

BOURBON COUNTY JOINT PLANNING COMMISSION

Minutes of Meeting

April 18, 2024

A. **CALL TO ORDER** – Guy Bowman, Chair

B. **SOUND THE AGENDA** – Guy Bowman

C. **ROLL CALL** – Micki Sosby

Members Present: Guy Bowman, Debra Hamelback, Kevin Smith, Kimberlee Dionne, Dan Donovan, Dennie Ferrell, Justin Menke, Steven Osborne, Jason Dailey, Christie Overman (arrived late), Darrell Poynter, Caroline Randolph, Micah Carrell

Members Absent: Henry Lovell

D. **MINUTES OF MEETING** - Micki Sosby

Not ratified due to printer being down and copies not provided

E. **Review of Financials** – Dalton Belcher

a. **Statement of Assets and Liabilities**

b. **Statement of Revenues and Expenditures – Cash Basis**

Motion to approve Financial Statements by: Carolyn Randolph, 2nd Steven Osborne

- Jason Dailey
- Darrell Poynter
- Caroline Randolph
- Kevin Smith
- Micah Carrell
- Kimberlee Dionne
- Dan Donovan
- Dennie Ferrell
- Debra Hamelback
- Justin Menke
- Steven Osborne
- Guy Bowman

Motion passes: Approve (12) Absent (1) Late (1)

c. **Claims Report**

Motion to approve Claims Report by: Darrell Pointer 2nd Steve Osborne

- Darrell Poynter
- Caroline Randolph
- Kevin Smith
- Micah Carrell

- Kimberlee Dionne
- Dan Donovan
- Dennie Ferrell
- Debra Hamelback
- Justin Menke
- Steven Osborne
- Kevin Smith
- Guy Bowman

Motion passes: Approve (12) Absent (1) Late (1)

d. Plat Scanner Options

Approved moving forward with getting pricing on Plat Scanner Options

F. DVP 24-01 Development Plan submitted by DLP Investments LLC, 102 Cedar Stream Drive Paris KY for property located at South Main Street, Paris KY to erect mini warehouses on property.

Terry Towles, Legal Counsel for this application, Patrick Watson, Legal Counsel for Applicant
Staff Report presented by Dalton Belcher.

Staff Recommendation:

Staff recommends that if the Planning Commission approves DVP 24-02 for the construction of mini storage units at 1519, 1531, and 1539 S Main St the following conditions must be included: (1) that the properties are consolidated and (2) that the variances are granted.

With these conditions, the final development plan application would meet the requirements of the City of Paris Zoning Ordinance.

Variances requested:

Lot area: 1.49 acres (approximately, 64, 904 sq ft)

Building height: 15 feet

Road frontage: Combined (approximately 175 ft)

1519 S Main – 45 ft

1531 S Main – 100 ft

1539 S Main – 70 ft

Front setback: 30 ft (20 ft variance)

Side setback: 25 (west) 15 ft (10 ft variance) & (east) 11ft 3 inches (14 ft variance)

Rear setback: Over 50 ft in the rear where it abuts the residential zone and 8ft 5-inch at the section of the lot that is shallower than the rest of the lot (21ft and 7-inch variance for this section)

Approval will be contingent upon receipt of utility approvals from the following:

KYTC encroachment permit approval that includes accepting additional runoff from the southern drainage toward Main St.

Paris Water Department

Paris Wastewater Department

Motion to approve DVP 24-01 for construction of mini-storage units at 1519, 1531, and 1539 S Main St. to include variances:

Front Setback 20 feet

West Side Setback 10 feet

Rear Setback 22 feet

East Side Setback 14 feet

Based on the finding that granting the variance will not affect the public health, safety, welfare or alter the general character of the vicinity. Will not cause a hazard or nuisance to the public and will not allow an unreasonable circumvention of the zoning regulations.

Development plan approval contingent upon the following:

Three (3) parcels be consolidated and submitted in a separate plat.

Utility approval received from KYTC for encroachment permit that includes accepting additional runoff from the southern drainage towards Main Street, City of Water and Wastewater Departments. Also, providing increased perimeter landscaping in lieu of no internal landscaping.

Requested by: Kimberley Dionne 2nd Christie Overman

- Dan Donovan
- Dennie Ferrell
- Debra Hamelback
- Justin Menke
- Steven Osborne - Disapprove
- Kevin Smith
- Darrell Poynter
- Caroline Randolph
- Kevin Smith
- Micah Carrell
- Kimberlee Dionne
- Christie Overman
- Guy Bowman

Motion passes with Variances stated above: Approve (12) Disapprove (1) Absent (1)

Patrick Watson reinstated as counsel for Planning and Zoning.

G. DVP 24-03 Development Plan submitted by SSIG3, LLC., 203 Production Court, Elizabethtown, KY 42701 for property owned and located at Parcel 2A, Letton Drive Paris, KY 40361 (Parcel ID 026-00-00-021.12) for construction of Paris Car Wash.

Staff recommended the Planning Commission approve DVP 24-03 for the construction of a car wash on Letton Lane. The final development plan application meets the requirements of the Bourbon County Zoning Ordinance. Approval will be contingent upon receipt of utility approvals from the following: Paris Water Department and Paris Wastewater Department. The final development plan application meets the requirements of the Bourbon County Zoning Ordinance. Approval will be contingent upon receipt of utility approvals from the following: Paris Water Department and Paris Wastewater Department.

Motion to approve 24-03 with Staff recommendation requested by Dan Donovan 2nd Steven Osborne

- Steven Osborne
- Kevin Smith
- Christie Overman
- Darrell Poynter

- Caroline Randolph
- Kevin Smith
- Micah Carrell
- Kimberlee Dionne
- Dan Donovan
- Dennie Ferrell
- Debra Hamelback
- Justin Menke
- Guy Bowman

Motion passes with Variances stated above: Approve (13) Disapprove (0) Absent (1)

H. DVP 24-04 Development Plan submitted by MDAT LLC, 248 Columbine Drive, Carlisle KY 40311 for property owned and located at Parcel 2B, Letton Drive, Paris, KY 40361 (Parcel ID 026-00-00-021.10) for construction of mini-storage warehouses.

Staff recommends the Planning Commission approve DVP 24-04 for the construction of six mini storage warehouses on Letton Dr. The final development plan application meets the requirements of the Bourbon County Zoning Ordinance. Approval will be contingent upon receipt of utility approvals from the following: Paris Water Department and Paris Wastewater Department.

Motion to approve 24-04 with Staff recommendation requested by Kimberlee Dionne 2nd Steven Osborne

- Kevin Smith
- Christie Overman
- Darrell Poynter
- Caroline Randolph
- Kevin Smith
- Micah Carrell
- Kimberlee Dionne
- Dan Donovan
- Dennie Ferrell
- Debra Hamelback
- Justin Menke
- Steven Osborne
- Guy Bowman

Motion passes with Variances stated above: Approve (13) Disapprove (0) Absent (1)

I. DVP 24-08 Development Plan submitted by MDAT, LLC for property located at 100 Magnolia Way, Paris KY 40361 (Parcel ID 0026-00-00-021.00). Property owned by MDAT LLC.

Staff recommends the Planning Commission approve DVP 24-08 for Phase II of the Magnolia Trace residential development (11 duplex lots).

Motion to approve 24-08 for the construction of Phase II Magnolia Trace 11 duplex lots contingent on Paris Water and Paris Wastewater, and bond approval. Waiver or variance of the location of the landscaping requirement but still meeting the square footage. Motion made by Kimberlee Dionne 2nd Dan Donovan.

- Kevin Smith
- Micah Carrell
- Kimberlee Dionne
- Dan Donovan
- Dennie Ferrell
- Debra Hamelback
- Justin Menke
- Steven Osborne
- Kevin Smith
- Christie Overman
- Darrell Poynter
- Caroline Randolph
- Guy Bowman

Motion passes with Variances stated above: Approve (13) Disapprove (0) Absent (1)

J. **MOTION TO ADJOURN:** Debra Hamelback 2nd Darrell Poynter

Motion passes by voice vote: All Commissioners in attendance voting Aye, none voting Nay.

Chair Guy Bowman

Date

Prepared by