

## **Plan Commission Meeting Minutes**

**Tuesday, January 17<sup>th</sup>, 2023**

**To:** All Commission Members

**From:** Recording Secretary

**Subject:** Minutes to Meeting

### **Call to Order**

President, Keith Campbell called the January 17<sup>th</sup>, 2023, Plan Commission Meeting to order at 7:00pm in the Lebanon Municipal Building.

### **Roll Call**

Noted presence of a quorum. Members present included Dan Bashor, Kevin Krulik, Corey Kutz, Keith Campbell, Brian Tandy, Heather Schaller, Ali Mullen, Laurie Gross, Rob Schein, Dinsmore & Strohl LLC, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary.

### **Election of Officers**

Keith Campbell entertained for a motion to nominate for the seat of 2023 president. Corey Kutz made a motion to nominate Brian Tandy for president. Dan Bashor seconded the motion a vote of 8-0 was in favor motion approved.

Keith Campbell entertained for a motion to nominate for the seat of 2023 vice – president. Laurie Gross nominated Corey Kutz for vice – president. Keith Campbell seconded the motion a vote of 8-0 was in favor motion approved.

### **Approval of Minutes**

Brian Tandy entertained for a motion to approve the meeting minutes for the December 19<sup>th</sup>, 2022, meeting. Laurie Gross made a motion to approve. Dan Bashor seconded the motion a vote of 7-0 was in favor motion approved.

### **Docket #22-76**

Ryan Robinson HWC Engineering representing The Cedars at Lebanon Business Park. The property is located generally south of Tyre Road and west of John Shaw Road, Lebanon, IN 46052.

The property is zoned General Industrial (ID) and comprised of 42.69 acres.

The property is currently undeveloped agricultural use. The applicant received primary plat approval to create a five-lot industrial subdivision on the subject property at the October 17, 2022, Plan Commission meeting.

Ben Bontrager gave an overview of the UDO process for the development plans.

Ben Bontrager read through the plans for all lighting, landscaping, and signage plans for the project. Mr. Bontrager indicated there are no tenants proposed at this time as this is a speculative building.

Ben Bontrager asks for questions there were none.

Applicant, Ryan Robinson, with HWC Civil Engineering, gave an overview of the project as they are still working with water sewer and electrical for this project.

Brian Tandy opened and closed the public portion of the hearing.

Brian Tandy entertained for a motion. Corey Kutz made a motion to approve Docket #22-76 Development Plan 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: The applicant shall submit a lighting plan meeting all applicable UDO requirements prior to application for any building permits or site improvements.

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

Seconded by Keith Campbell a vote of 8-0 was in favor motion approved.

### **Docket #23-03**

Eli Lilly and Company requesting Development Plan approval for the construction of a multi-building pharmaceutical research and development and manufacturing campus. The property is located on 602.42-acre parcel generally located to the north of County Road 375 North, to the east of I-65 and to the south of County Road 450 North.

The property is Zoned "ID" General Industrial and in the Overlay District.

Ben Bontrager gave an overview of the next three dockets on the agenda as they will all be related to the Lilly Project.

Ben Bontrager gave an overview of what will be the main Lilly site and the location of the project. Eli Lilly and Company have presented the intent to construct a multi-building pharmaceutical research and development and manufacturing campus. The overall site and each building individually have been evaluated to determine compliance with the standards of the ID zoning district and Interstate Overlay District.

Ben Bontrager gave an overview of the main Lilly site and location of the project, along with some specifics of the layout that will be located off Witt Road. Mr. Bontrager gave an overview of all proposed buildings to be constructed of the property. There will be twelve different building described for this project.

Ben Bontrager gave an overview of the overall site and development standards as the sites are referenced as LP1 and LP2 with renderings presented to the board.

Applicant, Jennifer Massey representing Eli Lilly gave an overview of what Lilly is and how they operate. Jennifer Massey stated they plan to return before the Plan Commission Board in February to seek approval after getting feedback from the board and TAC Committee. Stating that Eli Lilly would be introducing ten new medicines, thus is why they are investing in the City of Lebanon. The campus will be 600 acres consisting of two sites, LP1 and LP2 sites.

LP1 Site: This being the larger site making API Molecules.

LP2 Site: Cell and gene therapy providing cutting edge therapy for patients facing cancer and diabetes.

Why Lebanon was chosen for this project, proximity, transportation, close to colleges and the Indianapolis Lilly site, Purdue, and Lilly already partner.

Jennifer Massey gave an overview of the LEAP/Lilly orientation of the site layout, stating the 450 N campus and the entire campus property has been annexed into the city. The campus is divided into two different campuses. Thus, being LP1 & LP2 campus along with a wastewater treatment plant, visitor center, fire station, employee amenities along with an emergency entrance will be added to the campus.

Kent Frandsen, representing the IEDC spoke briefly of the Lilly project.

Brian Tandy opened and closed the public portion of the hearing.

Ben Bontrager stated the public hearing can be reopened at the next meeting if needed. Mr. Bontrager noted they are looking for a motion to continue this item to the meeting in February to allow items to be addressed.

Brian Tandy entertained for a motion. Dan Bashor made a motion to continue Docket #23-03 to finalize the Development Plan Approval. Laurie Gross seconded the motion a vote of 8-0 was in favor motion approved.

### **Docket #23-01**

Indiana Economic Development Corporation requesting Primary Plat approval for a proposed two-lot subdivision for Eli Lilly & Company. The property is located on a 602.42- acre parcel generally located to the north of County Road 375 North, to the east of I-65, and to the south of County Road 450 North.

The property is Zoned "ID" General Industrial Overlay District.

Ben Bontrager gave an overview of the Primary Plat stating we will be asking for a continuance to the February 21<sup>st</sup>, 2023, Plan Commission meeting.

Ben Bontrager gave an overview of the 602 acres site, creating two different parcels on this land LP1 site and LP2 site.

Bryan Tandy asks for questions there were none.

Applicant, Kent Frandsen had nothing more to add.

Bryan Tandy opened and closed the public portion of the hearing.

Bryan Tandy entertained for a motion. Laurie Gross made a motion to continue Docket #23-01 Unified Development Ordinance Process for Primary Plat to the February 21, 2023, Plan Commission meeting. Corey Kutz seconded the motion a vote of 8-0 was in favor motion approved.

**Docket #23-02**

Indiana Economic Development Corporation requesting Vacation of right-of-way for the portion of Witt Road (County Road 150 West) lying south of County Road 450 North and north of County Road 375 North.

The subject property is the assumed right-of-way associated with County Road 150 West between County Road 375 North and County Road 450 North.

There are 600 acres, approximately 365 acres west and 325 east, adjacent to the noted section of County Road 150 West that are currently owned by the Indiana Economic Development Corporation and anticipated for development by Eli Lilly and Company. Eli Lilly is proposing to construct a multi-building pharmaceutical research and development and manufacturing campus. The site will include uses ranging from administrative offices, lab space, manufacturing, utilities, warehousing, and a fire station. Mr. Bontrager stated because of the nature of the work being performed on the site and multi-building characteristics of the development, security is a necessity that is significantly diminished by the presence of a public road directly through the campus. Mr. Bontrager stated Lilly needs to be able to have highly secure access to the overall site, which includes limiting points of entry. This can only be accomplished by closing the segment of County Road 150 West where it traverses through the 600-acre site and redirecting public traffic around the site, leaving only two points of entry to the campus, an entrance for employees/visitors on the south side of the site and one for truck traffic on the east side.

Ben Bontrager gave an overview of the Vacation Request. The Indiana Economic Development Corporation being the current owner of the adjacent 600 acres, is seeking to vacate approximately 3800 feet of assumed right-of-way associated with County Road 150 West between County Road 375 North (Lower Simmons Road) and County Road 450 North.

Ben Bontrager gave an overview of the justification for the Vacation Request stating the applicant is seeking to vacate the proposed right-of-way in order to facilitate the construction of the Eli Lilly campus, which extends to both side of County Road 150 West. The campus requires significant security measures that would be notably diminished by the presences of a public road directly through the middle of the campus. In Staff's evaluation, there are two issues that must be addressed in order to consider the vacation of a public road.

1. Would the closure of the road eliminate or significantly impede access to adjacent properties on either side of the closure?
2. Would the closure of the road cause traffic issues on adjacent roadways due to the redirection of traffic that typically would use the vacated corridor?

Ben Bontrager gave an overview of the road classifications and major corridors for any proposed improvements for the affected roads for this project. Stating the conceptual map that was displayed is not the actual plan for the interchange, this will be determined by INDOT. Mr. Bontrager stated the corridors being impacted will be Witt Road, State Road 39, I65 and State Road 47.

Kevin Krulik stated that there would be more intersections after a traffic study and model is prepared. Intersections will need to be designed for all types of traffic including farm implement. The layout for the Indiana Economic Development Corporation and Eli Lilly commitment prior to Vacation Right-of-Way to voting for any right-of-way. No permits will be issued until further commitments of construction documents and traffic studies are done prior to any decisions or determination be made concerning the right of way vacation. Mr. Kulik stated, tonight we are looking at forwarding the vacation application to the common council for consideration. This would not be voted on until the February 13<sup>th</sup>, 2023, meeting prior to these commitments to the vacation would need to be made and put in writing.

Dan Bashor questioned if our current roads could handle any construction? Kevin Krulik stated, no, the current roads will need to be maintained and upgraded by the applicant while the project is underway, Witt Road is proposed to be widened.

Applicant, Kent Frandsen representing the Indiana Economic Development Corporation is here tonight to discuss the public road to be eliminated for this project, The Vacation Right-Way of Witt Road. Mr. Frandsen stated the Indiana Economic Development Corporation is the only owner of this project and the road way adjacent to this project. Mr. Frandsen gave an overview of the Witt Road Vacation and traffic study that was done in this area, adding this vacation will not interfere with the flow of traffic in this area. Mr. Frandsen stated there are reasonable and alternate routes available including routes that avoid motorist being required to drive on high-speed roads. Mr. Frandsen stated Eli Lilly's campus will set on 600 acres that will be required to be secure due to the commitment of manufacturing of essential medicines. 24hour security is a necessity, adding a public road running though the campus is not adequate.

Michael Watts, with Pure Development and engineer for the Eli Lilly project gave an overview of the improvements for the roads for the project. The proposed roads would be south of Witt Road being the primary corridor to the Eli Lilly entrance. Mr. Watts gave an overview displaying renderings of proposed roads that will have improvements made to them.

Brian Tandy asks for questions from the board there were none.

Applicant, Kent Frandsen has no further comments but would take any questions after the public has had time to comment.

Brian Tandy opened the hearing up for public comments.

**Karen Metzger:** 4820 N 150 West, Lebanon, IN 46052 Stated her property borders the Lilly project. She states travel traffic has increased and adds State Road 47 & 52 will need upgrades and turn lanes. She questions how the city will handle all the increased traffic on the affected roads. She hopes all these items will be addressed.

**Britt Reese:** 6519 N 350 W Thorntown, IN 46071 Stated the county roads belong to the county and challenges the city has no right to vacate the county roads, strongly opposed to this right-of-way vacation.

**Jeremy Brown:** 4861 N 150 West Thorntown, IN 46071 Stated if the road needs to be vacated for the safety of the public, his opinion is to vacate Witt Road.

**Jim Love:** 3150 N State Road 52, Lebanon, IN 46052 Stated big companies should not be allowed to vacate a road just because they want to forcing farm equipment to use busier roads such as State Road 47 & 52. Witt Road has been laid out for many years and should remain as is. Mr. Love is strongly opposed to vacating Witt Road.

**Brian Daggy:** 2005 W 250 N, Lebanon, IN 46052 Is opposed of the Witt Road vacation and there should be a more suitable and alternate route for safety of residents and farmers.

**Bob Merrill:** Thorntown, IN 46071 strongly opposed of the Witt Road vacation.

**Kevin Garst:** 7652 N State Road 52, Thorntown, IN 46071 Strongly opposed to the Witt Road vacation as his family lost a loved one while moving farm equipment on State Road 52.

**Rick Lafollete:** 1133 W State Road 32 Thornton, IN 46071 Strongly opposed to the Witt Road vacation due to the loss of a loved one moving farming equipment while traveling on State Road 32 West.

**Wanda Garst:** 64406 W 400 N, Thorntown, IN 46071 Strongly opposed to the Witt Road vacation as she has lost a loved one while moving farm equipment on State Road 52. Displayed a map of the route she currently takes on Witt Road. Closing Witt Road will force her to access State Road 47 or State Road 39.

**Kim Love:** 3150 N State Road 52, Lebanon, IN 46052 Questions when will the City of Lebanon represent current owners. Eli Lilly should consider a new relocation that would be in a safer location for the public. Strongly opposed to the Witt Road vacation.

Brian Tandy closed the public portion of the hearing.

Ben Bontrager spoke of how the City of Lebanon can keep traffic flowing around the Eli Lilly project without completely closing Witt Road and questions if there would be other alternate routes for the safety of the public.

Kevin Krulik encourages Eli Lilly, Indiana Economic Development Corporation and Pure Development's Engineer to consider other recommendations for further study to be done and place a condition on the right of way vacation of Witt Road and how do we maintain access during the construction.

Kevin Krulik questions the recommendation to be forwarded on to the Common Council. Ben Bontrager gave an overview of this process.

Applicant, Kent Frandsen stated the Indiana Economic Development Corporation and Eli Lilly plan to be good stewards with this project and will work through this process for a safe and positive outcome.

Brian Tandy entertained for a motion. Corey Kutz made a motion for a favorable recommendation of Docket #23-02 to be forwarded to the City Council with the following conditions:

1. The condition that an alternate route to Witt Road is considered and required as part of the vacation.

Dan Bashor 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 9:39pm. The Lebanon Planning Commission will meet again on Tuesday, February 21<sup>st</sup>, 2023, at 7:00pm.

Submitted by Recording Secretary

Kelly Cook

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President, Brian Tandy

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Secretary, Kelly Cook