

SUMMARY MINUTES
City-County Planning Commission of Warren County
May 3, 2018 @ 6:00 p.m.
City Hall - Commission Chambers
3rd Floor, 1001 College Street, Bowling Green, KY

PRESENT:

Dean Warren
Chuck Coppinger
Tim Graham
Gregory Gay
Mary Belle Ballance
Sandy Clark
Eric Madison
Velma Runner

The City-County Planning Commission of Warren County was called to order by Chairman Velma Runner.

A. ROLL CALL:

Chairman Runner requested Jessica Martin to conduct roll call in order to determine a quorum. A quorum was determined with eight (8) of the twelve (12) Commissioners present at the time of the roll call.

B. APPROVAL OF MINUTES:

Chairman Runner stated all Commissioners had received the Minutes of the meeting held on April 19, 2018 in their packets. Chairman Runner asked if there were any corrections to the minutes. Being none, she asked for a motion. The Motion was made by Commissioner Gay that the minutes be approved, seconded by Commissioner Coppinger, and agreed upon (7 yeas and 1 abstained) to approve the Summary Minutes of the April 19, 2018 meeting as written.

Hon. Hamp Moore, of Cole and Moore Law Office, 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 (May 3, 2018) be introduced as exhibits for each of tonight's hearings. He further requested the Chairman order that the Staff Report, with all attachments together, along with the Commission's entire file for the applications be likewise introduced as exhibits. Hon. Hamp Moore asked that the Oath be administered to Ben Peterson, Executive Director, Rachel Hurt, Planner and Monica Ramsey, Planner be sworn as a witness before the Planning Commission and that their oath and qualifications be reflected in the record for tonight's hearing. Chairman Runner so ordered and swore in the witnesses.

C. PRELIMINARY SUBDIVISION APPROVALS

Chairman Runner asked if there were any questions or comments on the Subdivision approvals. Being no questions or comments, she proceeded to the next item on the agenda.

D. LETTERS OF CREDIT AND PERFORMANCE BONDS

Chairman Runner stated there were three letters of credit or performance bonds on tonight's agenda.

1. Renew and reduce the letter of credit for South Glen Gables, Section 4 from \$93,000.00 to \$52,800.00 from South Glen Properties, LLC.
2. Reduce and replace the letter of credit for South Glen Gables, Section 2 from \$163,500.00 to \$15,000.00 with a cash bond from South Glen Properties, LLC.
3. Renew and reduce the letter of credit for South Glen Gables, Section 3 from \$110,000.00 to \$69,600.00 from South Glen Properties, LLC.

Chairman Runner asked if there were any questions. Being none, she asked for a motion. The motion was made by Commissioner Warren, seconded by Commissioner Coppinger, and agreed upon (8 years) to approve the above Letters of Credit and Performance Bonds.

E. OLD BUSINESS

Chairman Runner announced there was no old business for tonight's agenda.

F. PUBLIC HEARINGS

Chairman Runner announced the first item on the Agenda described as:

2018-20-Z-BG – Inter-Modal Transportation Authority, Inc. has filed an application to rezone tracts of land containing approximately 85.329 acres located on 0 Mizpah Road (bounded by Louisville Road and Glasgow Road), from AG (Agriculture) to HI (Heavy Industrial), with a general development plan.

Mrs. Rachel Hurt stepped to the podium to present both staff reports. (*Note: Staff reports available upon Open Records Request*). She explained that there was a new set of binding element, concept plan and road plan at everyone's desk. The only change in the binding elements from the staff report listing is number 11 which now reads: **Ingress and egress to the Property will be over a new internal street to be constructed by the Property Owner from Commonwealth Boulevard across adjacent land to the Property. The new internal street will be designed to accommodate heavy vehicles and meet the standards of an industrial park roadway. Not later than July 30, 2018, the Property Owner will seek closure of that portion of the Mizpah Road from the point it intersects with the new internal street to the northwest boundary of the Property for the purpose of limiting industrial traffic thereon. Upon closure of this portion of the Mizpah Road a physical barrier will be installed to eliminate vehicular traffic on the Warren County portion of the Mizpah Road. Alternatively, the Property Owner, the Public Works Department of the City of Bowling Green, the Public Works Department of Warren County, and the Kentucky Transportation Cabinet may agree to other methods to limit industrial traffic on, or make improvements to, the aforementioned portion of the Mizpah Road. The Property Owner will cooperate with the City of Bowling Green and Warren County with regard to any road names or address changes resulting from industrial development of the Property. If the afore-described portion of the Mizpah Road cannot be closed, the Property Owner will consult the Kentucky Transportation Cabinet about turn lanes thereon at its intersection with 31W.**

Chairman Runner asked if there were any questions from the Commissioners. Commissioner Warren asked about the revision of binding element number 11. Mrs. Hurt explained that this binding element was a collaborated effort with the applicants, Bowling Green Public Works, Warren County Public Works and KYTC. Commissioner Clark asked about a turning lane. Mrs. Hurt explained that someone in the audience stated there wasn't one on Commonwealth Blvd but

it is already built to accommodate industrial traffic and it would be up to the City of Bowling Green Public Works to decide if one is required. Chairman Runner asked if there were any other questions for the staff before she asked to hear from the applicant. Being none, Mr. Gaines Penn came forward as the attorney for the applicant. He called forward Meredith Rozanski, Chief Operating Officer with the Bowling Green Chamber of Commerce (710 College Street) to be sworn in. She stated she was the Chief Operating Officer for the Inter-Modal Transportation Authority via the management agreement between it and the Chamber of Commerce. She stated they are limited in the Transpark now with large acre lots which would allow them to go after larger developments for more economic growth. Chairman Runner asked if there were any questions for the applicant. Commissioner Clark asked about sound barriers since it looks like they are surrounded by residential. Ms. Rozanski stated it would be the same as the existing Transpark has since it appears to work since they have never received any noise complaints. She explained the restricted uses in the binding elements make them selective on who goes in there and most of them do not create a lot of noise. Mrs. Hurt explained the Binding element number 4 talks about noise. Commissioner Clark explained that it didn't specify what type of barrier. Ms. Rozanski stated it was a vegetative buffer. Chairman Runner asked if there were any further questions. Being none, she asked if there were anyone in the audience with any questions or opposition. Being none, she asked for a motion.

ACTION: Commissioner Gay made the motion, seconded by Commissioner Coppinger, to approve the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number 2018-20-Z-BG. Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its compliance with the following objectives and action items: LU-1.1.1, LU-1.1.2, LU-1.1.3, LU-2.3.1, LU-2.3.4, TR-2.1, ED-1 & ED-3. Therefore, the proposed Zoning Map Amendment is in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing. The vote was eight (8) yeas, so recommendation for approval.

Chairman Runner announced the last two items on the agenda as:

2018-10-FLUM – Donald and Edith Lowe have filed an application for a Future Land Use Map Amendment on a tract of land containing approximately 5.8354 acres located at 3600 Hunts Bend Road, from Agricultural to Rural Density Residential.

2018-21-Z-CO – Donald and Edith Lowe have filed an application to rezone a tract of land containing approximately 5.8354 acres located at 3600 Hunts Bend Road, from AG (Agriculture) to R-R (Rural Residential), with a general development plan.

Mrs. Monica Ramsey stepped to the podium to present the staff report. (*Note: Staff reports available upon Open Records Request*).

Chairman Runner asked if there were any questions from the Commissioners. Being none, she asked if there were anyone in the audience with any questions or opposition. Being none, she asked for a motion for the Future Land Use Map Amendment application.

ACTION: Commissioner Gay made the motion, seconded by Commissioner Warren, to approve the proposed Future Land Use Map Amendment, docket number 2018-10-FLUM.

Based upon the testimony and documents presented in this public hearing, the proposed FLUM Amendment has met the directive to amend the FLUM as outlined in LU-1.1.4 in the Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing. The vote was eight (8) yeas, so approved.

Chairman Runner asked for a motion on the Zoning Map Amendment:

ACTION: Commissioner Gay made the motion, seconded by Commissioner Graham, to approve the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number 2018-21-Z-CO. Based upon the testimony and documents presented in this public hearing, the proposed Zoning Map Amendment is consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its compliance with the following objectives and action items: LU-1.1.1, LU-1.1.2, LU-1.1.3, LU-2.1.4, LU-2.3.1, CF-2.6, CF-5.3, PR-1.7 and NCR-2.4.1. Therefore, the proposed Zoning Map Amendment is in agreement with the adopted Comprehensive Plan. Further, I request that this motion include the summary of evidence and testimony presented by the witnesses at this public hearing. The vote was eight (8) yeas, so recommendation for approval.

G. NEW BUSINESS

Chairman Runner asked if there were any new business. Mr. Ben Peterson stated there is a personnel memo at everyone's seat. He stated prior to the meeting, the Personnel Committee met right before the meeting regarding the actions proposed in the memo. He stated he would be happy to answer any questions. Commissioner Warren asked why the "permit and codes specialist" was being removed. Mr. Peterson stated that the duties of that position have been rolled into the new CDR position. With no other questions, Chairman Runner asked for a motion to accept the personnel changes. **Commissioner Coppinger made a motion, seconded by Commissioner Gay, to accept the personnel changes as presents. The vote was eight (8) yeas, so approved.** Chairman Runner asked if there were any other business. Being none, she moved to adjourn.

H. ADJOURN

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

CHAIRMAN, VELMA RUNNER

** Video is available upon Open Records request. This concludes the Summary of Minutes.*