

**MINUTES OF THE CITY OF LEBANON  
BOARD OF ZONING APPEALS MEETING  
MAY 23, 2016**

The City of Lebanon Board of Zoning Appeals met at the City of Lebanon Town Meeting Hall.

Chairperson Robert Black called the City of Lebanon Board of Zoning Appeals meeting to order at 5:06 p.m.

Board members are Robert Black, Dan Mack, Marilyn Bryant, Cliff Carey, and Paul Stumb. Also present were Planner Richard Donovan, Planning Director Paul Corder, Building Inspector Ray Hubner and Planning Administrative Assistant Kathleen Vail.

Chairperson Black administered oath to all wishing to participate in the discussion of this meeting.

A motion was made by Paul Stumb and seconded by Dan Mack to approve the minutes of the April 25, 2016 Board of Zoning Appeals meeting. Motion passed.

**OLD BUSINESS**

NONE

**NEW BUSINESS**

**CASE #16-5                      MANHEIM NASHVILLE**

907 South Hartmann Drive

Use on Appeal

Charlie Dean presented this case requesting to use property in the CG Zoning District for a transportation business. Adjoining properties are a mix of commercial uses and include an automobile dealership, a convenience store, restaurants and other commercial services. Other adjoining property is zoned RD9 and RD20 and are used for a municipal airport. Other property is zoned RD9 and is separated from this site by an old quarry.

Staff submitted general requirements to consider for the thinking of- is this a conditional use

After discussion, a motion was made by Carey and seconded by Mack to approve with Staff comments. Motion passed.

**CASE #16-6                      DEAN DESIGN GROUP**

507 Jim Daper Blvd

Setback Variance

Charlie Dean presented this case requesting a side yard setback variance of 25 feet on both the East and West and an exemption from the cut and fill balance in a floodplain. Mr. Dean stated the property zoning was changed with the new Zoning Code. The Board asked if this location is where of the Lebanon Special School District is going. Mr. Dean answered yes, but it is a while before that happens. It was stated that fill was needed to be brought in for this site.

Applicant stated the reason for the request is an odd shaped lot. Staff stated the City does have a sewer easement on this property. Due to the odd shape of the parcel, Staff recommends approval.

After discussion, a motion was made by Stumb and seconded by Mack to approve. Motion passed.

**OTHER BUSINESS**

Staff requested to amend the January 26, 2015 minutes for case number 15-1 to state the request is for a 10 foot front yard variance on the southern property line.

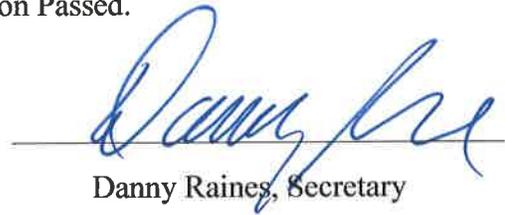
A motion was made by Mack seconded by Bryant to amend the January 26, 2015 minutes as stated by staff. Motion passed

**ADJOURN**

There being no further business, motion to adjourn. Motion Passed.



Robert Black, Chairman



Danny Raines, Secretary