

Board of Zoning & Appeals Meeting Minutes

Monday, January 4th, 2021

To: Minutes to Meeting
From: Recording Secretary
Subject: Minutes to Meeting

Call to Order

Bruce Pauley called the January 4th, 2021 Board of Zoning Appeals meeting to order at 7:00pm in the Lebanon Municipal Building.

Roll Call

Noted presence of a quorum. Members present included Bruce Pauley, Marc Vanaman, Chad Kyker, Laurie Gross, Ron Edwards, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary. Also, present City Attorney Rob Schein (Krieg DeVault LLP).

Approval of Minutes

Laurie Gross made a motion to approve the December 7th, 2020 meeting minutes. Chad Kyker seconded the motion a vote of 5-0 was in favor motion approved.

Election of 2021 Officers

Bruce Pauley entertained for a motion to elect the new officers for the 2021 Board of Zoning Appeals. Ron Edwards made a motion to elect Bruce Pauley as the board Chairman. Mark Vanaman seconded the motion everyone was in favor motion approved.

Ron Edwards made a motion to elect Chad Kyker as the board Vice-Chairman. Mark Vanaman seconded the motion all was in favor motion approved.

Ron Edwards made a motion to elect Kelly Cook as recording secretary. Chad Kyker seconded the motion all was in favor motion approved.

2021 Board of Zoning Appeals Meeting Dates

Bruce Pauley entertained for a motion to approve the 2021 Board of Zoning Appeals meeting dates.

Ron Edwards made a motion to approve the 2021 meeting dates. Chad Kyker seconded the motion a vote of 5-0 was in favor.

Docket #21-4: Stacy Dempster on behalf of Merle Norman requesting a Development Standards Variance to permit relief from the number of required parking spaces. The property is located at 116 N Lebanon Street. The property is Zoned “CB” Central Business.

i. UDO Section 7.5 Parking Standards

Ben Bontrager gave an overview of the variance being requested. The property is a historic store front on the courthouse square. The most recent use was a yoga studio. The applicant, Stacy Dempster presented the intent to relocate her Merle Norman Cosmetic Studio to the subject property. Because the building is on the courthouse square in a historic urban development pattern, it does not include any on-site parking spaces, similar to many of the other buildings on the square.

Stacy Dempster, owner of Merle Norman gave an overview of the history of her business here in Lebanon. She has just recently purchased the property at 116 N Lebanon Street and hopes the BZA supports her variance request.

Bruce Pauley opened and closed the public portion of the hearing.

Bruce Pauley entertained for a motion. Ron Edwards made a motion to approve Docket #21-4. Mark Vanaman seconded the motion a vote of 5-0 was in favor motion approved.

Docket #21-5: Cross Road Engineers representing City of Lebanon Street Department Garage. The property is located at 316 Mount Zion Road, Lebanon, IN 46052.

The property is zoned Planned Business Industrial (PBI) and comprised of 13.6 acres.

Ben Bontrager gave an overview of the property and variances being requested. The property is on the site of the Gene Haas Training Center. The proposed street garage would be constructed on the undeveloped portion of the property just behind the center.

Variance Request #1 – Parking Area Curbing

The UDO requires that all parking areas for non-residential uses shall be completely curbed. The applicant is requesting relief from the curb requirement for the equipment/materials area behind the building.

Variance Request #2 – Parking Lot Perimeter Landscaping

The UDO requires all parking areas to include parking lot perimeter landscaping. The application is proposing to meet this requirement for the visitor parking lot but has requested relief from the requirement for the equipment/materials area behind the building.

Variance Request #3 – Parking Lot Interior Landscaping

The UDO requires all parking areas to include interior parking lot landscaping. The applicant is requesting relief from this requirement to allow the equipment/materials area behind the building to be constructed without interior islands.

Greg Ilko, CrossRoad Engineers 3417 Sherman Drive, Beech Grove, IN spoke. Representing the City of Lebanon Street Department.

Mr. Ilko gave an overview of the variances being requested. He would answer any questions the board might have. He noted that it is wet bottom detention pond that will be laid out on this property.

Bruce Pauley opened and closed the public portion of the hearing.

Bruce Pauley entertained for a motion. Laurie Gross made a motion to approve #Docket 21-5. Ron Edwards seconded the motion a vote of 5-0 was in favor motion passed.

Other Business

There was no other business conducted.

Adjourned

A motion was made and seconded to adjourn the meeting at 7:23pm. The Lebanon Board of Zoning and Appeals will meet again on February 1st, 2021 at 7:00pm.

Submitted by Recording Secretary

Chairman, Bruce S. Pauley

Secretary, Kelly Cook