

## Lebanon Plan Commission Meeting Minutes

Monday, October 16<sup>th</sup>, 2023

**To:** All Commission Members

**From:** Recording Secretary

**Subject:** Minutes to Meeting

### Call to Order

Chairman Brian Tandy called the October 16<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 Diane Scott, Dan Bashor, Kevin Krulik, Corey Kutz, Brian Tandy, Heather Schaller, Keith Campbell, Rebecca Stanton, Laurie Gross, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary, also, present Rob Schein, Dinsmore & Strohl LLP.

### Approval of Minutes

Brian Tandy entertained for a motion to approve the meeting minutes for the September 18<sup>th</sup>, 2023, meeting. Dan Bashor made a motion to approve. Keith Campbell seconded the motion a vote of 9-0 was in favor motion approved.

### Old Business

### New Business

**Docket #23-79:** Lennar Homes requesting Primary Plat Approval for Liberty Village Subdivision.

The property is located approximately one-half mile east of Elm Swamp Road on the south side of 300 N. The property is bordered to the west by Auburn Meadows subdivision.

The property contains 33.92 acres and is currently zoned Single-Family Residential (SF2)

Ben Bontrager gave an overview of the Unified Development Ordinance Process for the Primary Plat. The applicant is seeking Primary Plat approval for Liberty Village, which addresses the overall layout of the proposed site. The Plan includes the layout and design of the proposed circulation system (streets, sidewalks, etc.) utilities and infrastructure drainage, lot lines, open space and landscaping, and easements, to name a few. Mr. Bontrager stated the review process ensures that the Primary Plat adheres to the development standards of the Single-Family Residential (SF2) zoning district and any additional applicable standards of the Unified Development Ordinance.

The applicant is requesting Primary Plat approval in order to develop an 85-lot single-family residential development called Liberty Village.

Ben Bontrager read through the Liberty Village Development Standards. The applicant has proposed a Primary Plat that adheres to the UDO Standards.

Ben Bontrager would take any questions. Keith Campbell questioned if the electric would be provided by Lebanon Utilities or Boone REMC, and would street parking be restricted to one side only?

Ben Bontrager stated this area will be covered by Boone REMC. Parking on one side only and sidewalks will also be standard.

Applicant, Tony Bagato 11555 N Meridian Street, Suite 500 Carmel, Indiana, gave an overview of the Liberty Village Development. The plan is to start development a year from now, with homes being one- and two-story builds after all approvals are done.

Brian Tandy opened the hearing up for public comment.

**Delany Johnson:** 1005 E. 300 North Lebanon, IN 46052. Has concerns for his well and septic with this development going in next door to his property. Mr. Johnson questioned if there would only be one access to the neighborhood. Mr. Johnson would like to remain on the well instead of going on city water.

**Teresa Clark:** Has concern for her well and the depleting of her well. She questions where the water supply will come from.

Brian Tandy closed the public portion of the hearing.

Ben Bontrager replied to the question and concerns of the neighboring residents.

The water will be supplied by the City of Lebanon, this new development will not be on wells or take from the current wells. There will be one entrance in and out of the development. Mr. Bontrager stated at this time there are no plans in place for a road extension from John Bart to connect to this development.

Brian Tandy entertained for a motion. Laurie Gross made a motion to approve Docket #23-79 the subject Primary Plat for Liberty Village contingent on the following conditions:

**TAC Comments:** The applicant adequately addresses any remaining City of Lebanon TAC comments prior to submission of Construction Drawings and a Secondary Plat.

**Stormwater Approval:** The applicant receives formal drainage approval prior to approval of Construction Drawings and a Secondary Plat.

Corey Kutz seconded the motion, a vote of 9-0 was in favor motion passed.

**Other Business**

There was no other business conducted.

**Adjourn**

A motion was made and seconded to adjourn the meeting at 7:20pm. The Lebanon Planning Commission will meet again on Monday, November 20<sup>th</sup>, 2023.

Submitted by Recording Secretary

Kelly Cook

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President, Bryan Tandy

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Secretary, Kelly Cook