

## **Plan Commission Meeting Minutes**

**Monday, December 21<sup>st</sup>, 2021**

**To: All Commission Meeting Minutes**

**From: Recording Secretary**

**Subject: Minutes to Meeting**

### **Call to Order**

Chairman Keith Campbell called the December 20<sup>th</sup>, 2021 Lebanon Planning Commission Meeting to order at 7:00pm in the Lebanon Municipal Building.

### **Roll Call**

Noted presence of a quorum. Members present included Keith Campbell, John Lasley, Ashley Paddock, Brian Tandy, Laurie Gross, Ali Mullen, Ben Bontrager, Planning Director, Matt Reynolds, Planning Department, Kelly Cook, Recording Secretary. Also, present Rob Schein, Krieg DeVault LLC.

**Absent Members:** Kevin Krulik, Jeremy Lollar, Dan Bashor

### **Approval of Minutes**

John Lasley made a motion to approve the November 15<sup>th</sup>, 2021 meeting minutes, as presented. Laurie Gross seconded the motion. A vote of a 6-0 was in favor motion approved.

### **Approval of 2022 Meeting Dates**

John Lasley made a motion to approve the 2022 Plan Commission meeting dates. Brian Tandy seconded the motion a vote of 6-0 was in favor motion approved.

### **Old Business**

**THIS ITEM IS CONTINUED TO THE JANUARY 18<sup>TH</sup>, 2022 MEETING.**

**Docket #21-58:** Beazer Homes LLP requesting initial zoning for a voluntary annexation of approximately 78.86 acres into the corporate city boundaries. The parcel is located on the northwest side of State Road 39 North and County Road North.

## **New Business**

**Docket #21-60:** Golden Eagle Lodging Management LLC requesting Rezoning Application for 1245 W State Road 32 from “PBI” Planned Business Industrial to “PBC” Planned Business Commercial.

Matt Reynolds gave an overview of the necessary steps required for request in rezoning a property. Mr. Reynolds explained tonight would be the first step in the process. This rezone request will give the property owner more flexibility in the use of the property for commercial uses. Mr. Reynolds gave an overview of the five statutory review criteria.

Keith Campbell asks for questions or comments from the board, there were none.

Applicant, Golden Eagle Lodging Management spoke of the rezone request and what it would allow them to do as a property owner. This parcel was split up in 2008 leaving this 2.6-acre area to be in an industrial zoning. The property owner would like it to be consistent with the surrounding properties.

Keith Campbell opened the hearing up for public speaking.

Nick Jani 434 Mount Zion Road, Lebanon, IN 46052. Mr. Jani is the owner of the Subway, the neighboring property to 1245 W State Road 32 property. Mr. Jani strongly opposes the rezone and feels this rezone will have a negative impact on other business owners in this area.

Keith Campbell closed the public portion of the meeting.

Keith Campbell entertained for a motion. Laurie Gross made a motion to forward Docket #21-60 on to the Common Council with a favorable recommendation. John Lasley seconded the motion a vote of 6-0 was in favor motion passed.

**Docket #21-62:** Phillip Cascione requesting Rezoning from “SF-2” Single Family-2 to “PBC” Planned Business Commercial. The property is located at 129 W Camp Street.

Matt Reynolds gave an overview of the rezoning request giving this parcel more flexibility to provide available commercial space and going over the five statutory review criteria.

John Lasley questioned if a new owner would purchase this property. Is it possible for it to return to the current zoning of housing?

Matt Reynolds stated yes, a rezone would then come before the board again for approval.

Brian Tandy questioned if one would come before the board with a proposal with no variances, it would likely be passed?

Matt Reynolds stated yes, it would come before the board for approval if there were no variances and meets all requirements but must be approved by the board.

Dr. Phillip Cascione, the applicant gave an overview of the history of this property and spoke of the business zoning request.

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 #21-62 by the Plan Commission to the Common Council with a favorable recommendation. Ashley Paddock seconded the motion a vote of 6-0 was in favor motion passed.

**Docket #21-63:** Casey's General Store Inc. requesting Development Plan approval to construct a new convenience store and gas station to be located at 1415 W. South Street, Lot 5 Lebanon Gateway Market Place, Lebanon, Indiana 46052.

The property contains 1.59 acres and is presently zoned Planned Unit Development (PUD)

The property is Zoned "PBC" Planned Business Commercial and in the Thoroughfare Overlay District.

Ben Bontrager gave an overview of the 1.59 acres that is presently zoned Planned Unit Development (PUD) and within the Thoroughfare District. The applicant, Casey's of Lebanon, is requesting Development Plan approval to construct a new 4,200 square foot convenience store. The new building will have a canopy with a 5-vehicle fueling station.

Rob Sweet, representing Casey's of Lebanon gave an overview of the new building being proposed. This project will include a sidewalk along the Ransdell Road leading up to Ping Avenue.

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 21-63 contingent on the 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.

Ashely Paddock seconded the motion a vote of 6-0 was in favor motion approved.

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

The property contains 0.76 acres and is presently zoned General Industrial (ID).

The property is currently vacant/unimproved.

Ben Bontrager gave an overview of the rezone request for this area. The developer is looking to develop this for residential uses. Mr. Bontrager walked through the five statutory review criteria.

Applicant, Chris Badger 990 W. Oak Street, Zionsville, IN 46077. Gave an overview of the vacant lots and the request for the rezone.

Keith Campbell opened the public portion of the hearing for public speaking.

Brian Spanhook at 701 W. Pearl Street, Lebanon, IN 46052. Questioned if this rezone will affect the entire neighborhood. He is strongly opposed to this rezone request. He questions if the drainage will be addressed and will stop signs be added in this area.

Keith Campbell closed the public portion of the hearing.

The applicant, Kent Mueller spoke of the water issues and the sanitary drainage will be addressed in this area of the proposed development. The applicant stated stop signs could be added to this area if required by the city.

Ben Bontrager spoke of the rezone, this is strictly for these four lots that the applicant requested.

Keith Campbell entertained for a motion. Laurie Gross made a motion to forward Docket 21-65 to the Common Council with a favorable recommendation. There was not a second to the motion, motion dies. Brian Tandy made motion to continue Docket #21-65 to the January 18<sup>th</sup> Plan Commission meeting. John Lasley seconded the motion a vote of 6-0 was in favor, motion passed.

### **Other Business**

Ben Bontrager announced the election of officers will be held at the January meeting.

### **Adjourn**

A motion was made and seconded to adjourn the meeting at 8:01pm.

Submitted by Recording Secretary

Kelly Cook

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President, Keith Campbell

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Secretary, Kelly Cook