

## **Board of Zoning Appeals Meeting Minutes**

**Tuesday, July 5<sup>th</sup>, 2022**

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

### **Call to Order**

Bruce Pauley called the July 5<sup>th</sup>, 2022, Board of Zoning Appeals meeting to order at 7:00pm in the Lebanon Municipal Building.

### **Call Roll**

Noted presence of a quorum. Members present included Chad Kyker, Bruce Pauley, Ron Edwards, Laurie Gross, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary, Yogi Snider, Dinsmore & Strohl LLC.

### **Absent Member**

Marc Vanaman

### **Minutes**

Bruce Pauley entertained for a motion to approve the June 6<sup>th</sup>, 2022, meeting minutes. Laurie Gross made a motion to approve. Ron Edwards seconded the motion a vote of 4-0 was in favor motion approved.

### **Docket #22-49**

Bob Stansberry on behalf of CCL Property LLC requesting 6 Development Standard Variances to construct a new industrial building on their property located at 640 Ransdell Road. The property is Zoned "ID" General Industrial District and in the Interstate Overlay District.

Ben Bontrager gave an overview of the variances being requested.

Variance Request #1 – Building Materials UDO Section 6.1L.2.a

Variance Request #2 – Corridor Buffer UDO Section 6.2.E

Variance Request #3 – Building Orientation UDO Section 6.2.F

Variance Request #4 – Parking Lot Perimeter Landscaping UDO Section 7.8.J.3

Variance Request #5 – Parking Lot Interior Landscaping UDO Section 7.8.J.2

Variance Request #6 – Parking Area Curbing UDO Section 7.5.C.3

The applicant, Bob Stansberry gave an overview of what is being proposed for the project and stated they have cleaned this site significantly and would request approval of the variances to move forward with the project. The owner of B & R Portlets will be housed on this site and are here to answer any questions.

Bruce Pauley opened the public portion of the hearing.

Jim Meachum: Mr. Meachum is a property owner and neighbor to the 640 Ransdell Road property and questions what the property is going to be used for. Will this new business and the truck traffic have any effect of the sanitary sewer system?

Bruce Pauley closed the public portion of the hearing.

Ben Bontrager stated this new facility will not impact the sanitary sewer in anyway.

Paul Nashert: 1608 Northfield Drive, Indianapolis, Indiana. States there is a sewer 15ft. below ground and there is no issue of the traffic doing damage to the sanitary sewer.

Bradley Fry, operation manager, stated the site would house a B&R Porta Pot service and would just be a holding site for the operation of business and trucks for portable sanitation.

Bruce Pauley entertained for a motion. Ron Edwards made a motion to approve Docket #22-49 based on the condition that the applicant install the proposed landscape materials as indicated on the landscape plan as part of the construction of the proposed facility. Laurie Gross seconded the motion a vote of 4-0 was in favor motion approved.

Submitted by Recording Secretary

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Chairman, Bruce S. Pauley

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Recording Secretary, Kelly Cook