

LEBANON PLAN COMMISSION MEETING
MONDAY, NOVEMBER 19, 2007

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

Chairman Bill Stuteville called the meeting to order. Bob Waples was absent from the meeting. Minutes from the October meeting were approved. Steve Large is a new member of the Plan Commission replacing Emmadell Sturgis from the City Council appointment.

The first item on the agenda was Ratio Architects presenting the Adoption Draft of the Lebanon Unified Development Ordinance. Jackie Turner and Pete Fritz contracted planners for the city presented revisions from the previous meeting to be incorporated into the UDO and the zoning map that incorporates the current boundary lines. The Plan Commission will forward with a recommendation to the City Council for final approval. Steve Large made a recommendation to send a favorable recommendation to the City Council. Jack Bland seconded the motion. Motion carries.

The second item on the agenda was Joseph Plewa requesting a Use Variance to allow professional office for counseling services. This property is located at 610 N. Lebanon Street. This is Zoned MF-1. Mr. Plewa was present for the meeting. Mr. Plewa has operated a counseling service in Lebanon since 1999 he is currently located in an office behind Burger King. Mr. Plewa would provide family, adolescence, court ordered, and marriage counseling for Boone County. Mr. Plewa has arranged to use Mr. Jerry Tansells parking lot that is located to the west of the building for additional parking spaces if needed. Mr. Plewa proposes to use the same sign on the property just replace the facing. Keith Campbell made a favorable recommendation to the BZA. Steve Large seconded the motion. Motion carries.

The third item on the agenda was Boone County Senior Services requesting a Variance to allow off site signage to be located at the intersection of Crown Pointe Drive and N. State Road 39. This is Zoned PB. Chuck and Sue Ritz were present for the meeting. Mr. Ritz proposed a 24 sq. ft. sign to be located to the east of the existing Crown Pointe sign that already exists. The sign design will be compatible not exactly the same but extremely close. It appears as though the proposed sign would be blocking the house to the north. The neighbor that lives in the house to the north was present for the meeting and stated that she didn't have a problem with the sign unless it would be light because the current sign is light and shine into her property. Mr. Ritz stated that the sign would not be light. Jerry Trapp stated he thought the signs should be the exact same design. Mr. Ritz stated that it would be difficult since there are two different sign contractors doing the signs. Jackie Turner with Ratio Architects stated that since this is an area that is experiencing growth it would be in the best interest of the developer to create a multi tenant sign for the entire development, so it does not create several signs in the boulevard along a prominent corridor. Crown Pointe Drive is a dedicated street. Jim

McVey made a motion to table this item until the December 17th meeting and for the petitioner to meet with Crown Pointe to come up with an alternative to multiple signs on the lot. Jerry Trapp seconded the motion. Motion carries.

The fourth item on the agenda was WalMart Super Center requesting a Primary Plan approval for the WalMart village Northwest. Kent Frandsen and Nick Burress were present for the meeting. There are five proposed lots lot 1 would be where super WalMart is located and the 4 other lots will be out lots for retail use. The east-west drive is a private drive that will be maintained by WalMart. Mayor Acton made a motion to approve the primary plat. Jim McVey seconded the motion. Motion carries.

The fifth item on the agenda was LW Enterprises LLC and American Health Network of Indiana requesting a Rezoning application from SF-1 to PB. This property is located at 504 W. Camp Street. Kent Frandsen was present for the meeting. There are three parcels that American Health owns on W. Camp Street. All buildings are used for medical office use. The petitioner has some future plans for the entire site but currently they are requesting rezoning to permit additional signage for the property to better identify the services they offer. The property to the north is Zoned PB and most recently the Walgreen's site was rezoned PB to allow for the retail use. There are two parcels to the east on Camp Street that are not included in this application for rezoning, they are Witham Hospital and Boone County offices. The sites would remain SF-1. Public notice and notification to neighboring property owners was given. The Building Inspector's Office will contact both Boone County Commissioners and Witham Hospital in regards to rezoning the two parcels to PB. Jack Bland made a motion to send a favorable recommendation to the City Council. Mayor Acton seconded the motion. Motion carries.

The sixth item on the agenda was Daniels Business Park- West South Street Storage requesting a Use Variance application to permit inside storage of surplus inventory and equipment. This property is located at 1515 & 1519 W. South Street. This property is Zoned ID. Paul Kruse, Jerry Alexander and Bill Daniels were present for the meeting. ID zoning classification does not allow warehousing and bulk storage. Mr. Kruse stated that there are two properties that Mr. Daniels owns that need a Use Variance the first property Mr. Daniels has owned and operated storage out of for 4 years. The second building Mr. Daniels purchased a few months ago and starting moving inventory into the building. The Building Inspector's Office was notified of the purchase and contacted Surplus City of the requirements. The entire site is a 24-acre parcel that Mr. Daniels plans to develop into a retail development in the future. Neither building will have any outdoor storage. Both buildings have dock access that will be used for loading and unloading product. There will not be any signage on the property. There will be no change in drainage to the site. The expected deliveries a month would be 8-10, and the amount of pick up's a month would be 4-5. Mr. Daniels has future plans for the entire 24-acre parcel in the future somewhere between 2-5 years depending on development growth. The existing buildings would be demolished. Mr. Daniels is proposing to have a retail business subdivision. The commission agreed that the applicant must have a Development Plan for the existing use of the two properties back into the Plan Commission for approval by

the January meeting. Jack Bland made a favorable recommendation for the Use Variance application for both properties to the BZA. Jim McVey seconded the motion. Motion carries.

Meeting Adjourned.

Submitted By Recording Secretary
Kristi Spencer
