

## **Plan Commission Meeting Minutes**

**Monday, September 21, 2020**

**To:** All Commission Members

**From:** Recording Secretary

**Subject:** Minutes to Meeting

### **Call to Order**

Chairman Keith Campbell called the September 21<sup>st</sup>, 2020 Planning Commission Meeting to order at 7:00pm in the Lebanon Municipal Building.

### **Roll Call**

Noted presence of a quorum. Members present included Keith Campbell, Ashley Paddack, Kevin Krulik, Brian Tandy, Dan Bashor, Laurie Gross, Jeremy Lollar, Ali Mullen, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary, Also present, Rob Schein Krieg DeVault LLC.

**Absent Member:** John Lasley

### **Approval of Minutes**

Kevin Krulik made a motion to approve meeting minutes from August 17<sup>th</sup>, 2020. Brian Tandy seconded the motion a vote of 8-0 were in favor.

### **Old Business**

### **New Business**

**Docket #20-32:** Duke Realty requesting Development Plan approval for a new proposed building in the Lebanon Business Park. The facility will be approximately 615,000 square feet.

Ben Bontrager gave an overview of the project.

Keith Campbell ask for questions, there were none.

Nathan Harris with Duke Reality 8711 River Crossing Boulevard, Indianapolis, IN spoke of the building to developed on this property.

Keith Campbell opens and closes the public portion of the hearing.

Keith Campbell entertains for a motion. Ashley Paddack made a motion to approve Docket #22-32. Dan Bashor seconded the motion a vote of 8-0 was in favor.

**Docket #20-33:** Amanda Webb representing Grand Communities, LLC. The property generally bordered by Edgewood Subdivision to the west, John Bart to the east, Fordice Road to the north and Washington Street to the south.

Ben Bontrager gave an overview of the current property to be developed.

The property contains 57.5 acres currently zoned for single – family residential (SF2)

The land use is currently agricultural and undeveloped.

Adjacent land uses: North existing single-family development, Morningside. East: Large lot residential and agricultural. South: Oak Hill Cemetery and single-family residential. West: Existing single-family development, Edgewood.

The applicant is requesting a rezone to a Planned Unit Development (PUD) with the zoning district established as Single-Family Residential (SF2) in order to develop the property as a single – family residential neighborhood known as Cedar Ridge. The PUD process affords the applicant the opportunity to prepare an ordinance documenting the development standards that apply to the district, particularly where standards will vary from the underlying SF2 zoning district.

Ben Bontrager gave an overview of the residential sign standards, landscape buffers/plantings. The landscaping is to be covered by the HOA with a landscaping buffer between the two neighborhoods. Mr. Bontrager states this buffer is not a city ordinance rather something added in by the homeowner’s association. Which will also include the maintain of the wooded area surrounding the development.

Ben Bontrager answered questions from public submitted prior to the meeting. What will happen to the current lift station? The current lift station will be taken off – line and redirected to the Simplicity Edition lift station as this station is much newer and more efficient.

Ben Bontrager addresses a drainage question. The new development will be adding volume to the area with detention ponds to take on the water to prevent flooding. The new lots will not be in a flood plain and homeowners will not be required to pay flood insurance.

Keith Campbell ask for questions: Brian Tandy questioned the amount of tree’s being planted? Ben Bontrager stated the plant and tree UDO is only required for the front lot or street view.

Dan Bashor questioned when the HOA gets turned over to the residents, is this a certain amount of homes be built before the HOA could take effect? Jason Wisiniewski with the Planning & Zoning of Grand Communities stated the HOA is managed by a third party HOA service until the final sale of the last home is complete.

Ashley Paddock questioned: Will the developer build in phases and will the drainage be built as they move along to each phase?

Amanda Webb, the applicant representing Grand Communities LLC, project planner, gave a presentation of the proposed Fisher Homes. Ms. Webb showed the site plan of the development. Proposing a pathway around the pond. Efficient streets with low maintenance to then save the city money in the future. Ms. Webb presented the different styles of each home showing both inside and outside architectural elements.

Keith Campbell opens the public portion of the meeting.

Paul Werry: 1015 Brookside Drive, Lebanon, IN 46052. Questions will the draining bypass his property to avoid flooding. He also states the ponds must drain to west end of the developed property. Mr. Werry questions if his property does flood, who can he address to take care of the issue?

Carmen Ottinger 500 Fordice Road, Lebanon, IN 46052. Questions where the signage will be for this neighborhood as she is opposed to the large signage for this development. She states the signage is not what was presented to them at the neighborhood meeting.

Larry Ottinger: Sent in a written letter with concerns of the drainage and flooding issues as they have had these issues in the past. Spoke of signage as he has concerns of signage size and placement.

Keith Campbell closes the public portion of the meeting.

Ben Bontrager spoke of the traffic study which was done by an engineer as they look at the average traffic count. The new development will not change the level of service in this area.

Ben Bontrager spoke of the wooded tree line that runs along the property. It has 75 feet of easement that cannot be touched.

Jason Wisiniewski spoke of the site plan presented at the July meeting. This power point being presented tonight, is the very same one presented at the neighborhood meeting. The renderings have not been changed.

Amanda Webb states the signage for this development will be placed on the westside entrance.

Paul Werry 1015 Brookside Drive, Lebanon, IN 46052. Spoke once again of the concern he has for the possible flooding of his property. He questions who can advise him on this matter. Kevin Krulik advises he speak with the developer and the county surveyor.

Keith Campbell closed the public portion of the meeting.

Keith Campbell entertained for a motion on Docket #20-33. Jeremy Lollar made a motion to forward Docket #20-33 PUD Rezone for Grand Communities to the Common Council with a

Favorable Recommendation. Brian Tandy seconded the motion a vote of 8-0 was in favor motion passed.

Keith Campbell entertained for a motion on Docket #20-34. Jeremy Lollar made motion to approve Docket # 20-34 Preliminary Plan for Grand Communities subject to the conditions in the staff report. Laurie Gross seconded the motion a vote of 1 no and 7 yeses were in favor motion passed.

**Other Business**

There was no other business conducted.

**Adjourn**

A motion was made and seconded to adjourn the meeting at 8:35pm. The Lebanon Planning Commission will meet again Monday, October 19<sup>th</sup>, 2020 at 7pm.

Submitted by Recording Secretary

Kelly Cook

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Chairman, Keith Campbell

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Secretary, Kelly Cook