

Planning Commission Meeting Minutes

Monday, August 17th, 2021

To: All Commission Meeting Minutes

From: Recording Secretary

Subject: Minutes to Meeting

Call to Order

Chairman Keith Campbell called the August 16th, 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, Brian Tandy, Kelly Cook, Recording Secretary, Ben Bontrager, Planning Department, also present Chris Bloomer Krieg DeVault LLP.

Approval of Minutes

Laurie Gross made a motion to approve the July 19th, 2021 Plan Commission meeting minutes, as presented. John Lasley seconded the motion a vote of 9-0 was in favor motion approved.

Docket #21-38: CONTINUED TO THE SEPTEMBER MEETING

Docket #21-40

Melissa Garrard representing ForeStar Real Estate Group, the property is located east of Elm Swamp Road, north of Angilee Way at the approximate of 2501 Elm Swamp Road, Lebanon, Indiana 46052. It is bordered by Chadwick Subdivision to the south and Auburn Meadows Subdivision to the north, the property contains 45.51 acres. The property is currently zoned Single-Family Residential (SF2).

Ben Bontrager gave an overview of the Unified Development Ordinance process for the Primary Plat approval for the Angilee Gardens. The applicant is requesting Primary Plat approval in order to develop a 109-lot single-family residential development to be called Angilee Gardens.

Ben Bontrager asks for questions from the board. There were none.

Melissa Garrard, representing Forestar gave an overview of the site plan. There has been an additional pond added versus a dry pond. Mrs. Garrard introduced a proposal design for the entrance of Angilee Gardens. This would include a playground and shelter for the residents to enjoy.

John Lasley questioned which pond would be the wet pond but was originally the dry detention. Melissa Garrard stated changes were made after meeting with the Church. The wet detention pond will now be at the southern most edge of this development.

Keith Campbell opened the public portion of the hearing.

John Marion 2423 Travis Drive: Is concerned that this development will cause drainage issues as the ground already has current issues. His concern is also for his property in the Chadwick Village edition.

Russell Roberts 2423 Grant Boulevard: Mr. Roberts is concerned with the development and questions how the Forestar group acquired the portion of property that is owned by the City of Lebanon. Kevin Krulik spoke of this, there has been no change of hand of property. The dry lake will remain as it is, and the city will continue to maintain it.

Angela Owens 2425 Travis Drive: Questioned what will happen to the ditch that runs along this property.

Keith Campbell closed the public portion of the hearing.

Melissa Garrard addressed some of the questions and concerns from the residents.

The dry lake is on 7 acres south of the Forestar property. The dry lake will remain as is on the city property. The dry ditch will be dredged this fall and 1600 feet of the ditch will be cleaned out.

John Lasley questioned when the drainage tile in this area was broke and what caused this to happen. It was stated that when Auburn Meadows was developed in the early 2000's the force main severed the drainage tile on the church property. The Angilee Development is proposing to fix the drainage issue by connecting it into part of the new development.

Kevin Krulik gave an overview of the proposed Angilee Garden project that will install a storm sewer system that will collect all the runoff water to then be released into the proper detention pond. The city will be dredging the Chadwick Village ditch as bids will be coming in for this project next week. The city will continue to maintain the city owned property.

Keith Campbell entertained for a motion. Laurie Gross made a motion to approve Docket #21-40 Primary Plat contingent on the following conditions.

1. TAC Comments: The applicant adequately addresses any remaining City of Lebanon TAC comments prior to submission of Construction Drawings and a Secondary Plat.

2. Stormwater Approval: The applicant receives formal drainage approval from the City of Lebanon Board of Public Works prior to approval of Construction Drawings and a Secondary Plat.

The motion was seconded by Jeremy Lollar and a vote of 9-0 was in favor motion approved.

Docket #21-41: CONTINUED TO THE SEPTEMBER MEETING

Docket #21-42: Henke Development LLP requesting a Rezoning from SF Single Family Residential to PUD Planned Unit Development for 2550 S. 400 East, a 60.50-acre parcel of land to be included in the Waterford PUD.

Ben Bontrager gave an overview of the PUD Rezone Request.

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

Bill Preston 2555 S. 400 East: Is concerned for the drainage as well as the drainage tile located on their property.

Bonnie Preston 2555 S. 400 East: Questions where the drainage will run off go and where will the Utilities be placed.

Keith Campbell closed the public portion of the hearing.

Ben Bontrager addressed the questions and concerns from the public. The development has standards to follow. This new development will contain the storm that will be released into retention ponds to hold the excess water.

Kevin Krulik addresses the PUD Ordinances. This development does not re-write their own standards. They are required to follow the standard already set in place by the city.

Keith Campbell entertained for a motion. Chad Kyker made a motion to approve Docket #21-42. John Lasley seconded the motion a vote of 9-0 was in favor motion approved.

Other Business

Ben Bontrager announced the following items will be heard at the September 20th, 2021 meeting: **Docket 21-38 & Docket 21-41.**

Adjourn

A motion was made and seconded to adjourn the meeting at 8:05pm. The Lebanon Planning Commission will meet again on September 20th, 2021.

Submitted by Recording Secretary

Kelly Cook

Chairman, Keith Campbell

Secretary, Kelly Cook