

CYNTHIANA-HARRISON COUNTY-BERRY
JOINT PLANNING COMMISSION

REGULAR MEETING
MINUTES
MARCH 20, 2023

Courthouse Community Room

6:00 P.M.

Chairman Stroub called the meeting to order at 6:00 P.M.

Present: Jill Stroub-Chairman, Re'Jeana Craft-Vice Chairman, David Mellett-Sec.,
Shannon Collins, Taylor Peoples, Mike Sosbe and Jason Palmer
Bonnie Skinner-Director
Brian Canupp-Legal Counsel for Commission
Charlene Fuller-Recording Secretary

Minutes-February 20th, 2023

Re'Jeana Craft made a motion to approve the minutes of February 20, 2023. Jason Palmer seconded. Collins, Peoples, Sosbe, Mellet, Stroub, Craft and Palmer voted yes. None voted no. Motion Passed 7-0.

Items for Postponement or withdrawal:

A. None.

APPLICATIONS

1. Old Business

A. None.

2. New Business

A. 2023-ZMA-01: PUBLIC HEARING-Shree Siya Ram, LLC-Request Zone Change from B-2 (Business Two) to Residential Three (R-3) for 0.57 acre at 373 Oddville Ave. (Art. 10 Sec. 10.4)

Attorney Dan Clifford, represented the applicant and presented the application. Rick Daringer, engineer was present to answer any questions.

Public Comment:

There was no public present to make comment for or against the application.

David Mellett made a recommendation of approval on the finding that the rezoning from B-2 to R-3 on 0.57 acres at 373 Oddville Avenue, that there have been major changes of an economical, physical, or social nature in the proposed area of the apartment complex. The proposed zone change would not be inconsistent with the surrounding multi-family residences. The County has a need for multi-family residential housing, and the infrastructure is in place for this type of development.

The proposed use is compatible and fills an economic need for Harrison County. Language in the Comprehensive Plan and Housing Study are in conformance with the requested zone change. Re' Jeana Craft seconded. Collins, Peoples, Sosbe, Mellett, Stroub, Craft and Palmer voted yes. None voted no. Motion Passed 7-0.

- B. 2023-FDP-01: Shree Siya Ram, LLC-Final Development Plan for 0.57 acre at 373 Oddville Ave. Zoning: Business Two (B-2)

Attorney Dan Clifford, represented the applicant and presented the application. Rick Daringer, engineer was present to answer any questions.

Public Comment:

There was no public present to make comment for or against the application.

Re' Jeana Craft made a motion to approve the Development Plan for two 4,436 sq. ft. buildings at 373 Oddville Avenue contingent upon zone change approval to R-3, with the following conditions:

1. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission Staff (minor) or by the Planning Commission (major).
2. Prior to building, the Applicant must obtain a building permit.
3. All signature blocks shall be added to the Final Development Plan
4. Two ADA accessible parking spots shown on Final Development Plan.
5. Access easement agreement shall be denoted on the Final Development Plan.

Shannon Collins seconded. Collins, Peoples, Sosbe, Mellet, Stroub, Craft and Palmer voted yes. None voted no. Motion Passed 7-0.

- C. 2023-FDP-02: Cynthiana Elks Lodge-Final Development Plan at 1544 U.S. 62 E. Zoning: Business Two (B-2)

Attorney Dan Clifford, represented the applicant and presented the application. Steve Anderson and Terry McMichael of the Elks Lodge were present to answer any questions.

Public Comment:

There was no public present to make comment for or against the application.

Jason Palmer made a motion to approve the Development Plan for a 4,635 sq. ft. building at 1544 US Hwy 62 E zoned A-1, subject to:

1. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission Staff (minor) or by the Planning Commission (major).
2. Signature blocks need to be added to Final Development Plan and signed.

Taylor Peoples seconded. Collins, Peoples, Sosbe, Mellet, Stroub, Craft and Palmer voted yes. None voted no. Motion Passed 7-0.

- D. 2023-ZMA-02: PUBLIC HEARING-John Paul Taylor-Request Zone Change from A-1 (Agricultural One) to Business Three (B-3) for 2.86 acres at Smiser Road & U.S. 27 S. (Art. 10 Sec. 10.7) Map#090-0000-022-06-000

John Paul Taylor, applicant was present and presented the application.

Public Comment:

There was no public present to make comment for or against the application.

Jill Stroub made a motion to approve the Development Plan for a 4,635 sq. ft. building at 1544 US Hwy 62 E zoned A-1, subject to:

1. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission Staff (minor) or by the Planning Commission (major).
 2. Signature blocks need to be added to Final Development Plan and signed.
- Jason Palmer seconded. Collins, Peoples, Sosbe, Mellet, Stroub, Craft and Palmer voted yes. None voted no. Motion Passed 7-0.

- E. 2023-FDP-03: Robert Cantrell Jr.-Final Development Plan at 12205 U.S. 62 E. Zoning: Business Three (B-3)

Robert Cantrell Sr., applicant was present and presented the application.

Public Comment:

There was no public present to make comment for or against the application.

David Mellett made a motion to approve the Final Development Plan contingent upon Board of Adjustment approval of a variance for a 3,346 sq. ft. convenience store and gas station at 12205 US Hwy 62 E zoned B-3, subject to:

1. Any revisions or amendments to the approved Preliminary Development Plan must be reviewed and approved by the Planning Commission Staff (minor) or by the Planning Commission (major).
2. Prior to building, the Applicant must obtain a building permit.
3. Staff shall review the Final Development Plan against the checklist requirements before signing off.


Jill Stroub seconded. Williams, Northcutt, Kramer, Mellett and Stroub voted yes. None voted no. Motion Passed 6-0. Craft abstained from the vote.

OTHER BUSINESS

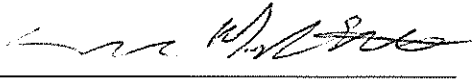
1. Old Business
 - A. None.
2. New Business
 - None.

Adjourn:

Jill Stroub made a motion to adjourn being no other discussion. The meeting was adjourned at 6:40 p.m. David Mellett seconded. Collins, Peoples, Sosbe, Mellet, Stroub, Craft and Palmer voted yes. None voted no. Motion Passed 7-0.



Jill Stroub, Chairman



David Mellett, Secretary