

**MINUTES OF MEETING  
BOURBON COUNTY JOINT PLANNING  
COMMISSION MEETING  
THURSDAY, APRIL 20, 2017**

The Bourbon County Joint Planning Commission met at 6:30 p.m. on April 20, 2017 in the City Commission Chambers, Paris, Kentucky.

The meeting was called to order by Vice-Chair Robert Clark. Attendance was taken by roll call:

Commissioner Faust	Present	Commissioner Witt	Present
Commissioner Lovell	Present	Commissioner Gorrell	Present
Commissioner Hutchison	Present	Commissioner Hensley	Present
Commissioner Clark	Present	Commissioner Curtis	Present

Guy Bowman, Dennie Ferrell and Nicole Scott called in and their absence was excused. Also in attendance were Staff Members, Andrea Pompeii Lacy and Micki Sosby, and Legal Counsel, Jack Martin Goins.

The minutes were presented and considered. With no questions or corrections, the motion was entertained to approve the minutes as presented. The motion was made by Wendell Curtis and seconded by Diana Faust to approve the minutes as presented.

Commissioner Curtis	Approve	Commissioner Clark	Approve
Commissioner Gorrell	Approve	Commissioner Hutchison	Approve
Commissioner Lovell	Approve	Commissioner Witt	Approve
Commissioner Faust	Approve	Commissioner Hensley	Abstain

The agenda was sounded and prepared to be heard in the order presented. The first item was ALD 16-08, an Agricultural Land Division request submitted by Ronald and Katheryn Boaz for property located at 605 Hume Bedford Road, KY, a division of 5 acres. Zoning A-1 Agricultural. Applicants applied on July 15, 2016. The legal advertisement was published in the Bourbon County Citizen on April 5, 2017. The parent tract was 98.32 acres. The Technical Review Committee met on Monday, March 27, 2017 and recommended approval by the Planning Commission. Road frontage for the proposed tract of 438.65 ft. and for the parent tract of 1,313.95 ft. An encroachment permit was received for the parent tract, with the existing entrance on the proposed tract. The staff report recommended that the commission approve the agricultural land division as the applicant had complied with the regulations of the Bourbon County Zoning Ordinance and Subdivision Regulations. With no questions, a motion was entertained to approve or deny ALD 16-08. Doug Witt made the motion to approve; John Gorrell seconded the motion. A roll call vote was taken:

Commissioner Hensley	Approve	Commissioner Curtis	Approve
Commissioner Faust	Approve	Commissioner Gorrell	Approve
Commissioner Hutchison	Approve	Commissioner Lovell	Approve

Commissioner Witt Approve

Commissioner Clark Approve

Motion passed.

The next item on the agenda was ALD 17-05, an Agricultural Land Division, a request submitted by Audubon Trace, LLC for property located at 430 Cane Ridge Road, KY, a division of 5 acres. Noted that this was a smaller plat than what the Commission had usually seen, but was an attempt to use less paper. Zoning A-1 Agricultural. Application date was March 20, 2017. Legal advertisement was published in the April 5, 2017 edition of the Bourbon County Citizen. The Technical Review Committee met on March 27, 2017 and recommended approval by the Planning Commission. Road frontage was 367.04 feet for the proposed tract and over 1,000 feet for the parent tract. There were existing entrances on both parcels. The staff report recommended that the Commission approve the agricultural land division as the applicant had complied with the regulations of the Bourbon County Zoning Ordinance and Subdivision Regulations. With no questions, a motion was entertained to approve or deny ALD 17-05. Wendell Curtis made the motion to approve with proper findings; Dianna Faust seconded the motion. A roll call vote was taken:

Commissioner Witt Approve  
Commissioner Hensley Approve  
Commissioner Gorrell Approve  
Commissioner Curtis Approve

Commissioner Lovell Approve  
Commissioner Hutchison Approve  
Commissioner Faust Approve  
Commissioner Clark Approve

Motion passed.

Next item was DVP 17-02, a Development Plan submitted by Jeffrey Green for a family practice medical office building located at 300 Commerce Dr., Paris, Bourbon County, KY. Zoning B-2, General Commercial. Application date was March 16, 2017. Legal advertisement was published in the April 12, 2017 edition of the Bourbon County Citizen. Technical Review Committee met on March 27, 2017, recommended approval pending edits to the development plan. Surveyor and Engineer on this project was Darnell Engineering. Very detailed staff report presented by Andrea Lacy. Development does not encroach upon the drainage and utility easements; runoff will be north to south on the property. Letter sent in asking for waiver of stormwater drainage report because it had already been done when this area was developed. Entrance into development recommended to be entrance only from Corporate Way. Entrance and exit on Commerce Drive. Traffic volume generated report presented for information only. Zoning, area, road frontage, setbacks, building characteristics, access, parking, signage, drainage, landscaping – requirements and findings were addressed in meeting and in staff report handout. Staff recommendation was to approve the development plan as the applicant met the regulations of the City of Paris Zoning Ordinance and Chapter 81: Landscape Buffer Regulations with conditions:

- Contact Planning Office for sign permits. At a minimum, signs are required for the entrance points to the property.
- Consider planting native shrubbery and trees that are drought tolerant.

- Any lighting to the property shall be shielded so as not to create a nuisance to adjoining properties or blind vehicular traffic along 460, Corporate, and Commerce Drive.

City of Paris Road Department and Joint Planning Office to monitor traffic at intersection in case additional signs will be needed with additional traffic volume from medical office and the fact that there will be another development plan coming before the Commission next month. No comments or questions from Commissioners. Motion was entertained to approved or deny the DVP 17-02 with the 3 conditions. Wendell Curtis made the motion to approve with the conditions as stipulated, Dianna Faust seconded. Vote was taken by roll call:

Commissioner Hutchison	Approve	Commissioner Witt	Approve
Commissioner Lovell	Approve	Commissioner Gorrell	Approve
Commissioner Hensley	Approve	Commissioner Curtis	Approve
Commissioner Faust	Approve	Commissioner Clark	Approve

Motion Passed.

Coming before the Commission next was a Zoning Text Amendment, ZTA 17-01, request by the Bourbon County Fiscal Court for a text amendment to the A-1 Conditional Permitted Use to repeal Subsection 3.22 (P). Andrea Lacy did not prepare a staff report, but rather felt the Fiscal Court should present their reasons for asking for the zoning text amendment. Bourbon County Judge Michael Williams spoke on behalf of the Fiscal Court. He stated that the community felt that the recent application that went before the Board of Adjustment was not a good fit for Bourbon County. He acknowledged the need for substance abuse treatment and rehabilitation, but that it was not the right fit in an agricultural zone, and the Fiscal Court unanimously recognized this and took this step to have it repealed from the Zoning Ordinance. Other members of the community, including David Harris, who also spoke, were there in support of the repeal of this subsection. Dianna Faust asked if this subsection was written for Women in Racing; Andrea Lacy stated that it wasn't. Andrea gave some of the reasons found for why the Board of Adjustment turned down the application: traffic volume being one of the big reasons. John Hutchison spoke in support of these type of facilities as he had read that they were successful. Andrea Lacy stated that if this subsection was repealed, there were other opportunities for rezoning within the city limits. Robert Clark questioned if the people who had applied and been turned down were an actual farming operation, that he did not understand it to be an agricultural facility. Dianna Faust brought up that maybe we were negating the entire subsection because one part of the county did not want this in their neighborhood, by removing this from the ordinance in the county it would not be available in our county at all. Judge Williams also stated that the clientele of the applicant was not targeted towards Bourbon County. Discussion if this was taken out, should there be a plan to add something like it back in the future. No additional comments or questions from Commissioners. Motion was entertained to approve or deny ZTA 17-01. Wendell Curtis made the motion to approve, John Gorrell seconded. Vote was taken by roll call:

Commissioner Gorrell	Approve	Commissioner Hensley	Approve
Commissioner Hutchison	Deny	Commissioner Lovell	Approve

Commissioner Witt	Approve	Commissioner Clark	Approve
Commissioner Curtis	Approve	Commissioner Faust	Deny

Motion passed.

The next item on the agenda was ZTA 17-02, a Zoning Text Amendment request for a text amendment to the Cellular Antenna Tower Section of the Bourbon County, City of Millersburg, City of North Middletown, City of Paris Zoning Ordinances. Andrea Lacy stated that the proposed amendment is to place a time limitation of five (5) years to obtain a building permit before requiring a full application resubmittal. She said this was prompted by an application that was approved in 2008. The applicant wanted to resubmit and obtain a building permit, however since the approval there had been changes to the environmental conditions of the site. 1) The floodplain maps changed in 2011; the 100-year floodplain was further encroaching on the site where the original build was planned. 2) There was also a building constructed on an adjacent site, changing the distance from the cell tower to the nearest building. 3) Technology changes in 10 years' time. This would give an applicant a 5-year time limit to apply for a building permit. Dianna Faust asked about FCC regulations in regards to cell towers. Mr. Goins wasn't aware of what the guidelines were. Until the Commission felt comfortable with the FCC regulations, a motion was made by Dianna Faust and seconded by Wendell Curtis to table this vote until the next meeting. Decision was by a unanimous show of hands to table this until next month.

Next was a Text Amendment to the Bylaws. Changes since last month's meeting was to take out a proposal for an Executive Committee; but to leave in the workshop scheduled for the Monday before the monthly Planning and Zoning meeting. Discussion on the timing of the workshop. Packets are sent out the week prior to the meeting via mail and then also sent electronically. Workshop attendance will be optional. Motion was entertained to approve or deny the Bylaws Amendment. Doug Witt made the motion to approve, John Gorrell seconded. Vote was taken by roll call:

Commissioner Faust	Approve	Commissioner Witt	Approve
Commissioner Lovell	Approve	Commissioner Hensley	Approve
Commissioner Hutchison	Approve	Commissioner Gorrell	Approve
Commissioner Curtis	Approve	Commissioner Clark	Approve

Motion passed.

The final item on the agenda was a discussion of the proposed budget for Fiscal Year 17-18. Andrea Lacy provided a handout showing a comparison of the current year and proposed year budget. The biggest changes were brought about due to combining the two positions of County Building Inspector and City Building Inspector into one position of Joint P&Z Code Enforcement, resulting in a savings of almost \$45,000 annually. A large increase in P&Z Consultant fees was due to the lack of a City Engineer, necessitating the increase in contingency funds for engineering reviews. Discussion as to whether is this enough to cover what would be needed for the next fiscal year for engineering support. There will also be an increase in the line item of Contract with Private Agency. After discussion, Doug Witt made

the motion to approve the proposed budget, John Gorrell seconded. Vote was taken by roll call:

Commissioner Hensley	Approve	Commissioner Curtis	Approve
Commissioner Lovell	Approve	Commissioner Faust	Approve
Commissioner Gorrell	Approve	Commissioner Hutchison	Approve
Commissioner Witt	Approve	Commissioner Clark	Approve

Final item was the announcement of the next scheduled meetings:

Technical Review Committee: April 24, 2017

County Board of Adjustment: May 16, 2017

Planning and Zoning: May 18, 2017

Motion was made by Wendell Curtis and seconded by John Gorrell to adjourn the meeting.

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GUY BOWMAN  
CHAIR

DATE \_\_\_\_\_