

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
May 27, 2008
5:00 PM

Members Present:

Robert Schmidt Rick Jones Maynard Pate Paul White Pam Black
Beulah Garrett Joe Hayes Bill Durham

Others Present:

Magi Tilton Seth Rivard Will Hager Andy Wright Regina Santana Joyce Allen

Chairperson Robert Schmidt called the meeting to order at 5:00 P.M. Bill Durham, Personnel Director and Planning Commission Member, opened with a prayer followed by the Pledge of Allegiance led by Robert Schmidt.

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.

Mr. Schmidt explained the order of proceedings and administered the oath to all participants.

Chairperson Robert Schmidt asked if the Planning Commission members had read over the minutes and requested a motion. A motion was made by Paul White, seconded by Beulah Garrett, all voting aye, to approve the minutes of the April 22, 2008 regular Planning Commission Meeting.

CONSENT ITEMS

1. Amendment to Thornton's Site Plan requesting to add a right-in and right-out access on SR 109 (Ward 4)
2. Final Plat – South Cumberland Properties – S. Cumberland St. – 2 Lots (Ward 6).
3. Final Plat – Spence Creek Phase 12 – Hwy. 109 – 20 Lots (Ward 6)
4. Final Plat – Reapproval of Forest of Lebanon, Phase 2A – Hwy. 70 – 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 Beulah Garrett, seconded by Joe Hayes, all voting aye, to approve the consent items subject to engineering, fire department & cross-connection requirements.

OLD BUSINESS

1. Reconsideration of Rezoning Request Based on Modified Request – Hearthstone – Coles Ferry Pike – Map 58 Parcel 33.02 – 30 acres – from R-1A to RS-15 (Ward 1)

City Planner, Magi Tilton, explained since the Planning Commission recommendation for denial of RS-12 zoning, the applicant spoke with the councilperson for this ward and there was general agreement to consider rezoning to RS-15. At the May 6th City Council meeting an ordinance rezoning the subject property to RS-12 was amended to rezone the subject property to RS-15. The

ordinance was adopted on first reading. Magi Tilton explained that this modified request is now being brought to the Planning Commission for their consideration and recommendation.

Surrounding zoning is R-1 to the north and east and R-1A to the south, east and west. The update to the Land Use Plan designates the subject property as Residential Mixed Use which is intended to incorporate all housing types with light commercial activities in a walkable community.

Cliff Carey, owner/developer of the property, asked the Planning Commission to recommend approval of RS-15 zoning for this property.

Penelope Mason, representative for Coles Ferry Village, explained they had a meeting of the neighborhood and agreed if RS-15 is brought before the Planning Commission they would agree to this with only one more issue and that is the drawings show two connection roads and they would prefer only one.

Chairperson Robert Schmidt asked is there not two temporary cul-de-sacs now coming out of Coles Ferry Village.

City Planner, Magi Tilton stated yes.

Cliff Carey explained he would need to visit with Magi Tilton and Staff to address the connection roads issue.

After discussion a motion was made by Maynard Pate, seconded by Bill Durham, to recommend approval of the RS-15 zoning to City Council for approval.

NEW BUSINESS

1. Site Plan – Temporary Office Trailer – Lebanon Municipal Airport (Ward 4)

~~Planner, Will Hager, explained this request is for the temporary use of an office trailer to use for flight training classes until future buildings are completed. The applicant has proposed to landscape around the office trailer. Staff recommends several conditions be included in any approval of this site plan.~~

Sonny Belew explained he is asking for a temporary office for training purposes. This is a facility that was already owned by the City of Lebanon being used by the Airport Commission. We will be utilizing the pad that was already there. There will be landscaping around the trailer.

Pam Black states she would ask for a 30 day time limit on the landscaping.

After discussion a motion was made by Joe Hayes, seconded by Pam Black, all voting aye to approve the temporary office trailer for a time frame of 12 months and the landscaping being completed in 30 days. Also included in any approval of this site plan the following conditions:

1. Establishing a temporary approval of not more than one year for the use and location of the office trailer.
2. The applicant shall make a written request for additional time to the Planning Commission prior to the expiration of the established time limit.
3. Subject to Engineering, Cross connection and Fire Department requirements.

OTHER BUSINESS

1. Amendment to County Zoning Ordinance redefining the term "Rear Lot Line".

City Planner, Magi Tilton, explained the intention of this amendment is to provide additional building envelope on corner lots while continuing to require that the house not be set too close to the street. The proposed amendment would change the county's interpretation of yards on corner lots from having two front yards (with the same setback) and two rear yards to one front, one side (with a setback of 1½ times the typical side yard setback) and one rear yard. The county will allow the front of a structure to face either front yard. The City of Lebanon requires that it be designated on the plat which way the house will front.

Ms. Tilton further explained because we are a Regional Planning Commission we are required to make some type of recommendation to the County whenever they propose to amend their Zoning Ordinance.

Maynard Pate asked Magi Tilton if Staff had any problems with this.

City Planner, Magi Tilton explained that the only problem Staff has is that it would be appropriate to designate which way a house would front on a corner lot.

After discussion, a motion was made by Maynard Pate, seconded by Pam Black, all voting aye, to recommend approval of the proposed amendment to County Zoning Ordinance with a modification that they would have to designate on the plat the direction that a house must face on a corner lot.

There being no further business to come before the board the meeting was adjourned at 5:19 pm.



Chairperson, Robert Schmidt



Date