CITY OF LEBANON
MUNICIPAL REGIONAL PLANNING COMMISSION
Meeting Minutes – October 04, 2016
Town Hall Meeting Room – 4:00 PM

Members Present:

Kathy Adams	Pam Black	Beulah Garrett	Larry Hubbard
Mayor Craighead	Mike Walls	Jesse Gilliam	

Others Present:

Paul Corder	Kathleen Vail	Andy Wright
Richard Donovan	Regina Santana	Shahad Abdulrahman

Planning Director Paul Corder called for an election for a Chairman to serve for the Special Called Meeting due to the absence of Chairman David Taylor and Vice-Chairman Dan Mack. Mayor Craighead was present for voting rights.

A motion was made by Larry Hubbard and seconded by Pam Black to elect Jesse Gilliam as Chairman. Motion carried.

Chairman Jesse Gilliam called the meeting to order at 4:04 p.m.

NEW BUSINESS

1. Request by MP Lebanon, LLC. for site plan approval for My Place Hotel, a development of 1.72 acres at 1004 Cumberland Center Boulevard (Tax Map 81E Group A Parcel 3) zoned CG in Ward 3

Planner Richard Donovan reminded the commission that this meeting was called to address items from the last meeting that was held on the 20th of September. He read an excerpt from the Zoning Code regarding the building materials and what is required and as it stands right now, it does not meet the brick and stone requirement. Mr. Donovan reminded the commission that in the past they had approved EFIS, metal and small amounts of Hardie Board.

	Stone				Hardie Siding		
	Previous Elevations	Proposed Elevations	Change		Previous Elevations	Proposed Elevations	Change
Front (Cumberland Center)	24.23%	31.43%	7.20%		75.77%	68.57%	-7.20%
East Side (Logan's & Boot Barn)	28.44%	46.78%	18.34%		71.56%	53.22%	-18.34%
West Side	18.23%	18.23%	0.00%		81.77%	81.77%	0.00%
Rear (Interstate)	24.23%	31.43%	7.20%		75.77%	68.57%	-7.20%

Planner Richard Donovan also addressed the building and the direction that the front would be facing. He read an excerpt from the Zoning Code regarding the orientation of structures that specified that "the main entrance shall be visible from the main road serving the property." Staff feels that it would be difficult to see the front from Legends Drive. Mr. Donovan reminded the commission that in the past they had approved a dressed façade facing the road on a building. He pointed out that the engineering department looked at the site plan and the trees were in an occupied easement. They moved them from the water main, however, they still need to meet the tree requirements on the front and on the side. He also noted that the long rows of parking had been removed and been replaced with landscaped islands.

MP Lebanon's Eric Myers was available to answer any questions. He thanked the commission for meeting and gave a history of the company. He noted that they work with local businesses and have been active in communities with the chambers, etc.

Commissioner Pam Black mentioned that the way the building is setting, it does not look inviting. She was concerned then the commission makes an exception to the Zoning Code like this then other businesses will do the same.

Commissioner Pam Black agreed with Commissioner Black and also has a problem with the building not facing the street.

There was a discussion over the rotation of the building.

Mayor Craighead addressed the applicant and he mentioned that he appreciated all the changes that they made for the commission.

Larry Hubbard made a motion to approve, seconded by Mike Walls.
Chairman Jesse Gilliam called for a roll call vote:

Mayor Craighead	yes
Larry Hubbard	yes
Mike Walls	yes
Beulah Garrett	no
Pam Black	no
Jesse Gilliam	yes
Kathy Adams	no

Vote is 4 -3. Motion passed.

COMMISSIONER COMMENTS

Commissioner Kathy Adams enquired of Mayor Craighead about the status of the Hartmann Drive Overlay. Mayor Craighead responded that it had stalled and he wants to get it moving again. Kathy Adams noted that in light of having this happen, he needs to get that moving again because something will eventually come over there and the City needs to be in better shape than it is now.

PLANNING DIRECTOR COMMENTS

Planning Director Paul Corder reminded the commission that Joseph Minicozzi will be talking at the Work Session following this meeting as well as the opportunities to hear his presentation at the meetings on Wednesday at the Historic Lebanon meeting and Thursday's meeting at the Developers Task Force Team and Visioning Committee Meeting. He also announced that the Mayor wanted to officially invite the Planning Commission members to the Gasification Open House to be held on Thursday, October 13, 2016.

ADJOURN

There being no further business to come before the commission, the meeting was adjourned at 4:27 p.m.

David Taylor
Chairperson, David Taylor

11-22-16
Date