

Village of South Lebanon

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**Planning Commission Meeting**

**MEETING MINUTES**

**March 28, 2017**

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

Tom Hunsche Darrick Zucco Jerry Haddix,

Dennis Rees  **Administrator**

Bill Madison Brianna Yarbrough,

Jim Smith  **Clerk**

1. Call to order at 5:30 PM
2. Pledge of Allegiance
3. Roll Call
4. Open Forum
5. Review and Approval of Minutes of February 1, 2017. After the minutes were reviewed, a motion to approve was made by Tom Hunsche and was seconded by Denis Rees. A vote was taken: All YEAS
6. Public Hearing: None
7. Old Business: None
8. New Business:
9. Case 17-04P: Application for Approval of the Final Development Plan and Construction Drawings for Wynstead Section 4 Subdivision. Application was submitted by Grand Communities, LTD (Fischer Homes) on February 9, 2017. Fischer Homes submitted the FDP for Section 4 of Wynstead Subdivision Consisting pf 42 single family lots comprising 7.824 acres. This is a continuation of the Wynstead development. This section will complete Castle Drive between Emerald Drive and Windsor Court. Bayer Becker, the Developer’s engineer, has made corrections from Choice One Engineering and the Warren County Water Department. Awaiting comments from the Hamilton Township Fire Department. Due to the consistency of the FDP with the Preliminary Development Plan, staff recommends that the Planning Commission adopt a motion to approve the Final Development plan and Construction Drawings with the following conditions:
10. Enter into a Development Agreement with the Village and fulfill bonding requirements as required by the Village Solicitor in accordance with the Village Zoning Regulations;
11. Review and approve the “Declaration of Covenants and Restrictions” by the Village Solicitor; and
12. Approval the Construction Drawings by the Hamilton Township Fire Department

A motion to approve the Final Development Plan & Construction Drawings for Wynstead Section 4 was made by Tom Hunsche and was seconded by Dennis Rees. A vote was taken: 4 YEAS, Tom Hunsche voted NAY.

1. Case 17-05P: Application for approval of the Final Record Plat for the Woodknoll Section 4 Subdivision. Application was submitted by McCarty Associates, LLC, on behalf of Shepherds Crossing Developments, LLC. On June 27, 2016, the Village Planning Commission approved the preliminary plat for sail Property. The property is comprised of 5.483 acres between Mary Lane Extension and Sunset Drive. This plat will create 12 single family lots and one open space lot. The present zoning designation is R-3 Planned Unit Development (PUD) which was part of the original Woodknoll development. The Final Record Plat has been sent to the Village’s engineer on the development, Choice One Engineering, as well as the Warren County Tax Map Department. Staff recommends that the Planning Commission adopt a motion to approve the Final Record Plat and authorize Chairman Zucco to sign the Mylar with the following Conditions:
2. Comply with all comments from the Village Engineer, Warren County Tax Map Department or any other reviewing agency
3. Provide the statements pursuant to Section 15.20.10 of Village Subdivision Regulations.
4. Per Village Subdivision Regulations: developer is to enter into a Development Agreement with the Village Council for approval of Record Plat.

A motion to approve the Final Record Plat for the Woodknoll Section 4 Subdivision was made by Tom Hunsche and seconded by Bill Madison. A vote was taken: all YEAS.

1. Case 17-06P: Application for approval of the Final Record Plat for the Shephard’s Crossing Section 2 Subdivision. Application was submitted by McCarty Associates, LLC, on behalf of Shepherd’s Crossing Development, LLC. On June 27, 2016, the Village Planning Commission approved the preliminary plat for said property, which, at that time, was known as Woodknoll Section 5A. Due to the access solely coming from the Shepherd’s Crossing subdivision, the Developer has decided to name it after the connecting side. This plat will create 17 single family lots. The present zoning designation is R-3 Planned Unit Development (PUD) whish was part of the original Woodknoll development. The Final Record Plat has been sent to Choice One Engineering, as well as the Warren County Tax Map Department for review. Staff recommends that the Planning Commission adopt a motion to approve the Final Record Plat and authorize Chairman Zucco to sign the Mylar with the following conditions:
2. Comply with all comments from the Village Engineer, Warren County Tax Map Department or any other reviewing agency;
3. Provide the statements pursuant to Section 15.20.10 of Village Subdivision Regulations; and
4. Per Village Subdivision Regulations: developer to enter into a Development Agreement with the Village Prior to Village Council approval of Record Plat.

A motion to approve the Final Record Plat for the Shepherd’s Crossing Section 2 Subdivision was made by Bill Madison and seconded by Dennis Rees. A vote was taken: All YEAS.

1. Communications: None
2. Jim Smith made a motion to adjourn. Motion was seconded by Bill Madison. A vote was taken: All YEAS.

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Darrick Zucco – Chairman Brianna Yarbrough - Clerk