

SUMMARY MINUTES
City-County Planning Commission of Warren County
January 18, 2007 @ 7:00 p.m.
City Commission Chambers
Bowling Green City Hall - 1001 College Street

Present:

Hester Whitfield
Cliff Nahm
Tim Huston

Mary Belle Ballance
Rick Dubose
Bill Hotaling

Velma Runner
Albert Rich

Absent

Larkin Ritter
Bennie Jones

Faye Phelps

Linda Dickerson

The City-County Planning Commission of Warren County was called to order by the Chairman Velma Runner. Chairman Runner requested roll call in order to determine a quorum. A quorum was determined with eight (8) Commissioners present (4 absent) at the time of the roll call.

I. ADMINISTRATIVE REVIEW:

Chairman Runner asked if all Commissioners had received and read the Summary Minutes of the meeting held on January 4, 2007. The Motion was made by Commissioner Rich, seconded by Commissioner Huston and unanimously agreed upon by all Commissioners present to approve the Summary Minutes of the January 4, 2007 meeting as written.

Hon. Hamp Moore, Attorney for the Planning Commission, requested the Chairman order that the Joint Zoning Ordinance of Warren County, Kentucky; the Subdivision Regulations; and the Comprehensive Plan with all of its elements effective as of this date (January 18, 2007) be introduced as exhibits for each of tonight's hearings. He stated he further requested the Chairman order that the Staff Reports, with all attachments together, and with the Commission's entire file for each application be likewise introduced as exhibits. He asked that the Oath be administered to Brian Shirley, Landscape Architect and Steve Hunter, Planner, be sworn as witnesses before the Planning Commission and their oath and qualifications be reflected in the record for each of tonight's hearings. Chairman Runner so ordered and swore in all of the above.

C. REPORT ON SUBDIVISION APPROVALS

Chairman Runner asked if there were any questions or comments on the Subdivision approvals and there were none. Therefore, the December 21, 2006 to January 11, 2007 Subdivisions plats stand as recorded and with no opposition.

D. LETTERS OF CREDIT AND PERFORMANCE BONDS

Chairman Runner asked if there were any questions or comments in regard to the list of letters of credit and performance bonds listed below. Mr. Hunter stated there was one addition to the list (#6). Thereafter, Chairman Runner asked for a Motion:

ACTION: A Motion was made by Commissioner Huston, seconded by Commissioner Whitfield, which passed unanimously to approve the following:

1. Call, extend, reduce or release the letter of credit for Indian Ridge Subdivision in the amount of \$25,650.00 from D&D Contracting.
2. Reduce or release the letter of credit for Springfield Subdivision Section 2 in the amount of \$51,750.00 from Horizon Development.
3. Reduce or release the letter of credit for Springfield Subdivision Section 3-1 in the amount of \$10,000.00 from Horizon Development.
4. Reduce or release the letter of credit for Springfield Subdivision Section 3-2 in the amount of \$12,000.00 from Horizon Development.
5. Reduce or release the letter of credit for Springfield Subdivision Section 3-3 in the amount of \$10,000.00 from Horizon Development.
6. Release of letter of credit for Cumberland Trace Commercial Subdivision in the amount of \$10,000 from C. T. Williams.

II. PUBLIC HEARING:

Chairman Runner announced that the first item on the agenda is a request for approval of a Detailed Development Plan described as follows: *2007-06-DP Inter-Modal Transportation Authority, Inc. and Bowling Green Area Economic Development Authority have filed an application for approval of a Detailed Development Plan on a tract of land containing approximately 13.656 acres located at the intersection of Cosma Drive and US 68/KY 80. The Plan proposes the construction of a 54,000 square foot industrial building, with a proposed future expansion of 72,000 square feet for a total of 126,000 square feet. The Plan also proposes all required parking, drainage and landscaping. This property is zoned HI (Heavy Industry) with Binding Elements.*

Brian Shirley presented the staff report and called attention to the conceptual plan exhibit and aerial. Inter-Modal Transportation Authority, Inc. and Bowling Green Area Economic Development Authority have filed an application for approval of a Detailed Development Plan on a tract of land containing approximately 13.656 acres, located at the intersection of Cosma Drive and US 68/KY 80. The Plan proposes the construction of a 54,000 square foot industrial building, with a proposed future expansion of 72,000 square feet, for a total of 126,000 square feet. The Plan also proposes all required parking, drainage and landscaping. This property is zoned HI (Heavy Industry) with Binding Elements.

STAFF REVIEW: This plan meets all the requirements of the HI zone as follows:
 (Note: The review is being done for the ultimate build out of the site.)

	<u>Permitted</u>	<u>Provided</u>
Lot size:	13.656 acres	
Lot Coverage:	90%	48.9%
	<u>Required</u>	<u>Provided</u>
Set backs:	Front: 75 feet	182 feet
	75 feet	240 feet
	Side: 50 feet	211 feet
	Rear: 150 feet	190 feet
	<u>Required</u>	<u>Provided</u>
Parking:	1 space per employee of the largest shift	178 spaces
Landscaping:	Landscape plan is approved and will require bonding prior to the issuance of the building permit.	
Building Height:	35 feet	
Signage:	No signage is proposed at this time.	
Drainage:	Final review completed and approval	
Traffic:	Traffic study was performed with the re-zoning.	
Access:	Access will be from a single access point from Cosma Drive. Access is proposed to be right-in and right-out only at this time.	

Mr. Shirley completed his presentation of the staff report asking for approval of the Detailed Development Plan with only one condition for approval: recording of the plat to create the lot.

Chairman Runner asked if there were any questions or comments. There being no questions or comments from the Commissioners, she asked for questions or comments from the audience, being none, Chairman Runner asked for a Motion.

ACTION: The Motion was made by Commissioner DuBose, seconded by Commissioner Huston, to approve the Detailed Development Plan docket # 2007-06-DP - ITA and BGAEDA intersection of Cosma Drive and US 68/KY 80 presented by the Staff in its Staff Report and included in tonight's report. The vote was unanimous - (8 yeas) - the motion carried without opposition. The Planning Commission approved the Detailed Development Plan as submitted with one condition.

IV. MISCELLANEOUS BUSINESS:

Chairman Runner asked if there was any additional business to come before the Commission. Mr. Hunter the announced that the selection committee (Runner, Dickerson, Ritter, Huston and Ballance) for the RFP which was been advertised, should meet for few minutes after adjournment to discuss procedures for the RFP review.

Mr. Hunter directed the Commissioners to the draft agenda for the next meeting on February 1, 2007. He called attention to the fact that there will be subdivision review for the Commissioners to review and discuss at the next meeting.

Attorney Hamp Moore reported that he is the designated depository for applications for the Executive Director's position and reported that approximately 23 applications have been received from coast to coast. The applications will be reviewed by the Personnel Committee and then they will begin their work interviewing potential directors.

Chairman Runner stated there was no additional business to come before the Commission, the meeting was adjourned.

CHAIRMAN, VELMA RUNNER

Secretary, Sandy M. Clark