

## **Plan Commission Meeting Minutes**

**March 20<sup>th</sup>, 2023**

**To:** Minutes to Meeting  
**From:** Recording Secretary  
**Subject:** Minutes to Meeting

### **Call to Order**

Vice-President, Corey Kutz called the March 20<sup>th</sup>, 2023, Plan Commission 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, Heather Schaller, Keith Campbell, Ali Mullen, Laurie Gross, Kelly Cook, Ben Bontrager, Planning Department, Matt Reynolds, Planning Department, Rob Schein, Dinsmore & Strohl LLC.

Absent Member: Brian Tandy

### **Approval of Minutes**

Corey Kutz entertained for a motion to approve the meeting minutes for the February 21<sup>st</sup>, 2023, meeting. Laurie Gross made a motion to approve. Keith Campbell seconded the motion a vote of 8-0 was in favor motion approved.

### **Old Business**

**This item was continued from the February 21, 2023, Plan Commission Meeting.**

**Docket #23-01:** Indiana Economic Development Corporation requesting Primary Plat approval for a proposed two-lot subdivision for Eli Lilly & Company.

The property is generally located north of County Road 375 North, east of I-65, and south of County Road 450 North, Lebanon, Indiana 46052.

The property contains 602.42 acres and is presently zoned General Industrial (ID).

Ben Bontrager gave an overview of the Unified Development Ordinance process for the primary plats. All major subdivisions require primary plat approval by the plan commission. The Plan Commission shall review the application and overall primary plat to determine if it conforms

with the minimum standards and requirements as outlined in the Unified Development Ordinance.

Ben Bontrager asks for questions from the board. Corey Kutz questioned the property east of the railroad tracks, is this a different project? Ben Bontrager indicated that yes, that would be a different project and not related to this specific item.

Applicant, Kent Frandsen representing the Indiana Economic Development, spoke of the planning process for the Unified Development process. Mr. Frandsen stated the application has been drawn up and meets all the requirements for the two lots that Eli Lilly is proposing.

Corey Kutz opened and closed the public portion of the hearing.

Corey Kutz entertained for a motion. Laurie Gross made a motion to approve Docket #23-01. Dan Bashor seconded the motion a vote of 8-0 was in favor motion was 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 generally located north of County Road 375 North, east of I-65, and south of County Road 450 North, Lebanon, Indiana 46052.

The property contains 602.42 acres and is presently zoned General Industrial (ID).

Ben Bontrager gave an overview of the Development Plan approval for the construction of a multi-building pharmaceutical research and development and manufacturing campus.

Mr. Bontrager gave an overview of the applicant, Eli Lilly and Company has presented the intent to construct a multi-building pharmaceutical research and development and manufacturing campus. The campus includes a little over 1.6 million square feet divided among 12 different buildings ranging from a 3,200 square foot visitor's center to a 330,000 square foot manufacturing facility. The site will include uses ranging from administrative offices, lab space, manufacturing, utilities, warehousing, and fire station.

Ben Bontrager stated the overall site, and each building individually has been evaluated to determine compliance with the standards of the ID zoning district and Interstate Overlay District.

Corey Kutz asks for questions from the board. Dan Bashor questioned the location of the inverters for the solar field. Ben Bontrager stated at this time they are not showing this. This discussion will come at a later date.

Applicant, Jennifer Massey gave an overview of the Lilly Campus project. Miss Massey described the LP1 and LP2 sites, the site will be developed for producing more medicines for cancer, diabetes, and many more with cutting edge devices. Ms. Massey touched on the buffers and landscaping, stating they went above and beyond the city requirements. The utilities and

water will be coming from Lebanon, with fire water being on the campus site. The wastewater will go through a lift station then on to the Lebanon Wastewater Plant, with all PH being tested onsite. Natural Gas will be supplied by Center Point Energy.

Jennifer Massey gave an overview of the two different sites being LP1 and LP2. LP1 will be a cell and gene site and LP2 will be the AP Peptides site, renderings of each site were displayed.

Corey Kutz asks for questions there were none.

Corey Kutz opened and closed the public portion of the hearing.

Corey Kutz entertained for a motion. Heather Schaller made a motion to approve Docket #23-03 Eli Lilly Development Plan. Seconded by Diane Scott a vote of 8-0 was in favor motion approved.

### **New Business**

**Docket #23-10:** Clinton McCord property owner of 517 N West Street and Jennifer Arruda property owner of 523 N West Street.

The property is the unimproved alley right-of-way between 517 and 523 N West Street.

Matt Reynolds gave an overview of the property history. This alley right-of-way was never improved for use as an alley and is not used to serve this area with utilities. This right-of-way is essentially used by the adjacent property owners as part of their lot. The applicant is requesting to vacate the entirety of the right-of-way adjacent to his property, which would result in splitting the right-of-way between the two applicants.

Matt Reynolds gave an overview of the Vacation Request, the property owners adjacent to the subject unimproved alley right-of-way have filed an application seeking to vacate said right-of-way formally returning this area to the adjacent property owners for personal use.

Matt Reynolds asks for questions, there were none.

Applicant, Jennifer Arruda gave a brief overview of the Vacation request.

Corey Kutz opened and closed the public portion of the hearing.

Corey Kutz entertained for a motion. Dan Bashor made a motion to forward Docket #23-10 to the Common Council with a favorable recommendation. Heather Schaller seconded the motion a vote of 8-0 was in favor motion approved.

**Docket #23-13:** Lebanon Community School Corporation requesting Development Plan Approval for Harney Elementary School Expansion.

The school is located at 1500 Garfield Street. The property is Zoned "IN" Institutional.

Matty Reynolds gave an overview of the Development Plan to construct an addition to the existing elementary school including the addition of a new bus parking area and parent drop off lane.

Applicant, Kent Frandsen representing Lebanon Community School Corporation, Harney Elementary School with the new designs for the project.

Dale Waggoner with Waggoner & Associates gave an overview of the bus lane enter and exit drive. Mr. Waggoner gave an overview of the new improvements for the bus, walking students and pick up and drop off.

Corey Kutz opened and closed the public portion of the hearing.

Corey Kutz entertained for a motion. Laurie Gross made a motion to approve Docket #23-13 Development Plan contingent of 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.

Keith Campbell seconded the motion a vote of 7-0 was in favor motion passed. Diane Scott abstained from the vote as she is associated with the Lebanon School Corporation.

**Docket #23-14:** Lebanon Community School Corporation requesting Development Plan approval for Perry Worth Elementary School Expansion.

The Perry Worth School is located at 3900 E 300 South. The property is Zoned "SF" Single Family Residential.

Matt Reynolds gave an overview of the Development Plan to construct an addition to the existing elementary school including the addition of a new bus parking area, employee parking lot, and parent drop off lane.

Matt Reynolds read through all plans for the lighting, Landscaping, signage plan and architectural review.

Matt Reynolds asks for questions from the board.

Corey Kutz opened and closed the public portion of the hearing.

Corey Kutz entertained for a motion. Laurie Gross made a motion to approve Docket #23-14 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.

Ali Mullin seconded the motion a vote of 7-0 was in favor motion approved. Diane Scott abstained from the vote as she is associated with the Lebanon Community School Corporation.

**Docket #23-19:** Consideration of Initial Zoning Classification for a Voluntary Annexation into the City of Lebanon consisting of approximately 106 acres.

The property is generally located north of CR 300 N, west of SR 39 and east of the CSX railroad.

Ben Bontrager gave an overview of the annexation request. Per the Unified Development Ordinance Section 1.8, before the Common Council can consider an ordinance for annexation, the Lebanon Plan Commission shall hold a public hearing and make a recommendation on the new zoning classification for the potential annexed territory to the Common Council. Newly annexed land submitted without a development proposal or concept plan shall be classified into the Single-Family (SF) zoning district, or at the discretion of the Plan Commission, a suitable district that is consistent with the recommendations of the Lebanon Comprehensive Plan.

Ben Bontrager asks for questions there were none.

Corey Kutz opened and closed the public portion of the hearing.

Corey Kutz entertained for a motion. Laurie Gross made a motion on Docket 23-19 to recommend the Single-Family Residential (SF) zoning classification to the Common Council for the proposed annexed territory.

Heather Schaller 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 to adjourn the meeting at 8:20pm. The Lebanon Planning Commission will meet again on Monday, April 17<sup>th</sup>, 2023, at 7:00pm.

Submitted by Recording Secretary

Kelly Cook

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Vice-President, Corey Kutz

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Secretary, Kelly Cook