

Plan Commission Meeting Minutes

Monday, August 17th, 2020

To: All Commission Members

From: Recording Secretary

Subject: Minutes to Meeting

Call to Order

Chairman Keith Campbell call the August 17th, 2020 Planning Commission Meeting to order at 7:00pm in the Lebanon Municipal Building.

Roll Call

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

Approval of Minutes

Laurie Gross made a motion to approve the July 20th, 2020 meeting minutes, as amended. John Lasley seconded the motion all were in favor motion approved.

Old Business

New Business

Docket #20-28: Pratt Storage LLC, requesting Development Plan approval to construct an additional storage unit on the property located at 1005 Indpls. Rd, Lebanon, IN 46052. The property is zoned SF Single Family.

Ben Bontrager indicated the project came before the BZA on August 3rd, 2020 to approve a number of variances associated with the construction of the new storage unit and were approved at this meeting.

Keith Campbell ask for questions from the board.

Gary Ladd, representing Pratt Storage LLC, stated they have met all requirements, and everything is in the works to move forward.

Ted Pratt, Pratt Storage LLC, spoke of the project and is hopeful for an approval from the board.

Keith Campbell opened and closed the public portion of the hearing.

Keith Campbell entertained for a motion. John Lasley made a motion to approve Docket #20-28 contingent on the following conditions:

TAC Comments: The applicant adequately addresses any remaining City of Lebanon Technical Advisory Committee comments prior to application for any building permits or site improvements.

Lighting Plan: If plans for exterior parking lot lighting are added, the applicant shall submit required photometric plans and cut sheets for lighting fixtures to ensure compliance with UDO.

Ashley Paddock seconded the motion a vote of 7-0 was in favor motion approved.

Docket # 20-29: Fisher Construction Group representing Project Aisle

The property is located south of DS Smith and west of Ken's Foods in the Lebanon Business Park

The property contains 57 acres and is presently zoned Planned Business Industrial (PBI).

Neighboring Land Uses: North – DS Smith

South – Agricultural

West – Regional Detention Pond, Agricultural

East – Ken's Food

Ben Bontrager gave an overview of the property, highlighting variances that were approved by the BZA on August 3, 2020.

1. Parking Area Curbing – UDO Section 4.15.D
2. Drive Width – UDO Section 7.5.D.2
3. Parking Lot Perimeter Landscaping – UDO Section 7.8.J.3
4. Lot Standards – UDO Section 8.11.A.3

Keith Campbell ask for questions.

John Lasley questioned the height of the building and how the Lebanon Fire Department would reach the roof. Ben Bontrager states this building has very low oxygen and the fire hazard is low. The Fire Department has already reviewed the project and is comfortable with the building height.

The applicant spoke with an overview of this high-rise automated facility and how the facility will operate.

This facility is designed to be fully automated with a cold storage service. They will operate with three shifts with approximately 100-150 employees for this facility.

Keith opens and closes the public portion of the hearing.

Keith Campbell entertained for a motion. Laurie Gross made a motion to approve Docket #20-29 contingent on the following conditions:

TAC Comments:

The applicant adequately addresses any remaining City of Lebanon Technical Advisory Committee comments prior to application for any building permits or site improvements.

Stormwater Approval: The applicant receives formal drainage approval from the City of Lebanon Board of Public Works prior to application for any building permits or site improvements.

Lighting Plan: The applicant provide a lighting standard and photometric plan that adheres to all applicable UDO standards prior to application for any building permits.

Signage Plan: The applicant provide a signage plan that adheres to all applicable UDO standards prior to installation of any signage.

John Lasley seconded the motion a vote of 7-0 was in favor motion passed.

Other Business

There was no other business conducted.

Adjourn

A motion was made and seconded to adjourn the meeting at 7:30pm. The Lebanon Planning Commission will meet again Monday, September 21st, 2020 at 7pm

Submitted by Recording Secretary

Kelly Cook

Chairman, Keith Campbell

Secretary, Kelly Cook