



Village of South Lebanon
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**PLANNING COMMISSION
MEETING MINUTES**

June 01, 2015
6:00 P.M.

Members:

Thomas Hunsche - present
Skip Lawhorn - present
Dennis Rees – present
Steve Riley – present
Darrick Zucco – present

Staff:

Jerry Haddix
Mickey Dillion

1. Call to Order

Chairman Zucco called the meeting to order at 6:00 P.M.

2. Pledge of Allegiance

3. Roll Call – All present

4. Open Forum – none

5. Review and approval of minutes

Minutes from November 19, 2014 were presented for approval. Dennis Rees made the motion to approve; Mr. Lawhorn seconded with all yeas.

6. Public Hearing: none

7. Old Business:: none

8. New Business:

A. Case 15-01P: Application for Site Plan and Landscape Plan approval for Country Attic Treasures:

Mr. Haddix stated that the property is currently zoned as B-1. The Planning Commission Application was originally submitted on May 14, 2015, was reviewed by the Village

Engineer and sent back to the Applicant for changes to be made. The changes were received on May 27, 2015. Mr. Haddix went over a checklist from the Village Engineer of items to be corrected or included on the site plan: These items are as follows: 1) the point of entry needs to be added to the site plan; 2) there are some storm drainage issues, such as the site plan did not show the proposed outlet structure or how it was routed from the catch basin to detention system; the storm sewer should be shown on the site plan and clearly labeled; and the drainage area map still needs to be submitted. Mr. Haddix states that there still needs to be shown the front side and the rear setback dimensions on the site plan to indicate the height of all proposed buildings and facades; elevation behind the parking lot; landscape calculations; how the parking lot lighting will be directed away from adjoining property and residential district; proper elevation for wheel chair ramps; landscape islands being 2 ft. shorter than parking spaces. Signage will be reviewed at a later date. The Village has not received comments from the Union Township Fire Dept.

Mr. Zucco asked for any comments. There were none. Mr. Haddix recommended approval of the conditions.

The Applicant, Scott Ready, the owner of Country Attic Treasures, LLC, stated that he and Bill Lichtenburg, the Applicant's contractor, have communicated extensively with the Village Engineer, the company's engineer and architect, to make sure they understood the requirements that were being presented. He states that his understanding is that they are aware of the requirements and will be fulfilling the requirements.

Mr. Haddix states the site presents some challenges based on the rear elevations which is the reason for all the storm drainage calculations and requirements. Mr. Ready states that this is not a typical site with as much elevation changes occurring on the property. He states they are doing the project correctly, but within their budget.

Bill Lichtenburg of Lichtenburg Construction Development states the water retention is below ground in a 5 ft. diameter pipe and there is 330 linear ft. of storm pipe interconnected, and three (3) down spouts. There are 34 parking spaces. The hillside water coming down from the East wraps around the building into catch basins; drainage into Dry Run Creek through 5ft. pipe. Mr. Hunsche asked if there should be an inspection of that. Mr. Lichtenburg states when finished, the surveyor will come out to approve it and then turn it over to the Village Engineer.

Mr. Zucco asked if there were any plans to put in a firing range, the answer from Mr. Ready was no. Also asked if the new commercial design guidelines had been approved by Council. The answer to that was yes from Mr. Haddix.

Tracy Loper, Property Manager of Water's Bend Apartments, states she has had no communication with anyone about this project. She states that this business will greatly reduce the number of residents at her apartment complex. She was asked how many residents she thought this would affect. She states that she doesn't know. She has asked the School Board to move the bus stop there so that it isn't as close to this business. She also asked who is going to take care of the road and could there be a 4-way stop there. She is trying to protect her residents and she is not on board. She asked how far along they are concerning the bus stop and the business being built. She states there is a large

population against guns. She has issues with the business being so close to the community. She wishes that someone would have come to her in the beginning instead of finding out at the eleventh hour. This is very frustrating to her. She wants her concerns addressed and wants to try and talk the school system into coming through Waters Bend Apartments instead of stopping outside the entrance. Mr. Lawhorn states that the school system is like that with others as well. Mr. Ready stated he was in favor of improving the safety of the bus stop. He stated that his business is different and does create some emotional reactions, but states that their business is much more secure in this location and if any of the residents were interviewed, they would be happy to live in the vicinity. He also states they are a pro shop for sporting guns, including sporting and hunting items. He states it will be very nice and family friendly. Mr. Ready gave the hours of operation.

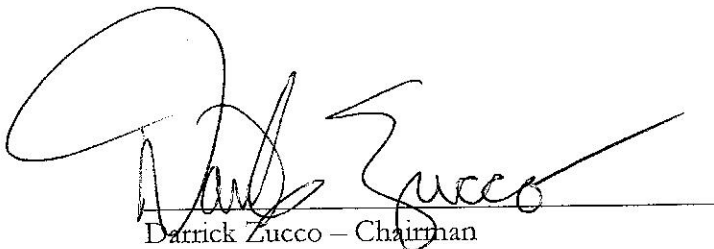
Mr. Lawhorn stated that the Village does not have control of the intersecting roads at Lebanon Road and Corwin Nixon Boulevard. He stated they would have to go through the Township and County Engineer to get a 4-way stop at the intersection. He also stated that the Village should try to address the issue with the Township.

Mr. Zucco made a motion to approve the site plan. Mr. Lawhorn seconded. All yeas.

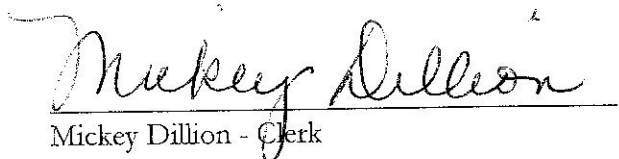
Communications: Recent emails from the Warren County Regional Planning Commission re: the Village's Comprehensive Plan was discussed.

Adjournment:

Mr. Zucco made the motion to adjourn, Dennis Rees seconded. All yeas.



Darrick Zucco - Chairman



Mickey Dillion - Clerk