

Planning Commission Meeting Minutes

Monday, June 21st, 2021

To: All Commission Meeting Minutes

From: Recording Secretary

Subject: Minutes to Meeting

Call to Order

Chairman Keith Campbell called the June 21st, 2021 Lebanon 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, Jeremy Lollar, Dan Bashor, Laurie Gross, Ali Mullen, Ashley Paddack, John Lasley, Kevin Krulik, Kelly Cook, Recording Secretary, Ben Bontrager, Planning Department, also present Rob Schein Krieg DeVault LLP.

Absent Members: Brian Tandy

Approval of Minutes

Laurie Gross made a motion to approve the May 17th, 2021 meeting minutes. Dan Bashor seconded the motion a vote of 8-0 was in favor motion passed.

Old Business

New Business

Docket #21-18: Joseph Blake for Iron Men Properties of Lebanon

The property is located at 409,417,423,503,507 North Lebanon Street, Lebanon, Indiana 46052

The property contains 1.05 acres and is presently zoned Multi-Family Residential (MF) and within the Thoroughfare Overlay District.

Ben Bontrager gave an overview of the Development Plan application for the proposed multi-family project. The development includes the construction of a three-story multi-family building with 39 units. The project received approval of 8 variance requests by the Board of Zoning Appeals at their June meeting to facilitate the construction.

Ben Bontrager asked for questions from the Plan Commission board.

Dan Bashor questioned if there would be fencing installed within the landscaping of this project. Mr. Bontrager indicated there would not be any fencing with this project.

Applicant, Joseph Blake, Iron Man Project – Gave a brief update of the history of the first Iron Men projects that have been completed here in Lebanon. Mr. Blake, then gave an overview of the new 451 Lebanon Flats project and describing the development details. Mr. Blake gave an update with addressing concerns from the surrounding neighbors. The concerns were the following items that were discussed:

Handicap locations, stormwater, sanitary sewer capacity, overall parking, trash/litter problem, green space, light pollution to neighboring residents.

Keith Campbell questioned if they would be having a full-time maintenance staff.

Keith Campbell opens the public portion of the hearing up to the public.

Joyce Douglas: 409 N Meridian Street, Lebanon, IN 46052. Has concerns about the stormwater and wastewater that could arise with the new 451 Flats of Lebanon project.

John Douglas: 409 N Meridian Street, Lebanon, IN 46052. States there are many issues with the 8 variances being requested. See letter attached to minutes.

Mrs. Ernie Woods: 423 N Meridian Street, Lebanon, IN 46052. States this project is too big for the City of Lebanon.

Keith Campbell closes the public portion of the hearing.

Kevin Krulik read into the minutes per the letter Mrs. Douglas was referencing, the additional capacity of the wastewater treatment upgrade of the added capacity. The following was read into the minutes... Plant upgrades have been completed and capacity have been increased so the bypass event would not expect to go forward and there is an ongoing maintenance program set in place for the collection system so all indications are that the overflows and bypasses have been addressed and should not occur going forward. Free capacity for 5,500 new homes.

Joe Blake addressed the questions and concerns from the public concerning the additional 14 parking spots. Mr. Blake indicates that guest parking is included in the development. Mr. Blake stated for the record he knew nothing about a zoning ordinance and guest parking.

Keith Campbell entertained for a motion. Jeremy Lollar made a motion to approved Docket #21-18 contingent of the following conditions:

That signs indicating that there is parking for The Flats of Lebanon on the site be placed at entrances to the parking lot.

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

Handicap Parking Spaces: The BZA placed a condition on the parking space maneuvering variance to relocate the handicap spaces to the south side of the building. The applicant shall provide updated plans indicating this change prior to receiving any site improvement or building permits.

Laurie Gross seconded the motion a vote of 6-1 passed. John Lasley abstained from voting; Dan Bashor voted No.

Docket #21-19: Joseph Blake for Iron Man Properties of Lebanon. The right-of-way vacation request includes the rights-of-way for Howard Street between Lebanon Street and the alley and the east-west alley between Lebanon Street and the alley.

Ben Bontrager gave an overview of the rights-of-way for the Howard Street and alley way.

The right-of-way vacation request has been made to facilitate the redevelopment of the adjoining properties as a multi-family apartment building with 39 units. The rights-of- way are both 16.5 feet wide and operate as alleys even though the northern right of way is designated as Howard Street. This block between Williams and Chicago Street within the single block.

Mr. Blake gave a brief update of the alleyway vacation request and the necessity of this.

Keith Campbell opens the hearing up for public speaking.

Joyce Douglas: 409 N. Meridian Street, Lebanon, IN 46052 is concerned with the parking and the trash issue.

John Douglas: 409 N. Meridian Street, Lebanon, IN 46052 is opposed of the 451 project and would like to see a privacy fence put up on this property.

Ernie Wood: 423 N. Meridian Street, Lebanon, IN 46052 has concerns with the number of residents living in each apartment at the Flats of Lebanon.

Paul Vankley: 404 N. Meridian Street, Lebanon, IN 46052 has concerns with the closing of the alleyway and the lack of green space for this project. More concerns are with the amount of trash as the current dumpsters are always overflowing with trash.

Keith Campbell closes the public portion of the hearing.

Ben Bontrager addresses the concern with the alleyway closure.

Keith Campbell entertained for a motion. Jeremy Lollar made a motion to approve Docket # 21-19. Laurie Gross seconded the motion a vote of 7-0 approved with John Lasley abstaining from the vote.

Docket #21-30: Melissa Garrard representing Forestar Group

The property is located east of Elm Swamp Road, north of Angilee Way at the approximate address of 2501 Elm Swamp Road, Lebanon, Indiana 6052.

The property contains 45.51 acres and is presently zoned Planned Unite Development (PUD), requesting to rezone to SF2. Parcel 1- 015-41790-01 This property is currently vacant agricultural field.

Ben Bontrager gave an overview of the Procedural Ordinance Process.

Applicant, Melissa Garrard with Forestar Group gave an overview of the Forestar Company and the proposed project.

Keith Campbell ask for questions, there were none.

Keith Campbell opened the public portion of the hearing up to the public.

John Marion: 2423 Travis Drive, Lebanon, IN 46052 resident of Chadwick Village the neighboring community. Has concerns with drainage in this area if this project were to be developed. His request would be the SF1 along the Chadwick Village that runs behind his property.

Keith Campbell closed the public portion of the hearing.

Ben Bontrager touched on topics concerning the water issues and lot sizes.

John Lasley questioned the dry retention pond as well as the Reynolds Ditch and the concern for water that stands on a normal basis, in this area.

Kevin Krulik, spoke that there is new drainage standards that have been put in place since the development of the Chadwick Village. The new drainage standards would alleviate the water issues.

Mrs. Garrard addressed the concerns stated by Mr. Marion. She stated this property is no longer in a flood zone.

Mr. Marion stated he would like if possible, one of the dry retention ponds moved to be directly behind his property versus another dwelling.

Keith Campbell entertained for a motion. Laurie Gross made a motion to forward the rezoning request to Single-Family Residential (SF2) by the Plan Commission to the Common Council with

a favorable recommendation. Dan Bashor seconded the motion a vote of 8-0 was in favor motion approved.

Docket #21-31: Chad James HWC Engineering, Representing the 11th Street Development requesting Preliminary Plan approval.

The property is generally bordered by Noble Street to the south and is on both the east and west sides of Patterson Street. This property contains 10.71 acres.

The property is currently zoned Planned Unit Development (PUD). The land is currently Undeveloped.

Ben Bontrager gave an overview of the project. The applicant is requesting Preliminary Plan approval in order to develop the 30-unit Ash Street Cottages and the 54-unit Noble Street Narrow Homes development.

John Lasley questioned the linear feet from the development in relation to the CRX Railroad. The developer, Chad James stated it was approximately 120 feet.

Mr. James gave an overview of the project, with the cottages being rentals that would be overseen by a management group. The Nobles Street development will be for sale homes, these homes will be property managed and free from owner maintenance.

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

Keith Campbell entertained for a motion. Jeremy Lollar made a motion to approve Docket #21-31 contingent on following conditions:

1. TAC Comments: The applicant adequately addresses any remaining City of Lebanon TAC comments prior to submission of a Secondary Plat.
2. Stormwater Approval: The applicant receives formal drainage approval prior to submission of a Secondary Plat.

Ashley Paddock seconded the motion a vote of 8-0 was in favor motion approved.

Docket #21-32: Gary Ladd for ATEC Electrical Contractors requesting Development Plan approval.

The property is located at 419 Ransdell Road, Lebanon, Indiana 46052. The property is zoned Planned Business Commercial (PBC) and is comprised of 1.6 acres.

Ben Bontrager gives an overview of the proposed expansion project. The expansion is approximately 5600 square feet and improvements will also include additional landscaping and a dumpster enclosure.

Ben Bontrager asks for questions from the board, there were none.

Gary Ladd representing ATEC Electrical gave a brief overview of the project.

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

Keith Campbell entertained for a motion. Jeremy Lollar made a motion to approve Docket #21-32 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.

Ali Mullen seconded the motion a vote of 8-0 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 9:37pm. The Lebanon Planning Commission will meet on July 19th, 2021 at 7:00pm

Submitted by Recording Secretary

President, Keith Campbell

Kelly Cook

