

**VILLAGE OF SOUTH LEBANON
WORKSHOP MEETING MINUTES
FEBRUARY 7, 2019
7:46 P.M.**

1. Mayor Smith calls the meeting to order.

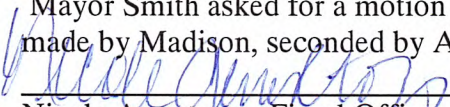
2. ATTENDANCE:

Linda Allen – Present
Jim Boerio – Present
Linda Burke – Present

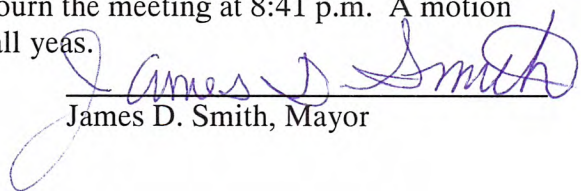
Bryan Corcoran - Absent
Bill Madison – Present
Rolin Spicer – Present

3. Guest: Kimberly Lapensee, Planning and Zoning Consultant – Ms. Lapensee explained how Planning is encompassed in South Lebanon’s Comprehensive Plan. The Comprehensive Plan identifies what is important in your community. Madison asked Ms. Lapensee the number of residential zoning levels in our zoning code. Lapensee stated R-1 (single family), R-2 (single and two family), and R-3 (single and multi-family) and PUD to overlay on top of R-1 through R-3. Madison asked if it is serving the best interest of our community. Ms. Lapensee stated she believes it is, most zoning codes are writing that way. Madison expressed his zoning concerns about lot sizes, off-street parking, and commercial building uniformity and signage. Ms. Lapensee suggested adopting architectural standards to address your commercial concerns. Ms. Lapensee stated when you redo your zoning code you have a couple of meeting and invite the public to come in and get community input. Ms. Lapensee said looking at the sign code, it might need adjusted. Boerio asked Ms. Lapensee if there is enough commercial development in our community and diversity in our residential areas. We seem to be building a lot of homes on small lots. Ms. Lapensee suggested having separation between the R-1, R-2, and R-3 zoning districts by increasing the R-1, leaving the R-2 the same, and do something different with the R-3. Take a look at the diversity of people coming in and finding out their needs by way of a survey. Boerio said one of the biggest assets that South Lebanon has is the Little Miami River and finding a way to develop that asset is important. Ms. Lapensee said that you would hire a real estate broker. There are municipalities that do a great job at this. When a piece of property comes up for sale, that municipality buys it so that they control the development on that piece of property. Burke said that she feels there needs to be more commercial development and the proper type of commercial development to keep people here versus going to other areas. Ms. Lapensee said sometimes you have to have the housing to get the commercial developments. Mayor Smith and Council thanked Ms. Lapensee for her time.

4. Mayor Smith asked for a motion to adjourn the meeting at 8:41 p.m. A motion made by Madison, seconded by Allen, all yeas.



Nicole Armstrong, Fiscal Officer



James D. Smith, Mayor