

RESOLUTION 2017-15

A RESOLUTION OF THE COMMON COUNCIL OF THE  
CITY OF LEBANON, INDIANA REGARDING AN ADDENDUM TO THE CITY OF  
LEBANON COMPREHENSIVE PLAN FOR THE DOWNTOWN ACTION PLAN

WHEREAS, the City of Lebanon, Indiana (the "City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council ("Council"); and,

WHEREAS, the Council has the duty and authority to review, amend, and approve amendments to the City of Lebanon Comprehensive Plan adopted and certified by the Lebanon Plan Commission; and,

WHEREAS, the Lebanon Plan Commission held a public hearing on July 17, 2017 for Docket No. 17-26, "Downtown Action Plan" as required by law pursuant to Indiana Statute 36-7-4-500 series; and,

WHEREAS, the Lebanon Plan Commission has found said "Downtown Action Plan" to be in accordance with the promotion of public health, safety, morals, convenience, order and/or general welfare for the sake of efficiency and economy in the process of development of the community and has certified to the Council its adoption by a vote of 7 ayes and zero nays.

NOW, THEREFORE, be it resolved and adopted by the Common Council of the City of Lebanon, Indiana as follows:

- Section 1.** That the Council hereby adopts the amendments to the City of Lebanon Comprehensive Plan as evidenced by **Exhibit A**, attached hereto and incorporated by reference herein.
- Section 2.** That the Department of Planning and Zoning is ordered to amend the Comprehensive Plan to conform to these amendments. All acts done to create and implement this amendment to the Comprehensive Plan are hereby ratified.
- Section 3.** This Resolution shall be in full force and effect immediately upon passage.

*[Remainder of this page intentionally left blank.]*

ALL OF WHICH IS ADOPTED this 14 day of August, 2017 by the Lebanon  
Common Council of the City of Lebanon, Indiana.

Voting For

Voting Against

Abstain

Keith Campbell

Keith Campbell

Keith Campbell

Keith Campbell

John Copeland

John Copeland

John Copeland

John Copeland

Dan Fleming

Dan Fleming

Dan Fleming

Dan Fleming

Mike Kincaid

Mike Kincaid

Mike Kincaid

Mike Kincaid

Corey Kutz

Corey Kutz

Corey Kutz

Corey Kutz

Jeremy Lamar

Jeremy Lamar

Jeremy Lamar

Jeremy Lamar

Dick Robertson

Dick Robertson

Dick Robertson

Dick Robertson

ATTEST:

Tonya Thayer  
Tonya Thayer, Clerk-Treasurer

I hereby certify that Resolution 2017-\_\_ was delivered to the Mayor of Lebanon on the 14 day of August, 2017, at 9:00 p. m.

Tonya Thayer  
Tonya Thayer, Clerk-Treasurer

I hereby APPROVE RESOLUTION 2017-15 this 14 day of August, 2017, at 9:00 p. m.

Matthew T. Gentry  
Matthew T. Gentry, Mayor

I hereby VETO RESOLUTION 2017-\_\_ this \_\_\_ day of \_\_\_\_\_, 2017, at \_\_\_:\_\_\_ m.

\_\_\_\_\_  
Matthew T. Gentry, Mayor

ATTEST:

Tonya Thayer  
Tonya Thayer, Clerk-Treasurer

This document prepared by:  
Robert S. Schein, Esq.  
KRIEG DEVAULT, LLP  
(317) 238-6276

**EXHIBIT A**

## LEBANON ADVISORY PLAN COMMISSION CERTIFICATION

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The Lebanon Advisory Plan Commission (the "Commission") held a public hearing on July 17, 2017, to consider an amendment to the Lebanon Comprehensive Plan to include the Downtown Action Plan. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Boone County, Indiana. The proposal is as follows:

Docket No.: 17-26

Ordinance/Resolution No.: 2017-15

Petitioner: City of Lebanon Planning & Zoning Department

Description: City of Lebanon Downtown Action Plan

On July 17, 2017, a motion was made and passed to send a favorable recommendation (Vote: 7 in favor, 0 opposed) to the Lebanon City Council.

The above-mentioned proposal and the Commission's recommendation thereof are hereby certified.

  
Commission Secretary

*Benjamin Bontrager*  
Commission Secretary (Printed)

*7/20/2017*  
Date

**CITY OF LEBANON  
PLANNING AND ZONING DEPARTMENT**

**PLAN COMMISSION REPORT TO  
COMMON COUNCIL**

**Lebanon Downtown Action Plan**

**Project Overview:**

The City of Lebanon initiated the planning process to develop a downtown action plan with the goal to create a roadmap for revitalization and reinvestment in downtown. This process began in August 2016 and involved decision-makers and the overall community at multiple levels throughout the development of the plan. The plan that is before you for consideration represents months of work and many people to produce a vision for the downtown and a game plan for both public and private investments. This plan provides decision makers with the ability to be proactive and guide the future of the downtown.

**The following information, taken from the draft report, further explains the goals.**

*The City of Lebanon has commissioned this Downtown Revitalization Action Plan to breathe new life into the city center for the benefit of all Lebanon and Boone County residents and visitors. In order to thrive as a community, the City of Lebanon must compete with other cities and towns on multiple levels. Lebanon routinely competes for jobs, residents, attractions, business investments, private development, institutions, foundations, etc. Decisions to locate one's family, business or institution within a given community routinely weigh the assets, attractions, offerings and amenities that a community provides. Research shows that an active, vibrant and attractive downtown plays an influential role in those decisions. Therefore, the City of Lebanon is embarking upon this Action Plan to advance the City's competitive advantages while at the same time improving the Quality of Life amenities available to all residents.*

*This Action Plan prescribes targeted and phased civic investments within the public realm to support the day to day success of downtown merchants and the staging of Heart of Lebanon community events. Additionally, this Action Plan outlines the requisite tools and incentives to prompt a concurrent and corresponding private investment response within existing historic buildings and new construction development opportunities. The nine-block area surrounding Courthouse Square is the focus area for initial civic improvements. The Lebanon Historic Preservation Commission District serves as the entire study area for future downtown improvements extending south along SR 39 to Elm Street and City Hall.*

*This Action Plan has been developed under the direction of the City of Lebanon administration with guidance and direction from the Steering Committee comprised of City and County officials, local business owners and property owners. Public meetings hosted by the City and additional public meetings hosted by the Boone County Commissioners provided several opportunities for input from the general public.*

**Plan Commission Action:**

The Plan Commission held a public hearing regarding the Downtown Action Plan at their regularly scheduled meeting on July 17, 2017. The Plan Commission has forwarded the plan to the Council with a favorable recommendation.