

Plan Commission Meeting Minutes

Monday, December 19th, 2022

To: All Commission Members

From: Recording Secretary

Subject: Minutes to Meeting

Call to Order

Chairman Keith Campbell called the December 19th, 2022, 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, Ashley Paddock, Brian Tandy, Laurie Gross, Ben Bontrager, Planning Department, Kelly Cook, Recording Secretary, Rob Schein, Dinsmore & Strohl LLC.

Absent Members: Ali Mullen, John Lasley.

Approval of Minutes

Keith Campbell entertained for a motion to approve the meeting minutes for the November 21st, 2022, meeting. Dan Bashor made a motion to approve. Corey Kutz seconded the motion a vote of 7-0 was in favor motion approved.

Plan Commission Order: 2022-02 – Approving Amendments to an RDC Declaratory Resolution

Ben Bontrager gave an overview of the Plan Commission Order related to a Redevelopment Commission item. A TIF district was established for this project, located on Patterson Street. This project is still being cleaned up due to environmental issues. A new resolution is being established to reset the base for the TIF District for this area. This resets the TIF clock starting in 2022 for 25 years. The Plan Commission is required to review the resolution.

Rob Schein read the Declaratory Resolution into the meeting minutes.

Keith Campbell entertained for a motion. Laurie Gross made a motion to approve Plan Commission Order 2022-02. Ashley Paddock seconded the motion a vote of 7-0 was in favor motion approved.

Old Business

New Business

Docket #22-73: Scott's Garage requesting Development Plan approval to construct an addition to their existing automotive repair business located at 514 Coombs Street, Lebanon, IN 46052. The property is Zoned "ID" Industrial District and comprised of 1.52 acres.

Ben Bontrager gave an overview of the property and its history.

The property is the site of an existing 2,200 SF automotive repair business and 576 SF accessory structure along with associated employee and customer parking.

Ben Bontrager gave an overview of the procedural ordinance process.

The applicant presented the intent to construct a 2,400 SF addition to the existing primary structure and provide nine additional parking spaces in front of the existing facility.

Mr. Bontrager read through all UDO Development Standards. The Lebanon Planning Staff find compliance with the Unified Development Ordinance Requirements for the subject site.

Applicant, Roger Azar engineer representing Scott's Garage gave an overview of the addition to the existing building and would answer any questions from the plan commission.

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

Keith Campbell entertained for a motion. Laurie Gross made a motion to approve Docket #22-73 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.

Landscape Plan:

The applicant will revise the landscape plan to include the required parking lot perimeter landscaping (3 trees and 10 shrubs every 100 lineal feet) along the perimeter of the proposed new parking area.

Brian Tandy seconded the motion a vote of 7-0 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 7:15pm. The Lebanon Planning Commission will meet again on Tuesday, January 17th, 2023.

Submitted by Recording Secretary

Kelly Cook

President, Keith Campbell

Secretary, Kelly Cook