

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

PRESENT:
Albert Rich
Mary Vitale
Chuck Coppinger
Tim Graham
Mary Belle Ballance
Christiaan Volkert
Sandy Clark
Dean Warren
Eric Madison
Tim Huston

The City-County Planning Commission of Warren County was called to order by Vice-Chairman Tim Huston.

A. ROLL CALL:

Vice-Chairman Huston requested Jessica Martin to conduct roll call in order to determine a quorum. A quorum was determined with ten (10) of the twelve (12) Commissioners present at the time of the roll call.

B. APPROVAL OF MINUTES:

Vice-Chairman Huston stated all Commissioners had received the Minutes of the meeting held on August 16, 2018 in their packets. Vice-Chairman Huston asked if there were any corrections to the minutes. Being none, he asked for a motion. The Motion was made by Commissioner Rich that the minutes be approved, seconded by Commissioner Volkert, and agreed upon (9 yeas and 1 abstained) to approve the Summary Minutes of the August 16, 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 (September 6, 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. Vice-Chairman Huston so ordered and swore in the witnesses.

C. PRELIMINARY SUBDIVISION & SITE DEVELOPMENT PLANS

Vice-Chairman Huston asked if there were any questions or comments on the Subdivision approvals. Being no questions or comments, he proceeded to the next item on the agenda.

D. LETTERS OF CREDIT AND PERFORMANCE BONDS

Vice-Chairman Huston stated there was one letter of credit or performance bond on tonight's agenda.

1. Replace the letter of credit for Brentwood Place, Phase 2 in the amount of \$63,800.00 with a cash bond from Cook and Davenport, LLC.

Vice-Chairman Huston asked if there were any questions. Being none, he asked for a motion. The motion was made by Commissioner Coppinger, seconded by Commissioner Clark, and agreed upon (10 yeas) to approve the above Letters of Credit and Performance Bond.

E. OLD BUSINESS

Vice-Chairman Huston announced there were no items under Old Business.

F. PUBLIC HEARINGS

Vice-Chairman Huston announced that docket number 2018-13-FLUM and 2018-08-DP has been postponed and will be re-advertised. Vice-Chairman Huston announced the first item on the Agenda described as:

2018-42-Z-BG – Bowling Green Partners, LLC have filed an application to rezone a portion of a tract of land containing approximately 2.551 acres located on Scottsville Road (located between Plano Road and Cassie Way) from RM-4 (Multi-Family Residential) & HB (Highway Business), both with a general development plan to HB (Highway Business), 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*).

Vice-Chairman Huston asked if there were any questions for the staff from the Commissioners. Commissioner Volkert asked if they knew what was going in at this location. Mr. Kevin Brooks, attorney for the applicant, came forward. He stated they know what is going in there but they are not ready to announce just yet but it will be retail. He stated there was already an HB zoned there but with the intended user going in the front, there would not be enough room in the back for an additional lot if they wanted to sell off with what was left over. He stated the binding elements are carbon copies of what was there present. Commissioner Clark asked if the outdoor storage would be fenced. Mr. Brooks didn't believe there will be any outdoor storage with the intended user. Vice-Chairman Huston asked if there were any more questions for the applicant. Being none, he asked if there were any questions or opposition in the audience. Being none, he asked for a motion.

ACTION: Commissioner Warren 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 2018-42-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-1.1.4, LU-2, LU-2.3.1, LU-2.8, LU-2.8.1, TR-2.1, NCR-2.4.1 and 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 ten (10) yeas, so recommendation will be for approval.

Vice-Chairman Huston announced the next item on the Agenda described as:

2018-43-Z-CO – BK Development of Bowling Green, LLC and Paul & Mary Cohron have filed an application to rezone a tract of land containing approximately 14.7042 acres located at 2836 Elrod Road from AG (Agriculture) to RS-1C (Single Family Residential), with a general development plan.

Mrs. Rachel Hurt stepped to the podium to present the staff report. (*Note: Staff reports available upon Open Records Request*). There was a new concept plan at everyone's desk. Mrs. Hurt stated they failed to put PR-1.7 on the approved portion of the motion.

Vice-Chairman Huston asked if there were any questions for the staff from the Commissioners. Commissioner Clark asked which fire department is on the WKU farm. Mrs. Hurt stated that is the City of Bowling Green Fire Department but this would be served by Woodburn Volunteer Fire Department. Commissioner Graham asked for the density of Pennyroyal Farms. Mrs. Hurt stated it was 3.42 dwelling units per acre. Commissioner Graham asked about a turn lane for Pennyroyal Farms. Mrs. Hurt stated they do not have a turn lane at this time but there is a binding element that states they will install one within 2 years of the County accepting the subdivision. Commissioner Graham asked if the turn lane for this proposal will be in Elrod Road's right-of-way or on personal property. Mr. Lucas Slavey, 1015 Shive Lane, came forward and was sworn in. He stated the turn lane will fit within the existing right-of-way of Elrod Road. Vice-Chairman Huston asked if the Commissioners had any more questions. Being none, he asked if there was anything the applicant would like to add. Being none, he asked if there were any questions or opposition in the audience. Being none, he asked for a motion.

ACTION: Commissioner Coppinger made the motion, seconded by Commissioner Volkert, to approve the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number 2018-43-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, LU-2.1, LU-2.1.4, LU-2.3.1, LU-2.5.2, LU-2.5.3, TR-2.1, NCR-1.1, HN-1 and PR-1.7. 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 ten (10) yeas, so recommendation will be for approval.

G. NEW BUSINESS

Vice-Chairman Huston asked if there were any new business. Mr. Ben Peterson asked if any of the Planning Commissioners plan to be gone for the school Fall Break which will be October 4th. Most all Commissioners except possibly two will not be in town. Commissioner Rich expressed concern about the Woodburn Volunteer Fire Department, as an example, being able to handle all the apartments/development that has been approved lately. Mr. Peterson stated that we started sending out comments to all volunteer and city fire departments on bigger zone changes. He stated he will be happy to reach out to them to see if they have any worries or that we have the correct contact information. There was further discussion about funding/staff/training for the County volunteer fire departments for all the development. Vice-Chairman Huston asked if there were any further new business. Being none, he moved to adjourn.

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H. ADJOURN

Vice-Chairman Huston 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.*