

Village of South Lebanon

990 N. High St. South Lebanon, Ohio 45065

(513)494-2296 Fax:(513)494-1656

[www.southlebanonohio.org](http://www.southlebanonohio.org)

**Planning Commission Meeting**

**MEETING MINUTES**

**Wednesday, July 19th, 2017**

 **Members Present: Members Absent: Staff:**

 Tom Hunsche Darrick Zucco Jerry Haddix,

 Bill Madison Dennis Rees  **Administrator**

 Jim Smith Brianna Yarbrough,

  **Clerk**

1. Call to order at 6:14p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum
5. Review and Approval of Minutes from March 28, 2017. After minutes from the March 28, 2017 meeting were reviewed, a motion to approve said minutes was made by Tom Hunsche and was seconded by Bill Madison. A vote was taken. All YEAS.
6. Public Hearing: None
7. Old Business: None
8. New Business:
9. Case 17-07P Application for Site Plan Approval for Primrose School, 719 Corwin Nixon Blvd. The Village Administrator explained that this project is located on 1.66 acres adjacent to Speedway to the south. He states that the zoning classification is B-2 General Business District. The proposed Project consists of a 12,300-sq. ft. early learning center / day care with access provided by a private access easement from Corwin Nixon Blvd. along the west side of Speedway. He states there will also be a playground area that will be 16,641-sq. ft. and divided by age groups. The administrator acknowledged the difficulties and challenges faced due to the shape of the property. He states that despite the difficulties, the applicant has attempted with relative success to fulfill all of the Village’s site plan requirements with this non-standard lot. Jerry states the applicant received a Conditional Use Permit from the Village Board of Zoning Appeals for this Project on May 30, 2017, along with receiving approval for an offsite sign that could be located at their entrance on Corwin Nixon Blvd.

The Administrator recommends that the Planning Commission grant its approval of the site plan and landscape plan for the Primrose School of South Lebanon with the following conditions:

1. Addressing the comments in the Site Plan Approval Checklist to the satisfaction of the Village Administrator and Choice One Engineering;
2. Address any review comments relative to the stormwater management plan,
3. Meet the requirements of the Union Township Fire Department;
4. Signage will be reviewed separately by the Zoning Administrator at a later date.

Steve Butler with Community Civil Engineers in Beavercreek, OH was present to represent the Applicant. He states they decided to make a modification to have the building mirror Speedway’s Building for more efficient use of space. He states they will no longer be seeking an off-site sign. They would like monument style sign on their property. They are looking for something with more of a prestigious look. Jim Smith expresses concern to the size of the sign. Mr. Butler states the concern in the fact that Speedway sits at a higher elevation than Primrose will, so they will need the sign to be big enough to be visible over speedway. Mr. Butler also states they have made a modification to move the building 6 inches away from the easement on the side of State Route 48 upon his engineer recommendation. Drainage was discussed and some changes are still in the process of being made. Bill Madison states that he believes the Board’s main concern is all modifications stay ‘in scope’ of the requirements. Motion to approve Case 17-07P with the conditions provided by the Administrator was made by Tom Hunsche and seconded by Bill Madison. A vote was taken; all YEAS.

1. Communications: None
2. Motion to adjourn was made by Bill Madison, and seconded by Tom Hunsche. A vote was take, all YEAS.

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Darrick Zucco – Chairman Brianna Yarbrough - Clerk