

Plan Commission Meeting Minutes

Monday, May 16th, 2022

To: All Commission Minutes

From: Recording Secretary

Subject: Minutes to Meeting

Call to Order

President Keith Campbell called the May 16th, 2022, Lebanon Plan Commission Meeting to order at 7:03pm in the Lebanon Municipal Building.

Roll Call

Noted presence of a quorum. Members present included John Lasley, Dan Bashor, Keith Campbell, Ashley Paddock, Brian Tandy, Ali Mullen, Laurie Gross, Ben Bontrager, Planning Department, Matt Reynolds, Planning Department & Recording Secretary, Rob Schein, Dinsmore & Shohl LLP.

Absent Members: Kevin Krulik, Jeremy Lollar

Approval of Minutes

John Lasley made a motion to approve the April 18th, 2022 meeting minutes. Laurie Gross seconded the motion a vote of 7-0 was in favor motion passed.

Old Business

New Business

Docket #21-2 Development Plan: City of Lebanon Highway Garage requesting Development Plan approval to construct a new highway garage facility to be located at 316 N. Mt Zion Rd. The property is zoned "PBI" Planned Business Industrial.

Ben Bontrager introduced the agenda item, explaining it was coming before the Plan Commission again due to a noticing error prior to the meetings in 2021. Ben walked through the Staff Report, detailing the development plan for the highway garage, and read through the criteria necessary to approve the document. He stated that Planning Staff recommended approval of the development plan, contingent on the conditions in the Staff Report.

Keith Campbell asked if anyone on the Board had questions for Ben. None were asked. Keith then invited the applicant up to speak. Ben indicated that Dave Newell, Street Commissioner, was in attendance and he could answer any questions regarding the operations of the facility. Otherwise, Ben could answer any questions about the site design.

Keith asked the Board if anyone had questions for the Street Commissioner. None were asked.

Mr. Campbell opened the public hearing.

Larry Nash, 364 N. Mt Zion Rd, owner of the Lebanon Business Plaza. Larry explained how he became aware of the development. He talked about a former state of Indiana highway garage project that was proposed for this property years ago. He expressed concerns about what the current tenants of his property, and their customers, will be looking at. He further detailed how he became aware of the project. He stated that it would only be a matter of time before the new site looks like the current street garage on Lafayette Ave. He expressed additional concerns with what the site will look like, the noise pollution, light pollution, and increased traffic. Larry does not think this is the best site for this development and asks for reconsideration.

Keith asks if anyone has questions for Mr. Nash. None were asked.

Mr. Campbell closes the public hearing.

Dave Newell, Street Commissioner, states that their current facility, built in 1963, does look rough, but that is why they are building the new one. He states that the new facility will accommodate all their equipment indoors. He explains they are no noisier than the nearby highway. And the only time they're out at night is during a heavy snowstorm. Recycling does blow around, but every morning the guys go out and pick everything up. He thinks the new building is going to look amazing.

Keith Campbell asks if they currently have a place for all their equipment inside. Mr. Newell states they currently have room for only 9 trucks to be covered. At the new facility, everything will be indoors. Mr. Campbell asks where the recycling will be located. Mr. Newell explains that it will be on the south side, not visible from the property to the north.

Dan Bashor asks if there is a 10-20 year projection on growth. Mr. Newell states it was designed to be able to expand and he envisions it growing.

John Lasley asks where the expansion would occur on the site. Ben Bontrager pulls the site map back up and shows where the expansion could occur in the future.

John asks why the neighbors were not notified. Ben explains it was a user error in GIS when the neighbor list was created. States it was an honest error.

Dan Bashor asks what other properties the City owns where this could go. Ben explains the City has no other properties.

Ben further explains that the State project referenced by Mr. Nash was going to be using the entire site. The current project will share the parcel with the currently existing Gene Haas Training Center/Vincennes University. And the new garage will not be in the Interstate Overlay District.

Mr. Campbell entertains a motion. Laurie Gross makes a motion to approve Docket 21-2 contingent on the submittal of a lighting plan, and signage plan. Ashley Paddock 2nd the motion. Vote was 6-1 in favor, with Dan Bashor being the nay vote.

Docket 22-35 Primary Plat: Card & Associates Athletic Facilities LLC requesting Primary Plat approval to construct a 200,000 sq. ft. youth sports fieldhouse, with accompanied commercial, retail, restaurant, and residential development to be located at 505 & 645 S State Road 39. The property is Zoned “PUD” Planned Unit Development.

Ben Bontrager walked through the site plan, explained details of the PUD ordinance, and showed the overall plat, including street and road locations. Explained that the plat is in compliance with the PUD Ordinance and the Unified Development Ordinance and recommended approval of the primary plat contingent on the applicant addressing any remaining TAC comments.

Keith Campbell asks if anyone on the Board has questions for Ben. He then asks if INDOT has been involved. Ben confirms there has been conversations with INDOT and they recently received a copy of the applicant’s traffic study with recommendations for improvements to SR 39.

Mr. Campbell invites the applicant forward. Aaron Hurt, Civil Environmental Consultants, speaks on behalf of the applicant. Explains they will be providing turns lanes as required by INDOT. Also states that the applicant is anxious to get going and hopes to break ground summer 2022.

Mr. Campbell asks if anyone has questions for the applicant. None were asked.

Mr. Campbell then opens the public hearing. No one comes forward. Mr. Campbell closes the public hearing.

He then entertains a motion.

Laurie Gross motions to approve Docket 22-35 contingent on the applicant addressing any remaining TAC comments. Dan Bashor seconds the motion. Vote is 7-0 in favor of the motion.

Docket #22-36 Development Plan: Browning Investments requesting Development Plan approval to construct speculative industrial buildings to be located at 705-1055 W Cox Avenue. The property is Zoned “PBI” Planned Business Industrial.

Docket #22-37 Primary Plat: Browning Investments requesting Primary Plat approval to construct speculative industrial buildings to be located at 705-1055 W Cox Avenue. The property is Zoned “PBI” Planned Business Industrial.

Ben Bontrager details the site location, overall site plan including roadways and building sizes.

He explains that the Board tonight will be asked to approve the Development Plan as well as the Primary Plat. He explains that there are several TAC comments listed in the Staff Report that have already been addressed. He walks thru the criteria for the standards associated with the zoning and details they have all been met. He also shows multiple elevations for the buildings. He states in review of the project, Staff finds compliance with the UDO requirements for the subject site and recommends approval of the primary plat and development plan, contingent on the applicant addressing any remaining TAC comments, applicant received formal drainage approval from the city, the applicant submits a lighting plan, submits a signage plan, and that the applicant obtains the necessary Right of Way.

Mr. Campbell asks if anyone has questions for Ben.

Dan Bashor asks if this is being added to the existing industrial park. Ben explains that it is not.

John Lasley asks if these will be required to have lighting before there are tenants. Ben explains these buildings will be finished out and have necessary lighting.

Mr. Campbell invites the applicant to speak. Aaron Hurt, Civil Environmental Consultants, speaks on behalf of the applicant. He explains the lighting plan is being worked on by the designer and should be completed soon. He states these buildings are big, but not as big as others nearby and will fill a niche in the market. Browning is expected to start infrastructure work summer 2022.

John Lasley asks if there is any idea on the finish date. Applicant indicates they hoped to have all three completed by end of 2023.

Keith Campbell asks if Cox Ave. will be closed. Mr. Hurt explains that they cannot cut off Cox Ave yet because there are some parcels there that use it for access, but in the future, will allow access to them through their site. Once Browning completes their internal road network, then INDOT could close Cox Ave.

Mr. Campbell opens the public hearing. No one comes forward. Mr. Campbell closes the public hearing and asks a motion.

Laurie Gross motions to approve Dockets 22-36 & 22-37 contingent on TAC comments, lighting plan, signage plan, and Right of Way acquisition. John Lasley seconds the motion. Vote is 7-0 in favor of the motion.

Mr. Campbell asks for a motion to adjourn. Brian Tandy moves to adjourn. Ashley Paddock seconds the motion. Vote is 7-0 in favor of the motion.

The meeting adjourns at 7:58pm.

Submitted by Recording Secretary
Matt Reynolds

President, Keith Campbell

Secretary, Matt Reynolds