

LEBANON PLAN COMMISSION MEETING  
MONDAY, SEPTEMBER 15, 2008

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

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

The first item on the agenda was Triton Development requesting a Secondary Plat approval for Kensington Crossing Subdivision to be located on the south side of County Road 250 North and to the east of the railroad tracks and to the north of the proposed Wal-Mart Supercenter site. Michael Andreoli attorney for the petitioner was present for the meeting with Jim VanNess with Triton Development and Bill Bryant with Stoepelwerth & Associates engineering firm working on the project. The subdivision received Primary Plat approval for 70 lots. There will be three phases to the development. Phase 1 will have 24 lots that will be located at the entrance off of County Road 250 North. The sidewalk proposed along 250 North will be installed with the 1<sup>st</sup> phase of development. Pete Fritz with Ratio Architects was present for the meeting and stated that they had reviewed the covenants and secondary plat for phase 1 and gives a favorable recommendation to the PB to approve the plat. Triton Development explained that section 1 development would not be at the Akers property, but they would be doing site grading and have met with Mr. Akers to mark the trees that will remain and will be removed. Bill Bryant has spoke to Jackie with Ratio Architects and stated that they would be making the changes in the staff report. The covenants will allow property owners to install their own fences. Approved fence material is vinyl, coated chain link, rod iron, and treated wood. Fence cannot be installed in the utility easements so the fences would be about 80-feet from 350 North. Comments from the audience: no comments from the audience. Jim McVey made a motion to approve the secondary plat. Keith Campbell seconded the motion. All members approved the motion. Motion carries.

The second item on the agenda was Menards Secondary Plat for signatures. The mylar plat was submitted and reviewed by Ratio Architects and approved. The Primary Plat was approved. No changes had been made from the Primary Plat to the Secondary Plat. Bob Waples and Jim McVey signed the plat.

The third item on the agenda was Other Business, at this time Charlie Campbell presented an amendment to the sign ordinance for temporary signs. The Planning department has had several requests from organizations in the community to place yard cards that advertise special events in yards through the city. The current ordinance only allows 3 days for the signs to be posted. Charlie proposes increasing the time to 30 days to be consistent with the political sign advertisement. There are a lot of organizations that would also like to display banners for their events and this is a strict policy in the ordinance as well only allowing the banners to be placed on the side of a building for 30 days a lot of the organizations do not have a building to place the banners on. Charlie stated that there is already a provision in the sign ordinance to use ornamental banners on light poles the only thing we would need to do is come up with specific guidelines in regards to size, time limits, locations, and who would install and remove signs from the light poles. Charlie asked the PC members to think about the requested changes and come up with some comments for next month meeting.

Meeting Adjourned.

Submitted by Recording Secretary  
Kristi Spencer

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Chairman, Bob Waples

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Secretary, Jim McVey