

Plan Commission Meeting Minutes

Tuesday, January 18th, 2022

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

Call to Order

Chairman Keith Campbell called the January 18th, 2022, Lebanon Plan Commission Meeting to order at 7:00pm in the Lebanon Municipal Building.

Roll Call

Noted presence of a quorum. Members present included Keith Campbell, Dan Bashor, John Lasley, Kevin Krulik, Jeremy Lollar, Ashley Paddock, Ali Mullen, Laurie Gross, Kelly Cook, Recording Secretary, Ben Bontrager, Planning Department. Also, present Scott Frissell, Krieg DeVault LLC.

Absent Member: Brian Tandy

Approval of Minutes

Dan Bashor made a motion to approve the December 20th, 2022 Plan Commission meeting minutes. Laurie Gross seconded the motion a vote of 8-0 was in favor motion approved.

Election of Officers

Laurie Gross made a motion to retain the current President, Keith Campbell & Vice-President, Brian Tandy and Recording Secretary, Kelly Cook. Jeremy Lollar seconded the motion, a vote of 8-0 was in favor motion passed.

Old Business

Docket 21-65: M/E Rental Properties LLC requesting rezoning from "ID" Industrial District to "TR" Traditional Residential. The vacant lots are located at 702,710,714, and 719 W. Superior Street.

Ben Bontrager gave an overview of the rezoning request of the five residential lots. This property is currently zoned General Industrial (ID) to rezone to Traditional Residential (TR). This would allow different uses from single family to town homes to duplex to apartments but limit of how many units are allowed this lot.

Ben Bontrager read through the 5 criteria being requested.

Criteria 1 – Consistency with the goals, objectives, and policies of the Comprehensive Plan

Criteria 2 – Compatibility with adjacent uses and improvements.

Criteria 3 – Desirability of the proposed land use

Criteria 4 – Impact on property values

Criteria 5 – Responsible growth and development

Keith Campbell asks for question from the board.

Keith Campbell questioned if the applicant owned all the property all the way to Ryan Street.

Ben Bontrager stated the owned property stops before Ryan Street.

Ali Mullen was requested an explanation of the difference between TR and MF zoning districts.

Ben Bontrager gave an explanation and stated the TR zoning district allows additional uses, particularly single-family uses, that are not permitted in the MF district.

Ashley Paddock questioned what the setback is going to be between this project and the existing homes. Ben Bontrager stated the setbacks could be a rear or side yard setback and we would make sure the appropriate setbacks would be set in place for this project.

Applicant, Chris Badger 990 W Oak Street, Zionsville, IN 46077. Mr. Badger this project will be Single Family with 5 units. Parking will be a single car with driveway or garage parking. The sanitary line will be rerouted to connect to a new line. A dry retention pond will be placed for the development to hold any excess water.

John Lasley questioned the setback for this development. Questioned if Superior Street would be widened.

Keith Campbell opened the hearing up for public speaking.

Bryan Spanhook: 701 West Pearl Street, Lebanon, IN 46052. Spoke of the possible development and welcomes new homes. Mr. Spanhook is concerned that currently there is no sidewalks in this area and would like to see Superior Street widened with this new development.

Linda Payne: 528 W. Superior Street, Lebanon, IN 46052. Questions how much room will be between each resident and opposes the development.

Stephen Crawford: 721 W. Pearl Street, Lebanon, IN 46052. States the zoning is appropriate for the neighborhood. Mr. Stephen strongly opposed the rezoning and is not in favor of rental homes for this area.

Keith Campbell closes the public portion of the hearing.

Ben Bontrager spoke of the rezoning and the applicant would be required to meet the city standards for setbacks.

Keith Campbell entertained for a motion. Jeremy Lollar made a motion to approve Docket #21-65 and be forwarded by the Plan Commission to the Common Council with a favorable recommendation. Laurie Gross seconded the motion a vote of 8-0 was in favor motion approved.

New Business

Docket 22-2: Arbor Homes Annexation of Crowe Family Farms LLC located on the northside of 100 South just West of 300 East.

Ben Bontrager gave an overview of this voluntary annexation with the Lebanon Plan Commission to hold a public hearing and make a recommendation on the new zoning classification for the potential annexed territory to the Common Council.

Mr. Bontrager stated there is currently no development proposal or concept plan for the subject property, therefore the UDO contemplates the Single-Family Residential (SF) zoning district.

Keith Campbell asks for questions from the board. There were none.

Applicant: Catlin Dopher with Arbor Homes gave an overview of the 232 acres that being proposed for future development for single-family residential homes. A presentation of different styles of homes was introduced.

Keith Campbell opened the hearing for public speaking.

Jessica Montgomery 100 South, spoke of the annexation and possible development. Stating she strongly opposes the development.

Keith Campbell closed the public portion of the hearing.

Keith Campbell entertained for a motion. Kevin Krulik made a motion for Docket 22-2 to recommend the Single-Family Residential (SF) zoning classification to the Common Council for the proposed annexed territory. Laurie Gross 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 7:40pm. The Lebanon Plan Commission will meet again on February 22nd, 2022, at 7:00pm.

Submitted by Recording Secretary

President, Keith Campbell

Recording Secretary, Kelly Cook