

Plan Commission Meeting Minutes

Monday, March 21st, 2022

To: All Commission Minutes

From: Recording Secretary

Subject: Minutes to Meeting

Call to Order

President Keith Campbell called the March 21, 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 John Lasley, Dan Bashor, Kevin Krulik, Keith Campbell, Ashley Paddock, Brian Tandy, Laurie Gross, Ben Bontrager, Planning Department, Matt Reynolds, Planning Department, Kelly Cook, Recording Secretary, Rob Schein, Dinsmore & Shohl LLP.

Absent Members: Jeremy Lollar, Ali Mullen

Old Business

New Business

Docket #22-10: Alex Intermill representing Card & Associates Athletic Facilities, LLC. The property is generally located at the southeast corner of Interstate 65 and State Road 39. This property contains approximately 94.6 acres.

The property is currently zoned Planned Business Commercial (PBC). The property is agricultural and undeveloped.

Ben Bontrager gave an overview of the rezone being requested. The applicant is requesting a rezone to a Planned Unit Development (PUD) in order to develop the property as mixed-use development.

Ben Bontrager read through the 5 criteria that must be met in order to consider a PUD rezone.

Keith Campbell asks for questions.

Brian Tandy questioned how tall the signage would be.

Keith Campbell questioned how traffic would flow with State Road 39 & I -65 being right there.

Ben Bontrager stated they are working with INDOT on the traffic patterns for this project and will implement all required improvements.

Applicant: Alex Intermill, representing Card & Associates Athletic Facilities gave an overview of the project and introduced their team. He stated the name of the sports facility will be Hickory Junction. This project is going to be a \$300 million investment with no tax abatements. Mr. Intermill shared the renderings of the cottage designs and hoping to start Phase I in May of 2022.

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 #22-10 and recommends the Plan Commission forward the Planned Unit Development Rezone and Ordinance to the Common Council with a favorable recommendation.

Brian Tandy seconded the motion a vote of 7- 0 was in favor motion approved.

Docket #22-11: ARCO Design/Build for STAG Industrial Holdings LLC (Hatchette Warehouse)

The property is located at 121 S. Enterprise Blvd, Lebanon, Indiana 46052.

The property is zoned Planned Business Industrial (PBI) and is comprised of approximately 58 acres.

Matt Reynolds gave an overview of the proposed industrial expansion.

The applicant, ARCO Design/Build, presented the intent to construct a 165,000 square foot warehouse expansion to the existing Hachette facility.

Keith Campbell asks for questions, there were none.

Applicant, Jared Wilkerson with American Structurepoint gave an overview of the project.

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

Keith Campbell entertained for a motion. Brian Tandy made a motion to approve Docket #22-11 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.

Ashley Paddock seconded the motion a vote of 7-0 was in favor motion approved.

Docket # 22-13: Aaron Hurt (Civil & Environmental Consultants) representing The Peterson Company

The property is located at 720 South State Road 39, Lebanon, Indiana 4602.

The property contains 18.45 acres and is presently zoned Planned Business Industrial (PBI).

Ben Bontrager gave an overview of the proposed industrial project. The applicant is requesting Development Plan approval to construct two build-to-suit multi-tenant industrial buildings.

Keith Campbell asks for questions there were none.

Applicant, Aaron Hurt, Civil Engineer gave an overview of this project stating this was presented back in 2018. The Development Plan approval from that time has expired, so they have returned to the Plan Commission for reapproval. Mr. Hurt stated a traffic study will be done in this area and they are working on a sidewalk as well.

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 #22-13 contingent on the following conditions.

TAC Comments: The applicant adequately any remaining City of Lebanon Technical Advisory Committee comments prior to application for any building permits or site improvements.

Stormwater Approval: The applicant receives formal drainage approval from the City of Lebanon Board of Public Works prior to application for any building permits or site improvements.

Sidewalk: The applicant works with staff and INDOT to determine the location of the sidewalk along SR 39.

Signage Plan: The applicant shall submit plan indicating location and elevations of all proposed signs and receive sign permits before any sign installations.

John Lasley seconded the motion a vote of 7-0 was in favor motion approved.

Docket #22-15: Jason & Christy Labrie Property Annexation (East side of 100 E directly south of 1995 S 100 E)

Ben Bontrager gave an overview of the request of annexation.

The City of Lebanon Common Council will be considering an annexation ordinance first reading on March 28th, 2022, for 0.65 acres that is generally located on the east side of 100 E just south of property with the address of 1995 S 100 E.

Per the Unified Development Ordinance Section 1.8 the Common Council can consider an ordinance for annexation, the Lebanon Plan Commission shall hold a public hearing to make a

recommendation on the new zoning classification for the potential annexed territory to the Common Council.

The UDO contemplates the Single-Family Residential (SF) zoning district upon annexation, which is the zoning district for the adjoining property within the city limits. Planning Staff recommends that the Plan Commission recommend the Single-Family Residential (SF) zoning classification to the Common Council for the proposed annexed territory.

Applicant, Christie Labrie gave an overview of the request for annexation of the 0.65 acre that is currently located in the county.

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 #22-15 and recommend the Single-Family Residential (SF) zoning classification to the Common Council. Ashley Paddock seconded the motion a vote of 7-0 was in favor motion approved.

Other Business

There was no other business conducted.

Adjourn

A motion made and seconded to adjourn the meeting at 8:25pm. The Lebanon Plan Commission will meet again on April 18th, 2022, at 7:00pm.

Submitted by Recording Secretary

President, Keith Campbell

Recording Secretary, Kelly Cook