

Lebanon Plan Commission Meeting Minutes

Monday, November 16th, 2020

To: All Commission Members

From: Recording Secretary

Subject: Minutes to Meeting

Call to Order

Keith Campbell called the November 16th meeting to order at 7:00pm in the Lebanon Municipal Building.

Roll Call

Noted presence of a quorum. Members present included John Lasley, Keith Campbell, Ali Mullen, Ashley Paddock, Kevin Krulik, Brian Tandy, Dan Bashor, Laurie Gross, Ben Bontrager, Planning Director, Kelly Cook, Recording Secretary also present Scott Frissell Krieg DeVault LLP.

Absent Member

Jeremy Lollar

Approval of Minutes

Laurie Gross made a motion to approve the October 19th, 2020 meeting minutes, as amended. Ashley Paddock seconded the motion. A vote of 5-0 was in favor motion passed. 3 abstained from the vote.

Order NO. 2020-02: Ben Bontrager gave an overview of the Plan Commission Order NO. 2020-02. This Resolution is an Economic Development Plan for the Waterford Project.

Determining a Declaratory Resolution, Scott Frissell read through the Economic Development Plan that was approved and adopted by the Lebanon Redevelopment Commission meeting on November 9th, 2020. This was adopted for the Waterford Single – Family Economic Development and adopted the declaratory resolution declaring that area as an economic development area pursuant to the Indiana law.

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

Keith Campbell entertained for a motion. John Lasley made a motion to approve Order NO. 2020-02. Ashley Paddock seconded the motion a vote of 8-0 was in favor.

New Business

Docket #20-36: Consideration of initial zoning classification for voluntary annexation consisting of 51.794 acres for M&I Riley. The property is located generally at the dead end of Edwards Drive South of the Lebanon Business Park and west and directly adjacent to Middle Jamestown Road.

Ben Bontrager gave an overview of Docket #20-36 stating the City of Lebanon Common Council will be considering an annexation request, annexation ordinance first reading on November 23, 2020 for approximately 52 acres that is generally located south of the Lebanon Business Park and adjacent to Ken's Foods and west and directly adjacent to Middle Jamestown Road.

Ben Bontrager stated there are no current conceptual plan for the property, it is anticipated that Ken's Foods will, at some time in the future, prepare plans for an industrial expansion on the property. Planning Staff recommends that the Plan Commission recommend the Planned Business Industrial (PBI) zoning classification to the Common Council for the proposed annexed territory.

Keith Campbell ask for questions or comments there were none.

Keith Campbell opened the hearing up for public comment.

Kevin Riley with M & I Riley stated he could answer any questions. There were no questions or comments.

Keith Campbell closed the public hearing.

Keith Campbell entertained for motion. Laurie Gross made a motion to send a favorable recommendation to the Common Council for the Planned Business (PBI) zoning classification, Docket #20-36. Chad Kyker seconded the motion a vote of 8-0 was in favor motion approved.

Docket #20-37: Autumn Trace of Lebanon 1810 & 1906 N Lebanon Street, Lebanon, IN 46052. The property contains 5.83 acres and is presently zoned Planned Business Commercial (PBC) and within the Thoroughfare Overlay District.

Ben Bontrager gave an overview of the project. The project includes the construction of a new two-story senior assisted living facility with 54 living units and associated visitor and employee parking spaces.

The applicant, Jason Yoder & Jim Gilling owner ask for questions from the Plan Commission.

Brian Tandy questioned the size and number of each apartment as well as the cost per apartment. Mr. Yoder stated the apartments would be 32 deluxe suites and 22 1-bedroom apartments. The cost would equal the fair market rate.

How will the carwash and apartments co – exist together. Ben Bontrager stated they are both commercial uses. The only thing the two developments will share is a dry retention pond.

Autumn Trace communities.com will take you the website to view already existing facilities.

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

Keith Campbell entertained for a motion. Laurie Gross made a motion to approve Docket #20-37 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. Signage Plan: The applicant shall submit a signage plan indicating location and elevations of all proposed signs and receive sign permits before any sign installation. Ashley Paddock seconded the motion a vote of 8-0 was in favor motion approved.

Docket #20-38: Ross Holloway for Woodland Airstream of Lebanon. The property is located on Lasley Drive adjacent to the Lebanon Fire Station.

The property contains 3.71 acres and is presently zoned Planned Business Commercial (PBC) and within the Interstate Overlay District.

Ben Bontrager gave an overview of the project. The applicant, Woodland Airstream of Lebanon, presented the intent to construct a new Airstream dealership and service center on the subject property. The new building is approximately 16,000 square feet with Interstate 65 visibility and access via Lasley Drive.

Keith Campbell ask for questions, there were none.

Keith Campbell opens and closes the public portion of the hearing.

Keith Campbell entertained for a motion. John Lasley made a motion to approve Docket #20-38 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: The applicant shall submit a lighting and photometric plan that meets all applicable UDO standards prior to application for any building permits or site improvements. Signage Plan: The applicant shall submit a signage plan indicating location and elevations of all proposed signs and receive sign permits before any sign installation. Dan Bashor seconded the motion. A vote of 8-0 was in favor motion approved.

Other Business

There was no other business conducted.

Adjourn

A motion was made and seconded to adjourn the meeting at 7:45pm. The Lebanon Planning Commission will meet again on Monday, December 21st, 2020 at 7pm.

Submitted by Recording Secretary

Kelly Cook

Chairman, Keith Campbell

Secretary, Kelly Cook