

LEBANON PLAN COMMISSION MEETING
MONDAY, DECEMBER 17, 2007

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

Chairman Bill Stuteville called the meeting to order. Jack Bland was absent from the meeting. Minutes from the November meeting were approved.

The first item on the agenda was Dennis D'Amico requesting a Use Variance to operate a professional office for CPA services to be located at 403 N. Lebanon Street (in the old Senior Services office). This property is Zoned MF-1. Joe Spate with Carpenter Realtors was present to present the application for the petitioner. The applicant is requesting to use the property for his CPA business. There would be two employees. There are currently 3 parking spaces for customers. Jerry Trapp made a motion to send a favorable recommendation to the BZA. Steve Large seconded the motion. Motion carries.

The second item on the agenda was Daniels Business Park-West South Street Storage requesting Development Plan approval for the use of bulk storage and warehousing located at 1519 W. South Street. This is Zoned ID. Paul Kruse and Bill Daniels were present for the meeting. Mr. Daniels owns both warehouse buildings and has operated his business out of 1515 W. South Street for about 3 to 4 years. Mr. Daniels just bought the building located at 1519 W. South Street for additional storage space. Mr. Daniels long-term plans for the entire site are to develop the land into a commercial retail development. This plan will include demolishing the two buildings for the development site. Bob Waples asked if the building would remain at 40 degrees and Mr. Kruse said that they would. The Fire Department would inspect the buildings on a yearly basis. Keith Campbell stated that he thought there should be a limit on the Development Plan of three years. Bob Waples made a motion to grant the Development Plan application for a time limit of 3 years of which the plan will expire and the applicant must come back before the Plan Commission. Jim McVey seconded the motion. Motion carries.

The third item on the agenda was Gabriel Metals Properties LLC requesting Development Plan approval and Rezoning for the property located at 1014 & 1016 W. Main Street. The property located at 1014 W. Main Street is Zoned NB, the property located 1016 W. Main Street is Zoned PB. Requesting Rezoning to "ID" Industrial District. Kent Frandsen and Matt McKinney were present for the meeting. Pete Fritz with Ratio Architects stated that the applicant appeared before TAC on December 11 with the request for rezoning both properties to ID, and with the alley vacation of the north south alley that lies between the buildings. The first property Mr. McKinney has used for about 6-8 months for his business with a Use Variance application that has worked out well for the neighbors and the applicant. To change the zoning classification would open the permitted uses up for a lot of uses that are not compatible with residential as well as this property lies within the Overlay District and it would not meet the comprehensive plan to have ID on the main thoroughfare. Staff would recommend instead of the rezone to grant a use variance. The alley vacation restricts access to the neighbor to the north. Staff has not heard from any neighbors that the alley vacation is ok with them and the applicant should provide this. Kent Frandsen stated that there are several of Industrial uses to the north along Patterson that do keep in line with the request for rezoning. This business is an enclosed recycling metal that has been operating without any serious problems. The buildings have been used in the past for multi

industrial businesses. Mayor Acton stated that he has observed Mr. McKinney's business and the property and thinks that he has done a great job of keeping the property cleaned up and that the business is an asset to the community but he doesn't feel that it is the right zoning classification for this area in case the property ever sold it could be used for more industrial uses. Bob Waples agreed he stated that it should be a use variance and the alley vacation would need a utility easement since there is a sanitary sewer that lies within the alley. Matt McKinney stated that the reason for the rezoning application is that the surrounding businesses are industrial and he felt that this would be consistent zoning for the area. The buildings exist and many of the previous uses were industrial. Suzie Maines Boyet stated that she works for the Lebanon School Corporation and that Mr. McKinney has contributed many good assets to the schools and is a dedicated member of the community who gives back to the community. Kent Frandsen stated that he would request a recommendation for the Use Variance application but he would still like the commission to vote on the rezoning application. Keith Campbell made an unfavorable recommendation to the City Council for Rezoning the property to ID. Jim McVey seconded the motion. Keith Campbell made a favorable recommendation to the BZA for a Use Variance for the property. Mayor Acton seconded. Motion carries.

The fourth item on the agenda was Marc Imboden requesting a Use Variance application to allow a studio, greenhouse, and work shop out of his detached out building located at 645 W. Noble Street. This is Zoned SF-2. Mr. Imboden stated that he is a professional songwriter that wants to do an addition for his own personal use of a recording studio that would be sound proof and also for his wife to have an area for a greenhouse, workshop and craft area. There would install a bathroom in this area. Mayor Acton made a motion to grant a favorable recommendation to the BZA. Jim McVey seconded the motion. Motion carries.

The fifth item on the agenda was Menards requesting a Development Plan approval for a 34.4-acre parcel to be developed for retail sales use located on Sam Ralston Road. This property is Zoned PB. The applicant requested to be tabled until the January meeting.

The sixth item on the agenda was K&M Holdings Inc. requesting a Variance to permit outdoor storage of petroleum tanks that will be screened and landscaped. This property is Zoned ID. The applicant has requested to be tabled until the January meeting.

Meeting adjourned.

Submitted by Recording Secretary
Kristi Spencer

Chairman, Bill Stuteville

Secretary, Jim McVey