

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
November 25, 2008
Town Hall Meeting Room
5:00 PM

Members Present:

Robert Schmidt	Rick Jones	Maynard Pate	Pam Black
David Taylor	Don Fox	Joe Hayes	Beulah Garrett
W.D. McClusky	Paul White		

Others Present:

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

Chairperson Robert Schmidt called the meeting to order at 5:00 P.M. He explained this was the last Planning Commission meeting with Mayor Don Fox. Mayor Don Fox opened with the invocation followed by the Pledge of Allegiance.

Chairperson Robert Schmidt asked City Planner, Magi Tilton, if there were any changes to the agenda. Ms. Tilton stated there were no changes, however Item #5, Bone Properties, under New Business, was deferred by the applicant.

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

Chairperson Schmidt welcomed Maynard Pate back to the Planning Commission board, Mr. Pate had been out due to illness.

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 Don Fox, all voting aye, to approve the minutes of the October 28, 2008 regular Planning Commission Meeting as written.

CONSENT ITEMS

1. Final Plat – James White Property – 435 Hobbs Street – 1.14 acres – 2 Lots (Ward 3).
2. Final Plat – StoneBridge, Phase 7 – Leeville Pike - 10.48 acres – 20 Lots (Ward 4)
Site Plan – StoneBridge, Phase 7 and 8A, Leeville Pike – 30 Lots (Ward 4)
3. Final Plat – University Medical Business Center, Sec. 1, Lot 2 – Medical Center Drive –
2.44 acres – 1 Lot (Ward 5).

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 Joe Hayes, seconded by Beulah Garrett, all voting aye, to approve the consent items subject to engineering, fire department & cross-connection requirements.

NEW BUSINESS

1. Rezoning – Bashour Property – Briskin Land and Sparta Pike – Map 56 Parcel 62 – 1.2 acres – from LOC (Limited Office Commercial to C-2) (County)

Planner, Will Hager, explained the property is requesting to go from B-5 to B-4. One of the existing parcels is developed as a gasoline service station. This use is permitted by right in both districts. The B-5 district allows for gasoline filling station canopies to be located closer to the property line than in other commercial districts such as B-4. The current canopy appears to be built to this standard. Adjacent properties to the south and west are currently zoned B-4.

Randy Laine, engineer for the project, explained the applicant plans are to join the properties together to add on or for future use.

Mayor Don Fox questioned why the change in zoning.

Randy Laine explained for possible office space, package store and/or other uses. The applicant does not want to limit his uses.

Planning Director, Magi Tilton, explained the canopy does exist and is legal and if we change the zoning, it would be legal non-conforming.

After discussion a motion was made by Pam Black, seconded by Mayor Don Fox, all voting aye, to recommend rezoning on to City Council for their consideration.

2. Rezoning – Bibeau Property – 2410 Hwy. 109 – Map 56 Parcel 62 – 1.2 acres – from LOC to C-2 (County)

Planner, Seth Rivard explained this property is in the County, but with the City of Lebanon's Urban Growth Boundary. All rezoning within the Urban Growth Boundary come before the Lebanon Planning Commission for a recommendation and all recommendations are forwarded to the County Commission. Currently there is a single family home on the lot.

Joe Bibeau, property owner, explained he bought the property and has now learned that Middle Tennessee Electric is taking an additional 18 feet of his property. He has had tenants for one year and they say it is too nosy that close to the highway.

Mayor Don Fox questioned Mr. Bibeau as to why he was not asking to be annexed into the City.

Mr. Bibeau stated he could see no advantage to do so at this time.

After further discussion a motion was made by Rick Jones, seconded by Paul White, with vote 7 to 3, to recommend on to County Commission for their consideration. Motion carried. Pam Black, Beulah Garrett and Mayor Don Fox voted nay.

3. Preliminary Plat Amendment – Woodall Ridge – Woodall Lane – 64.5 acres – 178 Lots (Ward 4)

Planner, Will Hager, explained the revised preliminary plat adapts to challenging topography while allowing for additional stormwater detention that is needed for this project. Knox Crest no longer connects to Woodall Ridge Drive and Sleep Meadow Drive has been omitted from the plat, making Iron Rise Court a permanent cul-de-sac. Knox Crest will be a temporary cul-de-sac and is currently greater than the maximum cul-de-sac length allowed by the City of Lebanon Subdivision Regulations. The applicant is requesting the Planning Commission grant a variance from this requirement. Staff has suggested the applicant add an additional stub to the Earheart property to the south, this would accommodate the requirements of the Subdivision Regulations.

Adam Ledzinger, representing this request, was available to answer any questions.

After discussion a motion was made by Mayor Don Fox, seconded by Pam Black, all voting aye, to recommend on to City Council for their consideration.

4. Preliminary Plat – University Medical Business Center – Medical Center Drive – 54.5 acres - 7 Lots.

Planner, Will Hager, explained the revision to the preliminary plat shows an alignment of Medical Center Drive with Winter Drive to the east. The round-about feature has been removed along with proposed right-of-way dedications that would service property to the west. The revised plat would allow the future creation of eight lots.

Mark Kawczynski, Manous Cousultant & Design, was available to answer any questions.

Pam Black questioned the property that is in the floodway.

Mayor Don Fox stated he does not agree to dedicated right-of-way. If they choose to then it is fine, but not to approve in contingent to a dedicated right-of-way.

After further discussion a motion was made by Robert Schmidt, seconded by Mayor Don Fox, all voting aye, to approve Preliminary Plat subject to engineering, cross-connection and fire department requirements.

5. Final Plat – Bone Property – Babb Drive – 35.01 acres – 2 Lots (Ward 5)

Deferred by Applicant.

6. Site Plan – CoreTech Park, Ph. 1 – 1850 Franklin Rd. – 50.4 acres – 205,000 sq. ft. (Ward 3).

City Planner, Magi Tilton, explained this is the Master Plan and the development of this site is proposed to occur in two phases. There are three buildings being proposed. A stub-out on the west side of this property connects to the McCulloch property. The site plan complies with the bulk regulations of the M-4 district. A sidewalk is proposed along the Franklin Road frontage also an internal trail system. The maximum building height in the M-4 district is five stories or 65 feet, the building elevations scale to a height greater than 65 feet, the applicant intends to request a variance and understands that a building permit cannot be granted until the height issue is resolved.

Jim Harrison, with Civil Site Design, representing the applicant stated that an application has been submitted to the Board of Zoning Appeals relative to the height issue.

After a brief discussion, Mayor Don Fox made a motion to approve the site plan with the conditions as recommended by staff including:

1. All signage shall comply with the requirements of the Sign Ordinance and a sign permit(s) shall be obtained prior to installation of any signage.
2. The maximum building height is 5 stories or 65 feet unless the applicant receives a variance or the Zoning Ordinance is amended to allow a taller building.
3. Fire hydrants shall be provided so that the most remote exterior portion of any building can be reached with no more than five hundred feet of hose. A fire hydrant shall be provided within approximately fifty feet of each fire department connection dedicated for those connections only.
4. Subject to engineering, fire department and cross-connection requirements.

Pam Black seconded the motion. The motion passed unanimously.

OTHER BUSINESS

1. Discussion – Hearthside at Castle Heights – Transitional Housing Conceptual Plan.

Planner Will Hager introduced an item that will come before the Planning Commission in January of 2009. The applicant is looking for input from the Commission related to the layout and composition of design elements related to the project. Hearthside is preparing to add some independent living units to the current campus. Several units will be located along Hill Street. Staff has asked the applicant to orient the structure to "front" on Hill Street. The applicant has cited safety concerns as reason to access these units from the interior of the Hearthside campus. The applicant's representative, Mr. John Dewaal offered conceptual elevations that give the appearance of structure that front on Hill St. while garage access is provided from the interior of the Hearthside property.


Chairman Schmidt asked that the buildings be oriented toward Hill Street when the plan is submitted.

Mayor Don Fox stated that this has been part of Hearthside's plan from the beginning.

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



Chairperson, Robert Schmidt



Date