

CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Special Called Meeting— January 30, 2016
Town Hall Meeting Room 8:45 A.M.

Members Present:

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|--------------|-----------|----------------|-------------|
| David Taylor | Rick Bell | Beulah Garrett | Dan Mack |
| Bernie Ash | Pam Black | Larry Hubbard | Kathy Adams |

Others Present:

| | | |
|-------------|---------------|-----------------|
| Paul Corder | Kathleen Vail | Richard Donovan |
|-------------|---------------|-----------------|

Chairman David Taylor called the meeting to order at 8:45 a.m.

NEW BUSINESS

Request by Civil Site for site plan approval of Sonic Drive-In Landscaping Plan a development of about 0.97 acres at 524 and 526 West Main Street (Tax Map 68F Parcel2 and 3) zoned CS in Ward 3.

Planner Richard Donovan stated that the reason that this was before the Commission, was that the Sonic Drive-In landscaping plan was initially approved in January 2015 and they planted differently than what was shown on the original plat. They sent in new drawings and Staff noticed that since it was at least a difference of 25%, and had some key elements missing, that it needed to be reapproved. They needed to have one tree for every 40 feet of road frontage and one tree for every 15 parking spots. Staff has since required the additional trees and Sonic complied with the request. Now the updated plan is in compliance and all landscaping now meets our zoning ordinance.

Civil Site Design's Jim Harrison representing the applicant appreciates all the Staff working with them on this and stated that the owner and the architect made adjustments and changes to the landscaping and they believe that they were appropriate.

Commissioner Member Pam Black enquired if we have all the trees needed and Planner Richard Donovan confirmed that they were complete.

A motion was made by Pam Black and seconded by Beulah Garrett to approve the site plan. Motion carried unanimously.

COMMISSIONER COMMENTS – None

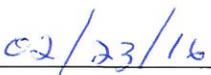
PLANNING DIRECTOR COMMENTS – Planning Director Paul Corder welcomes everyone to stay for the City Council Work Session that is scheduled immediately following the meeting.

ADJOURN

There being no further business to come before the commission, the meeting was adjourned at 8:53 am.



Chairperson, David Taylor



Date