

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
July 28, 2009
Town Hall Meeting Room
5:00 PM

Members Present:

Robert Schmidt	Rick Jones	Paul White	W.D. McCluskey	Pam Black
David Taylor	Joe Hayes	Beulah Garrett	David Petty	

Others Present:

Magi Tilton	Seth Rivard	Pat O'Brien	Regina Santana
Will Hager	Joyce Allen		

Chairperson Robert Schmidt called the meeting to order at 5:00 P.M. Beulah Garrett opened with the invocation followed by David Taylor leading the Pledge of Allegiance.

Chairperson Robert Schmidt welcomed new member, David Petty, to the Planning Commission.

Chairperson Robert Schmidt explained the order of proceedings.

Chairperson Robert Schmidt announced an upcoming meeting of the Nashville MPO Bicycle and Pedestrian Study, to be held on July 30th from 5:30 to 7:30 p.m. here at the Town Meeting Hall. He encouraged everyone to attend.

Chairperson Robert Schmidt asked City Planner Magi Tilton if there were any changes to the agenda. Ms. Tilton stated there were no changes to the agenda.

Chairperson Robert Schmidt asked if the Planning Commission members had read over the minutes and requested a motion. A motion was made by Beulah Garrett, seconded by David Taylor, all voting aye, to approve the minutes of the June 23, 2009 regular Planning Commission meeting.

CONSENT ITEMS

1. Final Plat Re-approval – River Oaks, Phase 2A – Hwy., 70 and Birmingham Road – 13.91 acres – 14 Lots (Ward 6)
2. Final Plat Re-approval – River Oaks, Phase 2B – Hwy., 70 and Pembroke Road – 4.33 acres – 14 Lots (Ward 6)
3. Final Plat Re-approval – River Oaks, Phase 2C – Hwy. 70 and Birmingham Road – 6.23 acres – 14 Lots (Ward 6)

All consent items are subject to Engineering, Cross Connection and Fire Department requirements.

City Planner, Magi Tilton, read the list of consent items. A motion was made by Pam Black, seconded by Beulah Garrett, all voting aye, to approve the consent items.

NEW BUSINESS

1. Final Plat – StoneBridge PUD, Phase 7A – Meandering Drive – 2.61 acres – 10 Lots (Ward 4)
PUD Amendment – StoneBridge PUD, Lot adjustment related to Phase 7A (Ward 4)

Planner Seth Rivard explained that Phase 7 was originally approved in November of 2008 with twenty lots. He added that the applicant would like to make two changes to the plat; first, divide the plat into two phases with 10 lots each (Phase 7A & 7B); and second increase the lot widths of eight of the lots in Phase 7A. The affect of the lot increase is to lose 0.23 acres of open space, for an overall loss of 0.07 acres of open space throughout the entire PUD. As a result of the lot widths increasing and loss of the open space, the PUD Master Plan also is proposed to be amended to reflect the changes.

Jack Ludington, representing this development, was available to answer any questions.

After discussion a motion was made by Pam Black, seconded by Joe Hayes, all voting aye, to approve the final plat subject to Engineering, Cross Connection and Fire Department requirements.

A motion was made by Joe Hayes, seconded by Beulah Garrett, all voting aye, to approve an amendment to the PUD relative to increasing the width of several lots and a minor reduction in the open space.

2. PUD Amendment – Gray Station Commercial PUD – 7.03 acres (Ward 6)

Planner Will Hager explained that this property is located just east of the Geer's Place subdivision. He stated that due to the proposed revisions not including modification to the list of permitted uses the request will not require review and approval by City Council. The proposed revisions to the PUD include:

- Modifying the proposed roadway from a cul-de-sac to a private boulevard design;
- Modifying building concepts from a mix of one- and two-story structures to strictly one-story facilities no more than 35 feet tall;
- Improving the landscape buffer plantings to include a variety of species that should thrive in the rocky sections for the proposed 100-foot landscape buffer; and
- Modifying the architectural designs and exterior materials for the proposed buildings.

The 100-foot landscape buffer remains as originally approved and has been improved to include multiple species of evergreen plantings.

Staff recommends several conditions be included in any approval of this PUD Amendment.

Randy Laine, engineer for the project and representing Tim Stockton, was available to answer any questions.

Bob O'Brien, resident of Geer's Place, stated he had spoken with Tim Stockton and discussed several issues. Mr. O'Brien stated that he had sent out a note to the residences of Geer's Place and they responded back with six or seven issues. He then reviewed an e-mail outlining the issues that was distributed to the Planning Commission.

Kathy Warmath, Councilperson for Ward 6 in which this property is located, stated that she has spoken with Mr. Stockton and Mr. O'Brien and in general the residents are satisfied with the proposed development. She complimented Mr. Stockton for being a pleasure to work with.

After a brief discussion, Pam Black made a motion to approve the proposed amendment to the Gray's Station PUD subject to the conditions recommended by staff. Beulah Garret and David Taylor seconded the motion and the motion was unanimously approved with the following conditions:

1. Further geotechnical study will be needed prior to construction located beyond the limits of the original report.
2. Architectural elevations shall be provide the appearance of a "front" facing Highway 70.
3. Architectural elevations shall be complementary throughout the development.
4. Subject to Engineering, Cross Connection and Fire Department requirements.

3. Site Plan – Gray's Station Commercial PUD, Phase 1 – 7.03 ac. – 6,000 sq. ft. (Ward 6)

Planner Will Hager explained that this is the first phase of the Gray's Station Commercial PUD. The site plan complies with the PUD amendment that was just approved. The building is proposed as a duplex office unit with this phase constructing the entrance drive and parking required for the building. He concluded by stating that there are several conditions staff recommends in any approval of the site plan.

Randy Laine, engineer for the project and representing Tim Stockton, stated that the building would be brick on all four sides. A revised building elevation for the side facing Highway 70 was discussed.

Bob O'Brien asked about approvals for future phases. Magi Tilton responded that any approval tonight would only include this site plan and what is shown on this site plan. Future phases would require review and approval of the Planning Commission.

Lieutenant Pat O'Brien questioned the location of a fire hydrant. After a brief discussion it was determined that fire hydrants were adequately and appropriately located.

Pam Black made a motion to approve the site plan for Phase 1 of the Gray's Station PUD subject to the conditions recommended by staff. Beulah Garret seconded the motion and the motion was unanimously approved with the following conditions:

1. The addition of brick or alternative materials for the right side elevation facing Highway 70.
2. Zoning shall be listed as B-1/PUD.
3. Subject to Engineering, Cross Connection and Fire Department requirements.

4. Site Plan – Bridge Fellowship Church – Hwy. 70 and Powell Grove Rd. – 9.15 ac. – 12,000 sq. ft. (Ward 6).

Planner Seth Rivard presented this item stating that a future phase is shown on the site plan however, is not being approved as part of this site plan. He described the building materials and reminded the commission of the discussion at the preliminary meeting. He also stated that the applicant is requesting payment in lieu of construction for the sidewalk and as part of that is proposing to install a walking trail on the property that could be used by the public.

No one was in attendance representing this item. The Planning Commission as a whole expressed concern regarding discussing this item without a representative being present due to the issues of the building materials and sidewalk requests. John DeWaal, DeWaal and Associates, arrived as the Planning Commission was about to defer this item. It was then decided to discuss the item rather than defer it at this time.

Rick Jones asked if the proposed walking trail was intended to serve as the sidewalk. John DeWaal responded that the applicant is requesting to pay in lieu of constructing a sidewalk based on the topography of the subject property and the lack of sidewalks in the immediate area. He added that they intent to ask City Council to consider giving partial credit for the construction of a walking trail on the site. There was discussion regarding the materials proposed for the walking trail, what the purpose of the trail would be and how it could be considered as serving the same purpose as a sidewalk when it was not very accessible to the public. Mack McCluskey expressed concern regarding the precedent that the Planning Commission may be setting relative to the provision of sidewalks. He stated that the provision of a walking trail seemed irrelevant to him. The idea of widening the existing shoulder on Highway 70 to allow for pedestrians and cyclists was mentioned. It was decided that this might be a satisfactory way to accomplish having a paved area for walkers without requiring a large amount of work to cut into the existing hill.

Lieutenant Pat O'Brien requested clarification regarding the existing and proposed access to the site from Highway 70.

Pam Black asked about the building materials and if the proposed expansion does not happen then we are left with a wall of metal paneling. John DeWaal stated they would propose using a color scheme for the metal paneling that would be compatible with the building material proposed for the other sides.

Kathy Warmath, Councilperson for the ward in which this property is located, suggested requiring White Pine trees on that side of the building, similar to what was used at the Toshiba facility to screen the view from Carver Lane. The discussion continued regarding the building material requirements as stated in the Zoning Ordinance and what was proposed.

David Petty, in response to a question from Bob Schmidt, suggested that a brick band be required along the back sides of the building, approximately five feet in height and to turn the metal panels so that the ribbing would run horizontal. This suggestion would provide a more attractive side than a wall entirely made up of metal paneling, without being as expensive as using the same materials as used on the other sides of the building. John DeWaal stated that they could continue the block and stucco section, approximately eight feet in height, on the back side of the wall.

Based on the discussion, Rick Jones requested to see revised building elevations. He then made a motion to defer this item in order for revised building elevations to be provided and give the engineer time to talk to TDOT regarding the provision of a sidewalk along Highway 70. Mack McCluskey seconded the motion and the motion was unanimously approved.

OTHER BUSINESS

1. Zoning Ordinance amendment relative to churches and other places of worship in the residential zoning districts

Planner Seth Rivard reviewed the two proposed ordinance relative to those residential districts in which churches and other places of worship would be permitted as a Use on Appeal and the additional criteria for the Board of Zoning Appeals to review Use on Appeal requests for churches and other places of worship.

Beulah Garret made a motion to recommend approval of both ordinances to City Council. Rick Jones seconded the motion and the motion was unanimously approved.

2. Discussion – Zoning Ordinance amendment relative to accessory structures sizes

Planner Will Hager asked the commission if they had any additional concerns regarding the existing accessory structure ordinance. He explained that staff has questioned the need for the ordinance before considering basing the permitted size on the size of the property rather than the zoning district. He concluded by stating that the Board of Zoning Appeals asked staff to review the ordinance based on the number of variance requests they have been asked to consider since it went into effect.

Kathy Warmath, Councilperson for the sixth ward, stated her concern is primarily with the materials used on these larger accessory structures and that accessory structures should be of a material similar or compatible with the primary structure.

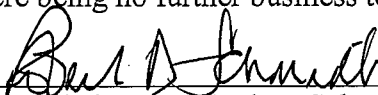
Bob Schmidt stated his preference for the option of the lot size being the determining factor in the maximum size of the accessory structure.

Mayor Craighead agreed and stated that a larger lot should be allowed to have a larger accessory structure.

David Petty questioned how barns in a rural setting versus accessory structures in a subdivision should be treated. There was general agreement that barns could be constructed on the larger lots and not necessarily be of the same or similar material as the primary structure.

Pam Black made a motion for staff to proceed with drafting an amendment that would base the maximum size of an accessory structure on the size of the lot with the condition that building materials continue to be required to be of similar or compatible material as the primary structure. Beulah Garret seconded the motion and the motion was unanimously approved.

There being no further business to come before the board the meeting was adjourned at 6:35 p.m.



Chairperson, Robert Schmidt



Date