

Plan Commission Meeting Minutes

Tuesday, February 22nd, 2022

To: All Commission Minutes

From: Recording Secretary

Subject: Minutes to Meeting

Call to Order

President Keith Campbell called the February 22nd, 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 Kevin Krulik, Keith Campbell, Ashley Paddock, Brian Tandy, Ali Mullen, Ben Bontrager, Planning Department, Matt Reynolds, Planning Department, Kelly Cook, Recording Secretary. Also, present Rob Schein, Dinsmore & Shohl LLP.

Absent Members: John Lasley, Dan Bashor, Jeremy Lollar, Laurie Gross

Approval of Minutes

Brian Tandy made a motion to approve the January 18th, 2022, Plan Commission meeting minutes. Ashley Paddock seconded the motion a vote of 5-0 was in favor motion passed.

Old Business

New Business

Docket # 22-3: Aaron Hurt for Little Angels Daycare requesting Development Plan approval to construct an addition at their property located at 925 Hendricks Drive. The property is Zoned "PBC" Planned Business Commercial.

Matt Reynolds gave an overview of the proposed project.

The applicant presented plans to construct a 3,360 sq/ft addition to their existing building on the subject property. The plan will also include appropriate employee/customer parking.

Keith Campbell asks for questions.

Brian Tandy questioned if a fence could be installed between the two properties.

Matt Reynolds states because of the drainage swale, overhead and buried utilities this does not allow enough room for fencing.

Joseph Lese 1103 E 10th St, Indianapolis, IN 46202. Gave an overview of the project and the lighting plan. Mr. Lese spoke of the proposed lighting for the new addition.

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

Keith Campbell entertained for a motion. Ashley Paddock made a motion to approve Docket #22-3 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: If applicable, the applicant submits a lighting and photometric plan that meets all applicable UDO standards prior to application for any building permits or site improvements.

Ali Mullen seconded the motion a vote of 5-0 was in favor motion approved.

Docket #22-12: Unified Development Ordinance Text Amendment

- i. UDO Section 6.1.H – Prohibited Uses in the Thoroughfare Overlay District.

Ben Bontrager gave an overview with addressing the number of gas stations we allow in the City of Lebanon. Mr. Bontrager stated the city currently has 15 existing gas stations with one proposed for construction this being a total of 16. Mr. Bontrager stated it is Staff's current opinion the city is well served by existing gas stations, particularly on the primary corridors. The proposed text amendment would prohibit automobile fueling stations within the Thoroughfare Overlay District, which includes State Road 39, State Road 32, Indianapolis Avenue, and Lafayette Avenue.

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

Keith Campbell entertained for a motion. Brian Tandy made a motion to forward Docket #22-12 the proposed text amendments to the Common Council with a favorable recommendation. Ashley Paddock seconded the motion a vote of 5-0 was in favor motion approved.

Other Business

Not other business was conducted.

Adjourn

A motion was made and seconded to adjourn the meeting at 7:16pm. The Lebanon Plan Commission will meet again on March 21st, 2022, at 7:00pm.

Submitted by Recording Secretary

President, Keith Campbell

Recording Secretary, Kelly Cook