

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
January 27, 2009
Town Hall Meeting Room
5:00 PM

Members Present:

Robert Schmidt	Rick Jones	Bill Durham	Pam Black
David Taylor	Joe Hayes	Maynard Pate	Paul White

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 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 to the agenda.

Chairperson 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 Rick Jones, seconded by David Taylor, all voting aye, to approve the minutes of the December 18, 2008 regular Planning Commission Meeting as written.

CONSENT ITEMS

1. Final Plat – Thomas N. Hearn Property – Old Hinters Point Pk. And Hwy. 231 – 6.66 acres – 6 lots (County)

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

City Planner, Magi Tilton, read the consent item. A motion was made by Joe Hayes, seconded by Pam Black, all voting aye, to approve the consent item.

NEW BUSINESS

1. Final Plat – Carlyle Property – 7585 Hickory Ridge Road – 2.00 acres – 1 lot (County)

Planner, Seth Rivard, explained the property is located in the county, but within the Urban Growth Boundary. The applicant is proposing to create a new lot from a larger tract of land. The plat complies with the County R-1 zoning district and the County subdivision regulations. Lot 1 will retain the existing house and detached garage and Lot 2 will be a new buildable lot. Since Hickory Ridge Road is designated as a collector, the applicant was required to donate 5 feet of right-of-way.

Paul Crockett, project surveyor, 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.

OTHER BUSINESS

1. Site Plan Amendment – South Park, Phase 1 & 2 – Allow access to Tater Peeler Road.

City Planner, Magi Tilton, explained that the Planning Commission may remember this item from a couple of months ago. The applicant is requesting to be allowed to construct the access driveway to Tater Peeler Road.

John Dewart, Dewart & Associates, was available to answer any questions.

A motion was made by Bill Durham, seconded by Pam Black, all voting aye, to approve the Site Plan Amendment as requested.

2. Sign Ordinance Amendment – To allow signs facing the interstate in the B-1, B-3, Commercial PUD's, CU and OPD Zones.

Planner, Seth Rivard, explained there has been a change to the Sign Ordinance Amendment in regards to illumination and allowing signage on multi-tenants facing the interstate in B-1, B-3, Commercial PUD's, CU and OPD zones.

After discussion a motion was made by Pam Black, seconded by Bill Durham, all voting aye, to recommend the Sign Ordinance Amendment on to City Council to their consideration.

3. Amendment to reinstitute freestanding wall signs in the Title 20, Chapter 1, Section 20-126, (3) (d), (iv) Commercial or noncommercial multi-tenant complex of the Sign Ordinance.

Planner, Seth Rivard, explained that this ordinance is a correction. An ordinance was created allowing freestanding wall signs in multi-tenant complexes. A few months after that ordinance was approved by City Council, the whole section, noted above, was rewritten in its entirety. The ordinance creating freestanding wall signs was inadvertently forgotten, since it was not yet codified, and was accidentally deleted during the rewriting of the section noted above. This ordinance is proposing to add freestanding multi-tenant signs back into the ordinance as was originally intended.

After discussion a motion was made by Pam Black, seconded by Rick Jones, all voting aye, to recommend the Amendment to reinstitute freestanding wall signs in the Title 20, Chapter 1, Section 20-126, (3) (d), (iv) Commercial or noncommercial multi-tenant complex of the Sign Ordinance on to City Council for their consideration.

4. Vote on Preliminary Meeting Time

City Planner, Magi Tilton, asked that the Planning Commission affirm the discussion held at the preliminary meeting changing the time of the preliminary meeting time from 11:00 am to 10:00 a.m. The preliminary meeting would continue to be held the third Tuesday of every month.

A motion was made by Robert Schmidt, seconded by Maynard Pate, all voting aye, to approve the change to the preliminary meeting time from 11:00 am to 10:00 a.m. on the third Tuesday of every month.

There being no further business to come before the board the meeting was adjourned at 5:15 p.m.

Robert A. Schmidt
Chairperson, Robert Schmidt

02/24/09
Date