

SUMMARY MINUTES
City-County Planning Commission of Warren County
November 15, 2018 @ 6:00 p.m.
City Hall - Commission Chambers
3rd Floor, 1001 College Street, Bowling Green, KY

PRESENT:
Mary Vitale
Mary Belle Ballance
Sandy Clark
Chuck Coppinger
Christaan Volkert
Greg Gay
Dean Warren
Eric Madison
Tim Huston
Velma Runner

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

A. ROLL CALL:

Chairman Runner requested Monica Ramsey 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. Chairman Runner announced that the Commissioners had a new agenda at their seats and that the third case, 2018-11-DP – Cheetah Veterans, LLC, was postponed.

B. APPROVAL OF MINUTES:

Chairman Runner stated all Commissioners had received the Minutes of the meeting held on November 1, 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 Warren that the minutes be approved, with the noted corrections, seconded by Commissioner Coppinger, and agreed upon (8 yeas, 2 abstentions) to approve the Summary Minutes of the November 1, 2018 meeting as written.

Hampton 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 (November 15, 2018) be introduced as exhibits for each of tonight's hearings. He further requested the Chairman order that the Staff Reports, with all attachments together, along with the Commission's entire file for the applications be likewise introduced as exhibits. Mr. Moore asked that the Oath be administered to Ben Peterson, Executive Director; Rachel Hurt, Planner; and Monica Ramsey, Planner, and they be sworn as witnesses 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 & SITE DEVELOPMENT PLANS

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 two letters of credit or performance bonds on tonight's agenda.

1. Renew the letter of credit for construction on Greystone Subdivision, Section 16 in the amount of \$450,000.00 from Greystone Properties, Inc.

Chairman Runner asked if there were any questions. Being none, she asked for a motion. The motion was made by Commissioner Coppinger, seconded by Commissioner Vitale, and agreed upon (10 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.

G. PUBLIC HEARINGS

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

2018-03-RWC – My, LLC, Diana Zamora and Michael & Kay Clark have filed an application to close approximately 0.89 acres or 38,811 square feet of right-of-way of a portion of the old Kentucky Street, from the intersection of East 4th Avenue, running north to approximately 700 feet west of the intersection of Kentucky Street / Louisville Road and West Riverview Drive.

Mrs. Hurt 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 for the staff from the Commissioners. Being none, Chairman Runner asked if there were any questions or comments from the audience. Being none, she asked for a motion.

ACTION: Commissioner Warren made the motion, seconded by Commissioner Coppinger, to APPROVE the Right-of-Way Closing, docket number 2018-03-RWC, with the following condition: A plat consolidating the closed right-of-way with the adjacent properties, delineating the 10-foot easement for an existing pipeline requested by Atmos Energy, must be submitted to the Planning Commission and recorded at the Warren County Courthouse, within 120 days of final approval of the right-of-way closure by the Bowling Green City Commission; Utility easements within the affected area will be reviewed by the respective utility agency, and final right-of-way closure approval will be given by the City Board of Commissioners, as requested by the City of Bowling Green Public Works Department. My motion is based on the findings of fact as presented in the staff report, and the testimony presented in this public hearing that the Right-of-Way Closing is in compliance with Section 3.16 of the Warren County Zoning Ordinance. The vote was ten (10) yeas, so recommendation will be for approval.

Chairman Runner called the next item.

2018-10-DP – James Burch and David and Angela Love have filed an application to amend the General Development Plan / Development Plan Conditions on tracts of land containing approximately 5.295 acres located at 718 and 736 South McElwain Road. These properties are zoned R-E (Residential Estate), with a general development plan.

Mrs. 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 for the staff from the Commissioners. Commissioner Clark asked if the county engineer approved the new access points. Mrs. Ramsey said yes. Chairman Runner asked if there were any more questions or comments from the Commissioners. Being none, she asked if there were any questions or comments from the audience. Being none, she asked for a motion.

ACTION: Commissioner Coppinger made the motion, seconded by Commissioner Clark, to APPROVE the proposed General Development Plan Amendment, docket number 2018-10-DP. Based upon the testimony and documents presented in this public hearing, the proposed General Development Plan Amendment is consistent with the adopted FOCUS 2030 Comprehensive Plan as demonstrated by its compliance with the objectives and action items presented in the staff report: LU-1.1.1, LU-1.1.2, LU-1.1.3, LU-1.1.4, LU-2, LU-2.1, LU-2.1.4, LU-2.3.1, CF-2.6, CF-5.3, PR-1.7, NCR-1.1, NCR-1.1.6, NCR-1.3, NCR-2.4.1, NCR-2.5, NCR-2.5.3, HN-2.1, and HN-4. Further, I also find that there have been major changes of an economic, physical or social nature within the area of the property in question and I request that the findings of fact and recommendation include a 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

Chairman Runner asked if there were any new business. Mr. Peterson said there was an upcoming training in Madisonville that the Commissioners could attend and that several staff are attending. He also announced that the December 6 meeting will not be a business meeting but will be a training meeting that will take place at the Planning Commission office in the upstairs conference room at 5:30 p.m.

Chairman Runner asked if there was any more new 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.