

CITY OF LEBANON  
MUNICIPAL REGIONAL PLANNING COMMISSION  
March 24, 2009  
Town Hall Meeting Room  
5:00 PM

**Members Present:**

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

**Others Present:**

Seth Rivard    Will Hager    Andy Wright    Regina Santana  
Joyce Allen

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

Chairperson Robert Schmidt asked Planner, Seth Rivard, if there were any changes to the agenda. Mr. Rivard stated there were changes to the agenda. Changes to the agenda were deferral of Hero's rezoning, Wilson Land Trust Partners rezoning, Pearman Property rezoning and the StoneBridge PUD Amendment.

Chairperson Schmidt explained the order of proceedings.

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 February 24, 2009 regular Planning Commission Meeting as written.

**CONSENT ITEMS**

1. Final Plat – Meadowland Subdivision, Sec. B – 739 Meadowland Drive – 0.83 acre – 3 lots (Ward 4).

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

Planner, Seth Rivard, read the list of consent items. A motion was made by Pam Black, seconded by Joe Hayes, all voting aye, to approve the consent item.

**OLD BUSINESS**

1. Rezoning – Heros – 101 Elm St. – Map 68G Group H Parcel 1.01 – from R-1 to B-6 – 0.25 ac. (Ward 5). (Deferred by applicant on 3/19/2009)

**NEW BUSINESS**

1. Rezoning – Wilson Land Trust Partners – Leeville Pk. – Map 80 Parcel 23.02 – from R-1A to B-3 – 42.94 ac. (Ward 4). (Deferred by applicant)

2. Rezoning – Pearman Property – 4206 Leeville Pk. – Map 80 Parcel 25.01 – from R-1A to B-3 – 5.64 ac. (Ward 4). (Deferred by applicant)
3. PUD Amendment – StoneBridge, Attached Units – Meandering Way (Ward 4). (Deferred by applicant on 3/20/09)
4. Site Plan – Hartmann Plantation, Sec. 1, Phase 1A – Tuckers Gap Road – 20 Units (Ward 4)

Planner, Seth Rivard, explained this site plan was originally approved in November of 2006 and the two year time frame for site plans has expired on the previously approved plan. Phase 1A consists of 20 apartment units. The architectural details show a fourplex and sixplex units and both comply with the building materials requirements. A six foot opaque fence is shown around the perimeter of the development accompanied by landscaping. A freestanding wall sign is proposed on either side of the main entrance.

Gary McNabb was available to answer any questions and thanked Planning Staff for being so helpful.

Steve Heydel, resident in the area, expressed three concerns he had for this development; what kind of apartments, how many units are to be approved and the exact location for these apartments.

Gary McNabb responded there would be a total of 384 apartments and the apartments would be high-end.

Rick Jones reminded staff at last Tuesday's meeting the sign was not in compliance.

Planner, Seth Rivard explained, they have submitted a sign plan.

After discussion a motion was made by Joe Hayes, seconded by Mayor Philip Craighead, all voting aye, to approve this site plan subject to the following conditions:

1. Fire hydrants shall be provided spaced no further apart than 500 feet.
  2. Any dedicated road, public or private, longer than 300 feet shall have a turn around at the dead end a minimum of 90 feet in diameter.
  3. Amenity center is not being approved as part of Section 1, Phase 1A.
  4. Subject to Engineering, Cross Connection and Fire Department requirements.
5. Site Plan – Reapproval of Hamilton Springs Sales Trailer – Hamilton Springs Blvd. – 0.41 acre (Ward 6).

Planner, Seth Rivard, explained the sales trailer for Hamilton Springs was approved in September of 2007 with an 18 month period and the applicant is requesting an extension of that original approval. In the past, time extensions of 1 to 18 months have been granted.

Jack Bell, developer for this project, was available to answer any questions.

After discussion a motion was made by Pam Black, seconded by Beulah Garrett, all voting aye, to extend the sales trailer for 18 months.

6. Site Plan – Crosswinds Development ID Sign – Leeville Pike (Ward 4)

Planner, Seth Rivard, explained a freestanding wall sign is proposed at the entrance of Crosswinds Condominium. As a multi-family development ID sign, the sign requires Planning Commission approval. The sign is approximately 18 feet from the edge of pavement and would be located in the same place as the old sign.

After discussion a motion was made by Mayor Philip Craighead, seconded by Beulah Garrett, all voting aye to approve site plan for sign subject to the following conditions;

1. Shall obtain a Hold Harmless Agreement from City Council.
2. Subject to Engineering, Cross Connection and Fire Department requirements.

## OTHER BUSINESS

1. Vote – Amendment to Subdivision Regulations relative to “minor” plats.

Planner, Will Hager, explained the amendment to Subdivision Regulations was to give the same developer a little more time and to better inform the Planning Commission.

Andy Wright, City Attorney, explained, according to State Law if it is in our Subdivision Regulations then staff can approve the minor plat.

A motion was made by Pam Black, seconded by David Taylor, all voting aye, to approve amendment and recommend on to City Council for their consideration.

2. Discussion – Amendment to Subdivision Regulations relative to storm water markings.

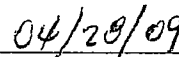
Planner, Seth Rivard, explained relative to storm water markings there would be a vote on this next month.

Regina Santana, Senior Project Engineer, explained most of the storm drains come with markings on them, but some do not. City Staff is placing markings on storm drains in place now. With this requirement developers will be responsible for the installation for storm water markers that state “Do not dump, drains to river.”

There being no further business to come before the board the meeting was adjourned at 5:40 p.m.



Chairperson, Robert Schmidt



Date