

SUMMARY MINUTES
City-County Planning Commission of Warren County
March 7, 2019 @ 6:00 p.m.
City Hall - Commission Chambers
3rd Floor, 1001 College Street, Bowling Green, KY

PRESENT:
Albert Rich
Mary Vitale
Tim Huston
Dean Warren
Gregory Gay
Chuck Coppinger
Tim Graham
Mary Belle Ballance
Christiaan Volkert
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 eleven (11) 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 February 21, 2019 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, seconded by Commissioner Vitale, and agreed upon (11 yeas) to approve the Summary Minutes of the February 21, 2019 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 (March 7, 2019) 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 & 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 was no letters of credit or performance bond on tonight's agenda.

E. OLD BUSINESS

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

F. PUBLIC HEARINGS

Commissioner Huston entered the Chambers making the total number of Commissioners present to twelve (12).

Chairman Runner announced the two items on the Agenda described as:

2019-03-FLUM – James Devin and Susann Butler have filed an application for a Future Land Use Map Amendment containing approximately 5.787 acres located on a tract of land at the western corner of Red Pond Road and Bristow Road from Agricultural to Rural Density Residential.

2019-09-Z-CO – James Devin and Susann Butler have filed an application to rezone a tract of land containing approximately 5.787 acres located at the western corner of Red Pond Road and Bristow Road from AG (Agriculture) to R-E (Residential Estate), 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 Board. Commissioner Clark asked if each lot would have a driveway and where would they be placed. She stated Bristow Road is quite a busy road. Mrs. Hurt stated the applicant could address that. Mr. Devin Butler, 1838 Smiths Grove-Scottsville Road, came forward and was sworn in. He stated all three driveways should be coming out onto Bristow Road and he already spoke to Jerry Young with the road department to make sure there was plenty of space and sight distance with each. Commissioner Clark asked if each residence would face Bristow Road. Mr. Butler stated one could face Red Pond but there is quite a hill on that lot. Chairman Runner asked if there were any other questions from the Commissioners. Being none, she asked if there were any questions or opposition in the audience. Two raised their hands.

Ms. Christine Marotta, 2291 Bristow Road, came forward and was sworn in. She asked about water pressure with this additional buildout. Mrs. Hurt stated the water pressure mentioned in the staff report is only in reference to the fire protection standards in Warren County but the Warren County Water District would have to answer any questions about in affect the water pressure would have with further development.

Mr. Mike Hutchison, 1249 Red Pond Rd, came forward and was sworn in. He asked if the tree line between the properties would be maintained. He expressed concern about the sinkhole next to Red Pond Road that almost floods the road when there is a lot of rain now and what the additional houses would do to that problem.

Mr. Butler came forward and said that they are going to preserve the tree lines. He stated he felt all the driveways would come onto Bristow Road. Commissioner Warren stated the concern was

about the water retention. Mr. Butler stated the sinkhole close to the road and might be in the county right-of-way and felt like a home wouldn't increase the water much to the sinkhole. Commissioner Graham asked the staff if this plan would require a drainage plan. Mr. Peterson stated not in the sense of a larger subdivision but drainage and water runoff would be looked at by the Warren County Public Works during the permitting stage and would be held to the same standards as everyone. Commissioner Graham asked if they approved this that the drainage issue and sinkhole issue would be looked at a later point. Mr. Peterson stated the Warren County Public Works would look at the drainage at the permitting stage and any sinkhole found would have to be protected and looked at during the permitting process. Commissioner Clark asked if the driveways would be located along Bristow Road should be added to the conditions. Hon. Hamp Moore stated Development Plan Conditions are voluntary agreement by the applicant. He asked Mr. Butler if he agreed to amend Condition #6 to read "The location of any proposed driveway shall be from Bristow Road and be coordinated with Warren County Public Works prior to the application for a building permit." Mr. Butler agreed. Commissioner Coppinger informed the board that Gott Fire Department will be building a new fire station less than a mile from this property with two trucks and seven staff. He stated he thinks they will be completed in 6-7 months. Chairman Runner asked if there were any further questions or comments. Being none, she asked for a motion on the Future Land Use Map Amendment first.

ACTION: Commissioner Warren made the motion, seconded by Commissioner Coppinger, to approve the proposed Future Land Use Map Amendment, docket number 2019-03-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 twelve (12) yeas, so approved.

Chairman Runner asked for a motion on the Zoning Amendment:

ACTION: Commissioner Coppinger made the motion, seconded by Commissioner Clark, to approve the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number 2019-09-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 objectives and action items presented in the staff report. 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 twelve (12) yeas, so recommendation will be for approval.

Chairman Runner called the next item on the agenda:

2019-10-Z-CO – Let's Chat, LLC, Norman and Carole Harned and Jeff and Betsy Harned have filed an application to rezone a tract of land containing approximately 10.23 acres located at 860 Glasgow Road from AG (Agriculture) to LI (Light Industrial), with a general development plan.

Mr. Ben Peterson 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. Commissioner Graham asked about the accesses along Glasgow Road. Mr. Peterson stated the new access point would be for the two new industrial buildings and the existing one would be for the home until they know how the property will be developed. Commissioner Clark asked if this would be annexed in the City. Mr. Peterson stated that would be a question for the applicant. Chairman Runner asked if there were any further questions. Mr. Kevin Brooks came forward as the attorney for the applicants. Commissioner Clark asked if this would be annexed into the city along with the industrial park. Mr. Brooks stated this hasn't come up and couldn't answer that question. Chairman Runner asked if there were any further questions from the Commissioners. Being none, she asked if there were any questions or opposition in the audience. Being none, she asked for a motion.

ACTION: Commissioner Graham made the motion, seconded by Commissioner Gay, to approve the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number 2019-10-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 objectives and action items presented in the staff report. 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 twelve (12) yeas, so recommendation will be for approval.

Chairman Runner called the next item on the agenda:

2019-11-Z-CO – Sawyer Williams and Luke Williams have filled an application to rezone a tract of land containing approximately 4.14 acres located on Shaker Mill Road (approximately 205 feet from the centerline of Drakes Creek Street) from RS-1A (Single Family Residential), with a general development plan, to R-E (Residential Estate), with a general development plan.

Mr. Ben Peterson 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. Commissioner Graham asked if there were sewer available at this location. Mr. Peterson stated not currently. Chairman Runner asked if there were anything the applicant would like to add. Mr. Luke Williams stated no unless there are any questions. Chairman Runner asked if there were any questions or opposition from the audience. Being none, she asked for a motion.

ACTION: Commissioner Gay made the motion, seconded by Commissioner Vitale, to approve the proposed Zoning Map Amendment, together with and conditioned upon the General Development Plan, docket number 2019-11-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 objectives and action items presented in the staff report. 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 twelve (12) yeas, so recommendation will be for approval.

Chairman Runner called the last item on the agenda:

2019-12-Z-CO – Amel Atic has filed an application to rezone a tract of land containing approximately 5.01 acres located at 1350 Matlock Road from AG (Agriculture) to R-R (Rural 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*).

Chairman Runner asked if there were any questions from the Commissioners. Commissioner Graham asked about the fire hydrant that is required. Mrs. Hurt explained the subdivision regulations that require the fire hydrant after the fifth created lot and pointed out the additional lots that had been subdivided off in the past. Commissioner Clark asked if it should be noted about the sewer or septic. Mrs. Hurt stated the Zoning Ordinance requires the connection to sewer if sewer is available when a permit is issued. Chairman Runner asked if there were any further questions from the Commissioners. Being none, she asked if there were any questions or opposition in the audience. 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 2019-12-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 objectives and action items presented in the staff report. 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 twelve (12) yeas, so recommendation will be for approval.

G. NEW BUSINESS

Chairman Runner asked if there were any new business. Mr. Peterson stated there would be a budget commission meeting prior to the next meeting. Mr. Peterson stated there would be a light agenda next meeting so they were going to have training for about an hour afterwards. Chairman Runner asked if there were any other 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.