

SUMMARY MINUTES
City-County Planning Commission of Warren County
April 4, 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
Sandy Clark
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 ten (10) 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 March 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 (10 yeas) to approve the Summary Minutes of the March 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 (April 4, 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 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 and Site Development Plan 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

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

2019-13-Z-CO – KTKT, LLC has filed an application to rezone a tract of land containing approximately 3.63 acres located at 1850 Blue Level 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. Being none, she asked if there were anything the applicant would like to add. 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 2019-13-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 ten (10) yeas, so recommendation will be for approval.

Chairman Runner called the next item on the agenda:

2019-14-Z-BG – J & T Property Management, Inc. and Wabuck Development Company, Inc. have filed an application to rezone a tract of land containing approximately 0.55 acres located at 1328 Adams Street from RM-4 (Multi-Family Residential) to CB (Central Business), 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 for the staff. Commissioner Graham asked about the access to the property. Mrs. Hurt stated the only access to the property will be from the alley. She stated the Conditions stated they would coordinate any new access or improvements with City Public Works. Chairman Runner asked if there were any further questions for the staff. Being none, she asked if the applicant would like to add anything. Mr. Tim Bridgeman came forward as the attorney for the applicant. Commissioner Warren asked if the housing needs would be just for special needs. Mr. Bridgeman explained this is a connection with the Kelly Autism program where when the students reach 21 this can be a two year residential program that will house the kids and give them further service to get them out to the workforce. Mr.

Bridgeman hopes this will be a model for other colleges to use. He stated there will be classroom and office space along with the residential units. Mr. Garry Watkins, president of Wabuck Development Company, Inc., came forward. He stated the building currently has 14 units and they plan to retain 6 of those units with one being on the ground floor for ADA. He stated two of the units will be for resident managers. He stated the remainder will be rented to the general population until the program needs the space. Chairman Runner asked if there were any further questions from the Commissioners. Being none, she asked if there were any questions or opposition from the audience. Jessica Dunnegan, 327 Memphis Junction Road, Bowling Green, came forward and was sworn in. She came forward as one of the partners of the adjoining property. She stated their property has the only access to Adams Street for the whole block and receive a lot of cut through traffic. She asked if the property can have their own access to Adams Street. She stated they park on her property currently. Mrs. Hurt stated the Planning Commission can't authorize them to have access to Adams Street because that is dictated by the KYTC but the Conditions allow the applicant to approach the KYTC about getting one. Commissioner Clark asked if the applicants have asked for an access yet. Mr. Bridgeman came forward. He stated they have not yet, he explained this property will have less traffic because they will have less occupants and once the program participants move in, most of them will not have a car. Mr. Watkins returned to the podium and stated there are 29 spaces in the complex and the plan will need 16 parking spaces. He felt there would be a small to no chance that the State would allow them to have another access. Commissioner Clark asked if the leases will be cancelled. Mr. Watkins stated as the leases expire most will not be renewed. Commissioner Clark and Graham asked about barriers in the parking lot to prohibit cut through traffic. Mrs. Hurt explained that there is a permanent barrier between most of the property besides close to the alleyway. Mr. Watkins stated they would be agreeable to inquire about an access to Adams Street. Being no more questions or opposition from the Board or audience, Chairman Runner 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 2019-14-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 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 ten (10) yeas, so recommendation will be for approval.

G. NEW BUSINESS

Chairman Runner asked if there were any 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.


Vice CHAIRMAN, VELMA RUNNER Tim Huston

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