

CYNTHIANA-HARRISON COUNTY-BERRY
JOINT PLANNING COMMISSION

REGULAR MEETING
MINUTES
MAY 15, 2017

Harrison County Health Dept. Conference Room

6:35 P.M.

Chairman Bear called the meeting to order at 6:35 P.M.

Present: Avi Bear-Chairman, Mathew Harney-Vice Chairman, David Kramer-Secretary,
Rick Boland, Diana Wells, Robert Owen and new member Daryl Northcutt.
Bonnie Skinner-Zoning Administrator
Rochelle Boland-Legal Counsel for Commission
Christopher Philpot-Building Inspector
Charlene Fuller-Recording Secretary

Oath of Office

Attorney Rochelle Boland swore in new member, Daryl Northcutt.

Minutes-April 17, 2017

Robert Owen made a motion to approve the minutes of April 17, 2017 with corrections.
David Kramer seconded. Northcutt, Boland, Kramer, Bear, Harney, Wells and Owen
voted yes. None voted no. Motion Passed 7-0.

Items for Postponement or withdrawal:

None.

APPLICATIONS

1. Old Business

A. None.

2. New Business

A. PUBLIC HEARING: #ZMA-01-17, Harrison Memorial Hospital, Inc.-Request
Zone Change from A-1 (Agricultural One) to Residential Two (R-2) at Ky. Hwy
36 E. (Map# 116-0000-005-00-000) (Art. 10 Sec. 10.3).

Harrison Memorial Hospital, Inc. were represented by Sheila Curran, CEO; Steve
Judy, HMM Board Chairman; John Hunt, Engineer and Attorney Kelli Mulberry,
Legal Counsel. Attorney Kelli Mulberry, representative for applicant, presented
the application and proposed development plan with supporting testimony for
senior citizen residence and wellness center.

Public Comment:

Attorney Jim Thomas represented adjoining property owners of Country Club Estates who were in opposition of the zone change and that R-1 zoning district was more appropriate. A petition was presented with 96 signatures opposing the zone change to the planning commission.

Properties owners who spoke were Rowland Ratliff, Kevin Wright, Steve Chasteen, Ann Ratliff, Dave Power, Michelle Chasteen, Maurita Reeves, Kelli Gillispie, Julian Castillo, Chris Jacobs and Susan Feix stating concerns of existing low water pressure and whether greater density and a pool the water pressure would be below minimum, traffic flow and sight distance safety onto Ky. Hwy. 36 E., when they purchased their homes they were of the understanding this site would be the 2nd phase for building single family homes, there had been several wrecks at the entrance pulling out of Country Club Estates because of a hill, that a gated community would cause traffic to back up, the entrance to be moved so there would not be additional traffic into Country Club Estates for the safety of children riding bikes and walkers, there were to be walking trails at the proposed site and worry of discarded needles as they have in the veterans park, would this use being like senior daycare, would there be fencing to keep crossing into their yards or individuals breaking into the seniors homes to steal their medication, what happens to this project if the hospital sell it, devaluation of their property and would rather that it be built somewhere else, and that a duplex was not wanted next to their homes.

There was public comment in support by Dr. Steve Besson, property owner in Country Club Estates, that he loved his neighborhood and was a member of Harrison Memorial Hospital board. He stated the following: The proposed site is now an open field. The hospital would step up and do the right thing. He cited the hospital daycare expanding its care to serve the public when the high school closed theirs. This would help property values not devalue.

Robert Owen made a motion to forward a recommendation of approval to the Cynthiana City Commission that the re-zoning from Agricultural One (A-1) to Residential Two (R-2) on 26.733 acres at Ky. Hwy. 36 E. based on the findings of fact that the area being rezone is zoned on the future land use map as the future residential with the adjoining properties all with the same future designation that is currently zoned residential. The proposed zone change is in compliance with the future land use designation with the language of the comprehensive plan. The plan also addresses in text the need for this type of retirement housing some of those cited below: Chapter 9: Goal 3 Objective 3.5-Adopt flexible land use regulation to accommodate different needs and desires of the population and to encourage growth and development such as: townhouses, condominiums, cluster houses, PUD'S, and mixed use housing developments, all to meet the needs and desires of a range of family sizes, age groups, and income levels. Future Land Use in Chapter 11, discusses residential growth and addresses residences there should be opportunities for senior citizens. David Kramer seconded. A poll vote was taken:

Robert Owen-yes, Diana Wells-yes, Mathew Harney-abstain from the vote, Avi Bear-yes, David Kramer-yes, Rick Boland-no and Daryl Northcutt-no. Motion Passed 5-2.

OTHER BUSINESS

1. Old Business

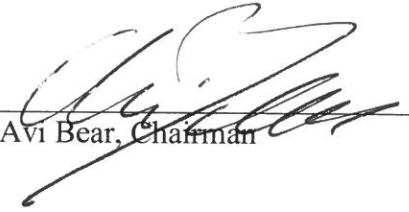
A. None.

2. New Business

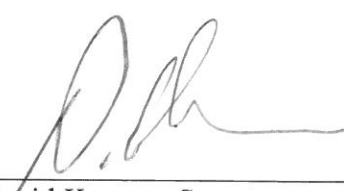
A. Building Permits and Financial Report
Postponed

Adjourn:

Robert Owen made a motion being no other discussion the meeting was adjourned at 8:26 p.m. Daryl Northcutt seconded. Northcutt, Boland, Kramer, Bear, Harney, Wells and Owen voted yes. None voted no. Motion Passed 7-0.



Avi Bear, Chairman



David Kramer, Secretary