

## Lebanon Plan Commission Meeting Minutes

Tuesday, February 20<sup>th</sup>, 2024

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

### **Call to Order**

Chairman Brian Tandy called the February 20<sup>th</sup>, 2024, 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, Diane Scott, Brian Tandy, Keith Campbell, Heather Schaller, Rebecca Stanton, Laurie Gross, Recording Secretary, Kelly Cook, Planning Department, Ben Bontrager, also present Rob Schein, Dinsmore & Strohl LLC.

**Absent Members:** Corey Kutz, Kevin Krulik

### **Approval of Minutes**

Brian Tandy entertained for a motion to approve the meeting minutes for the January 16<sup>th</sup>, 2024, meeting. Heather Schaller made a motion to approve. Diane Scott seconded the motion, a vote of 7-0 was in favor motion approved.

### **Old Business**

### **New Business**

**Docket #24-4:** Schmidt Associates for the Lebanon Community School Corporation requesting Development Plan approval to permit the construction of a Transportation Center.

The property is located at approximately 1560 John Bart Road, Lebanon, IN 46052.

The property is zoned Institutional (IN) and comprised of approximately 38.3 acres.

Ben Bontrager gave an overview of the development plan. The intent is to construct a new Transportation Center for the Lebanon Community School Corporation on the subject property. In addition to the transportation facility, the site improvements will additionally include guest and employee/bus driver parking lots and a bus parking area are to be enclosed with security fencing.

Ben Bontrager read through the technical advisory review.

Brian Tandy asks for questions, there were none.

Applicant, Allen Jacobson, has reviewed the staff report and has responded to all the TAC comments and feels they complied with all the city's requirements.

Mr. Jacobson reviewed the screening method that would be used as sound barriers. Stating the material to be used on the fence as a barrier does work.

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

Brian Tandy entertained for a motion. Laurie Gross made a motion to approve the 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.

**Sign Plan:** The applicant submits a signage package that meets all applicable UDO standards prior to installation of any signage.

**Lighting Plan:** The applicant submits a lighting plan and photometric plan that meets all applicable UDO standards prior to application for any building permits or site improvements.

Dan Bashor 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 7:20pm. The Lebanon Planning Commission will meet again on March 18<sup>th</sup>, 2024, at 7pm.

Submitted by Recording Secretary

Kelly Cook

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President, Brian Tandy

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Secretary, Kelly Cook