application with the stipulation that the comments from Ratio to be corrected. Keith Campbell seconded the motion. Motion carried.

Meeting Adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Bob Waples

Secretary, Jim McVey