

Village of South Lebanon

99 N. High St. South Lebanon, Ohio 45065

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

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

**Planning Commission Meeting**

**MEETING MINUTES**

**Thursday, March 8, 2018**

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

Darrick Zucco Jerry Haddix,

Tom Hunsche **Administrator**

Dennis Rees Brianna Koutny,

Bill Madison  **Clerk**

Jim Smith

1. Call to order at 5:30p.m.
2. Roll Call
3. Pledge of Allegiance
4. Open Forum : None
5. Review and Approval of Minutes from January 24th, 2018. A motion to approve was made by Jim Smith, and seconded by Dennis Rees. A vote was taken. All YEAS.
6. Public Hearing : None
7. Old Business : None
8. New Business :
9. Case 18-02P : Application for Final Development Plan for Wynstead Section 5 A & B. Administrator, Jerry Haddix stated Phase A of the Federal Development plan will continue Emerald Dr. at Section 3 of the development, and Phase B will be the cul-de-sac of Noble Court. Haddix stated the FDP and construction drawings have been sent to Several agencies and all comments have been forwarded to the Project Owners, Bayer Becker, which have stated they are currently incorporating all comments and will re-submit plans. Haddix recommended approval with the following conditions:
10. Enter into a Development Agreement with the Village and fulfill bonding requirements as required per the Village Zoning Regulations;
11. Approval of the FDP by the Village Engineer, the Warren County Water & Sewer Department and the Warren County Soil & Water Conservation District;
12. Review and approval of the “Declaration of Covenants and Restrictions” by the Village Solicitor; and
13. Approval of the Construction Drawings by the Warren County Soil & Water District.

Haddix stated that Greg Cook from Bayer Becker was present for any questions the Planning Committee might have. There were no questions for Mr. Cook. A motion to approve was made by Dennis Rees and Seconded by Jim Smith. A vote was taken, all YEAS.

1. Case 18-03P : Approval of Right-of-Way Dedication Plat of the Stone Lake Subdivision. Haddix stated that the streets of the Stone Lake Subdivision were accepted as Public Maintenance to the Village of South Lebanon on November 2nd, 2017, and as part of the process, a right-of-way dedication plat is required. Bill Madison asked if there were any present issues. Haddix stated there were no issues, and the streets have already been finalized and reviewed. Haddix stated all that is left is to execute. A motion to approve was made by Bill Madison, and Seconded by Jim Smith. A vote was taken, all YEAS.
2. Communications: Haddix stated the Spring and Summer seasons are looking busy for Zoning. He stated there were several businesses, such as TJMaxx and 5 Below that are in the works. Darrick Zucco asked about the demolition progress of the Milacron Plant. Jim Smith responded by stating the two smaller buildings were already gone, and all that was left was the tower.
3. Adjournment: A motion to adjourn was made by Jim Smith, and Seconded by Bill Madison. A vote was taken, all YEAS.

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

 Darrick Zucco – Chairman Brianna Koutny – Clerk