**Lebanon Plan Commission Minutes 6:30p.m. City Hall May 4, 2023**

**Commission Members** (Those not in attendance will be underlined)

Crystal Catchings Jane Cotts AJ Dontigney Wendell Johnson

Mike Koebel Jack Mitchell Robin Schultze Brent Wood Kevin Wright

**Audience Members:** Doris Edwards, Amber Cornish, Luanne Holper,

**Meeting Called to Order**: Chairman Brent Wood

**1) Approval of minutes April 20, 2003**

**Discussion**: No changes were recommended

* **Motion to approve the minutes.**

**Motion:** Robin Schultze **2nd:** AJ Dontigney **Vote:** All in favor

**2) Discuss/recommend the request by Amber Cornish for a Special Use Permit to operate a non-toxic mosquito, flea, and tick control business out of her home at 712 S. Herman St.**

**Discussion:** There will be no customers at the home. The business will be done virtually therefor, parking is not an issue nor will there be signs. The amount of non-toxic chemical, storage, and chemical documentation is required. The SDS sheet was provided. The oils will be stored in a metal sealed container in the garage. She will store approximately 10-32 oz **TICK KILLZ** concentrate. It is required that she contact the LFD to ensure the safety of the storage plan.

Doris Edwards was concerned about groundwater. Edwards spoke with Amber about the holistic oils to kill insects. Two other neighbors had no problem with the business. Amber is no longer in violation of the chicken ordinance. The rooster is gone.

* **Motion to approve a Special Use Permit for 712 S. Herman street as a pest control in home business. Garage storage in a sealed metal container and consultation with the LFD.**

**Motion:** Robin Schultze **2nd** Jack Mitchel**l Vote:** All in favor

**3) Discuss/recommend to replace the billboard on the True Value property by new owner of Ace Hardware.**

**Discussion**: The Ace Hardware is requesting two new electronic billboards 17ft. above the ground with the top being 30ft. tall. One will be on HWY 50 and the other will be on HWY 4. Our sign ordinance height is 10 ft above the ground and no higher than 20 ft. The total area can be no more that 200 sq. ft on any street front

Documents were provided showing the location of the sign and its dimensions. The sign requested would be 288 sq. ft. The bottom of the sign would be 17 ft. from the ground with the top being 30 ft. high. The sign is larger than Article 4 allows and the height is significantly taller than existing signs on HWY 4 and HWY 50. Sign permit from IDOT is essential but the community restrictions override IDOT.

Since the city has no ordinance for electronic signs, it was suggested to determine the height of the existing signs and research electronic signs in other communities.

The Plan Commission again requested the owner or the sign applicant attend a meeting to answer questions that continue to arise.

**Request for billboard for ACE Hardware was tabled.**

**4) Request by Moore for a Certificate of Appropriateness for a sign at 108 E. St. Louis Street either on the fence or below the mural on the west side of his building.**

**Discussion**: The sign as presented is not appropriate for the historic district. The business being advertised is not located at this address. It was recommended that the company wanting to advertise the business should consider a billboard along HWY 4 or HWY 50.

* **Motion**: The request for a Certificate of Appropriateness was denied.

**Motion:** Jack MItchell **2nd** Mike Koebel **Vote:** All in favor

* **Motion to Adjourn**

**Motion:** Mike Koebel  **2nd** Kevin Wright **Vote:** All in favor