

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
June 23, 2009
Town Hall Meeting Room
5:00 PM

Members Present:

Robert Schmidt	Rick Jones	Paul White	Mayor Philip Craighead
Pam Black	David Taylor	Joe Hayes	

Others Present:

Magi Tilton	Seth Rivard
Will Hager	Joyce Allen

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

Chairperson Robert Schmidt, explained the order of proceedings.

Chairperson Robert Schmidt, invited everyone present to stay after the meeting for a Blueprint of America presentation.

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 David Taylor, seconded by Paul White, all voting aye, to approve the minutes of the May 26, 2009 regular Planning Commission Meeting with a minor change to Item#2, under Other Business to read in paragraph form instead of bullets.

CONSENT ITEMS

There were no consent items on the agenda.

NEW BUSINESS

1. Final Plat – Laurel Park – Blue Ribbon Downs – 9.30 acres – 3 Lots (Ward 6)

Planner Seth Rivard explained this property is located at the end of Blue Ribbon Downs. The applicant is subdividing the property into three lots. The existing cul-de-sac will be removed and extended. Technically this is its own subdivision but the applicant intends to adopt the existing restrictions and covenants that pertain to Iroquois for these three lots.

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

2. Preliminary Plat – Capers and Eatherly – I-40 and Tater Peeler Road – 27.96 acres – 11 Lots (Ward 3)

Planner Seth Rivard explained this plat will create eleven lots and is proposed to be developed in two phases. The first phase will be nine lots with access onto Hwy. 231. The second phase is two large lots with access onto Tater Peeler Road. A traffic study was submitted as part of this project. The report states that a light on Hwy. 231 would be required as the property develops and traffic levels warrant signalization.

Gary Batson, representing this development, stated his agreement with all comments, but questioned the improvement of Tater Peeler Road.

Chairperson Robert Schmidt explained it would be left up to the Engineering Department with regard to improving Tater Peeler Road to commercial standards.

Gary Batson stated the cul-de-sac would be temporary during the first phase of the project.

After further discussion, a motion was made by Pam Black, seconded by Rick Jones, all voting aye, to approve the preliminary plat with the following conditions:

1. Improvements shall be made to Tater Peeler Road as required by the Engineering Department with the Final Plat.
2. Subject to Engineering, Cross Connection and Fire Department requirements.

OTHER BUSINESS

1. Discussion - Zoning Ordinance Amendments – Relative to churches and other places of worship in the residential zoning districts.

Planner Seth Rivard explained the Zoning Ordinance amendments related to churches and other places of worship in the residential zoning districts. There are two amendments proposed that relate to churches and other places of worship. The first amendment is to provide additional review criteria when a Use on Appeal is request by a church and other places of worship. The goal is to both minimize the impact the proposed use could have on an area and have the proposed religious organization consider their short and long term needs at the proposed site. Examples of criteria that would be reviewed include: lighting, screening, projection of audio, parking, types of use incidental to the church uses, and other conditions.

Some discussion revolved around requiring a church to list its future “intentions” and the fact that plans and intentions for project growth and development of the site are subject to a variety of factors. Consideration of the fact that a Use on Appeal might be granted to a church or other place of worship that had goals to ambitious or conservative for what might really occur and how that impacts both the site and the area that the use is located.

Bob Schmidt stated that it would be beneficial to know the church’s long-range plans yet they can always return to the Board of Zoning Appeals to modify their Use on Appeal.

Rick Jones confirmed that the regulations relative to electronic message center signs would continue to apply.

Pam Black confirmed that other regulations such as minimum off-street parking requirements would continue to apply.

The second proposed amendment to the Zoning Ordinance would be to limit the number of districts where churches and other places of worship could be located. Such uses are permitted in

nearly all the residential, commercial and industrial districts. The proposal would condense the number of places in residential districts where religious uses could be allowed.

It was stated that draft amendments to the Zoning Ordinance will be brought to the Planning Commission at next month's meeting.

2. Discussion – Sidewalk requirements

City Planner Magi Tilton explained she is open to continuing the on-going discussion on sidewalks.

Magi Tilton explained that in February of this year Hearthside requested consideration of payment in lieu of construction for their sidewalks. As the project progressed, they requested a partial credit for the road improvements they would be making. Chairperson, Robert Schmidt asked what the road improvements have to do with sidewalks.

City Planner Magi Tilton explained that discussion will be on-going relative to the provision of sidewalks and staff will continue to provide information to the Planning Commission and City Council until that time that a joint work session is scheduled with the Planning Commission and City Council. She stated until that time, she would like to use the Planning Commission as the sidewalk committee.

Planner Will Hager provided a brief update on the bicycle and pedestrian plan being developed by the Metropolitan Planning Organization (MPO). He stated that on August 8th a count of pedestrians and bicyclists will be conducted throughout Wilson County.

Chairperson Robert Schmidt suggested we expand from the core of the city outward to connect commercial areas, larger subdivisions, the Senior Citizen Center, Jimmy Floyd Family Life Center and churches.

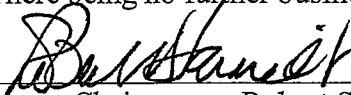
Caleb Thorne, a member of the audience, suggested including the Cedar City Trail and Cumberland University.

3. Accessory Structure Requirements

Planner Seth Rivard explained a number of cases are going to the Board of Zoning Appeals for accessory structures. These are site specific and the Board of Zoning Appeals struggles with these issues. We currently go by zoning and not by lot size. Mr. Rivard asked for Planning Commission to give some thought on this issue.

Chairperson Bob Schmidt, a member of both the Planning Commission and Board of Zoning Appeals, suggested consideration be given to considering lot size rather than zoning when determining the maximum size of an accessory structure.

There being no further business to come before the board the meeting was adjourned at 5:50 p.m.



Chairperson, Robert Schmidt



Date