

**MINUTES OF THE CITY OF LEBANON
BOARD OF ZONING APPEALS MEETING
JULY 25, 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 5:00 p.m.

Board members are Robert Black, Dan Mack, Marilyn Bryant, Cliff Carey, and Paul Stumb.

Also present were Planner Richard Donovan, 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 Dan Mack and seconded by Cliff Carey to approve the minutes of the June 27, 2016 Board of Zoning Appeals meeting. Motion passed.

OLD BUSINESS

NONE


NEW BUSINESS

CASE #16-9

GARY MCNABB

1060 Southeast Tater Peeler Road

Sign Height Variance

David Rowland and Gary McNabb presented this case requesting a sign height variance for an off-premise sign. The request is for an increase the 50ft allowed height to 103ft. The applicant stated the trees along the right-of-way along with topographical features of the lot limit visibility.

Staff stated that there was a lack of hardship and recommended denial.

The board asked the applicant if he had met with the City Attorney, Andy Wright, to discuss the request. The applicant stated yes. Applicant stated that Mr. Wright agreed with them, that the conditions qualified as a hardship. The board asked if the signs around the Watertown exit got approved. Staff stated that they are not off-site signs.

Staff stated that one of the requested signs is grandfathered but the other is not. Mr. Rowland presented state permits for the signs.

After discussion, motion was made by Dan Mack and seconded by Paul Stumb to defer. Motion passed and the request was deferred.

CASE #16-10 **JAMES CARTWRIGHT & ALISHA NICHOLAS**
445 Maple Hill Road
Use on Appeal

Alisa Nicholas presented this case requesting conditional use for community assembly use to use a barn to host weddings and other events. Staff stated they had gone over a list of items with the applicant for consideration.

Staff recommends approval with conditions. The applicant must:

1. Add the 10ft required landscaped buffer to the northern and southern properties per the requirement in Section 14.805 of the Zoning Ordinance.
2. Limit the occupancy of the property to 100 guests or less.
3. Limit the hours of operation to 9am-9pm during the week and 9am-11pm on weekends.

Nearby neighbor Steve Harrell of 425 Maple Hill Rd spoke stating that the neighborhood currently has no noise and this proposed use would change the quality of life he moved there for which was peace. Mr. Harrell had concerns regarding trespassing, no fencing, and decreased property value. He asked the board to deny the request.

The Board asked the applicant if she had talked to other people in the area and the answer was yes. The board suggested speaking more with the neighbor and coming back.

After discussion, motion was made by Cliff Carey and seconded by Dan Mack to defer. The motion was passed and the request was deferred.

CASE #16-11 **SIGNCRAFT INC.-TENNOVA HEALTH**
1411 West Baddour Parkway
Sign Height Variance

Robert Knapp presented this case requesting a sign height variance for two free-standing wall signs. The request is to allow the sign to be 14 feet tall. The ordinance allows a maximum of 8 feet tall.

Staff stated that they were unable to find a valid hardship. However, they said, these signs serve multiple functions that would normally be accomplished by multiple signs. That limiting the number

of potential signs at this location could be a sight distance issue. While Staff cannot recommend approval, the signs serve a vital community function.

After discussion, motion was made by Cliff Carey and seconded by Paul Stumb to approve. Motion passed.

ADJOURN

There being no further business, motion was made by Cliff Carey and seconded by Marilyn Bryant to adjourn. Motion Passed.



Robert Black, Chairman



Danny Raines, Secretary