

Planning Commission Meeting Minutes

Monday, October 18th, 2021

To: All Commission Meeting Minutes

From: Recording Secretary

Subject: Minutes to Meeting

Call to Order

Chairman Keith Campbell called the October 18th, 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, John Lasley, Dan Bashor, Kevin Krulik, Jeremy Lollar, Ashley Paddock, Brian Tandy, Ali Mullen, Laurie Gross, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary. Also, present Rob Schein Kreig DeVault LLP.

Approval of Minutes

Laurie Gross made a motion to approve the September 20th, 2021 Plan Commission meeting minutes as presented. Ashley Paddock seconded the motion a vote of 9-0 was in favor motion approved.

Old Business

Docket #21-47: Continued from the September 20th, 2021 meeting. IMI Lebanon requesting Development Plan Approval to construct a new concrete plant to be located at 2450 S. Indpls. Road. Property Zoned "SF".

Ben Bontrager gave an overview of the newly proposed renderings from the Planning Commission Meeting in September.

Willie Hall, Cross Road Engineers 115 N. 17th Ave, Beech Grove, IN 46107 representatives gave an overview, stating they have made changes prior to the last meeting. Making a new truck entrance and exit with additional concrete to lessen the dust and keep it controlled. IMI is establishing a clean truck incentive program.

Adam Watts, IMI 8032 N S.R. 9 Greenfield, IN 46160 representatives stated the hours of operation will 7am-5pm. The water usage: they must meet state criteria as this property has 3

wells on it. Noise Level: Signage will be installed to make drivers aware of being courteous and keep the noise level down.

Keith Campbell opened the hearing up for public comments.

Teresa Fisher – 3510 S. Indianapolis Road – Has concern for loose rocks in the road, she is requesting the road to be swept as needed. Can they be hooked into the same water source as the concrete plant.

Gary Hayes – 3720 S. Indianapolis Road – Has concern for their wells and will the water source be sufficient, with the amount of water that the concrete plant will be using daily.

Keith Campbell closes the public portion of the hearing.

Willie Hall, IMI Representative addresses the questions and concerns from the public comments. He states the water source will be increased on this property and they will be keeping the Indianapolis Road swept to minimize the rocks. Drainage has been increased in this area.

Adam Watts addresses the concern for the water source. He states IMI is mandated by the state and must meet state requirements concerning the water source. If a well were to run dry, IMI would be liable for the well per Indiana law. The gravel and rocks in the roadway will be addressed and kept cleaned up.

Ben Bontrager addresses questions of the water source as the City of Lebanon does not regulate or issue permits for wells as this is overseen by the State of Indiana.

Keith Campbell entertained for a motion. Jeremy Lollar made a motion to approve Docket #21-47 contingent on the following conditions:

TAC Comments:

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

Laurie Gross seconded the motion a vote of 9-0 was in favor motion approved.

New Business

Docket #21-55: Sean Downey representing Arbor Homes LLC. The property is located approximately one-half mile east of Elm Swamp Road on the south side of 300 N. The property is bordered to the west by Auburn Meadows subdivision. The property contains 33.92 acres and zoned Single-Family Residential (SF2).

Ben Bontrager gave an overview of the primary plat request for the proposed 86 lots. Mr. Bontrager gave an overview of the proposed development, lot sizes and architectural designs and landscaping requirements.

Charles Russel, representative from Arbor Homes & Structure Point gave an overview of Arbor Homes and the six different home styles and eleven different floor plans, that will be offered to home buyers for this development. Primary access would be off 300 North with future John Bart Road street stub to the South.

Keith Campbell asks for questions from the board, there were none.

Keith Campbell opens the public hearing up for public speaking.

DeLany Johnson – 1005 E. 300 N. Lebanon, IN 46052 is concerned with the water and drainage as well as how this could affect his well. States he does not want to be annexed into the City of Lebanon.

Teresa Clark – 3510 S. Indianapolis Road Lebanon, IN 46052 questions the pricing of homes and concerned for the 85 homes on such a small plot of land. She states tile has previously been installed in this area and is concerned how water will drain if this area is developed. Questions if the community and schools can handle this much growth.

Keith Campbell closes the public portion of the hearing.

Ben Bontrager addresses the concerns from the public comments.

- **Drainage:** The City of Lebanon has a drainage ordinance in place that all new development must meet prior to development starting. This is still under review.
- **Schools:** Our community schools can handle more capacity with the new developments.
- **Annexation:** No resident will be forced to be annexed into the city if they are not willing to.

Kevin Krulik addressed the primary plat, suggesting there is much more to review prior to this development starting.

Mr. Johnson questioned the green space behind his residence. What will this area become as this area holds standing water?

Applicant, Charles Russel stated the green space will be a common area. The entrance and exit will be in one location together.

Keith Campbell entertained for a motion. Jeremy Lollar made a motion to approve Docket #21-55 contingent on the following conditions.

TAC Comments:

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

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.

Dan Bashor seconded the motion a vote of 9-0 was in favor motion approved.

Other Business

There was no other business conducted.

Adjourned

A motion was made and seconded to adjourn the meeting at 8:07pm.

Submitted by Recording Secretary

Kelly Cook

Keith Campbell

Kelly Cook