

CYNTHIANA-HARRISON COUNTY-BERRY
JOINT PLANNING COMMISSION

REGULAR MEETING
MINUTES
OCTOBER 16, 2017

Courthouse Community Room

6:30 P.M.

Chairman Bear called the meeting to order at 6:30 P.M.

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

Absent: Rick Boland

Minutes-September 18, 2017

Robert Owen made a motion to approve the minutes of September 18, 2017. David Kramer seconded. Wells, Northcutt, Owen, Harney, Kramer and Bear voted yes. None voted no. Motion Passed 6-0.

Items for Postponement or withdrawal:
None.

APPLICATIONS

1. Old Business

A. None.

2. New Business

A. #CT-02-17: PUBLIC HEARING-Cell Tower at 2500 Hicks Pike. Zoning:
Agricultural One.

Att. David Pike, Legal Representative for New Cingular Wireless as AT&T Mobility, was present along with experts Sherry Lewis, Marshall Slagle, Glenn Katz and William Grigsby. Att. Pike gave a power point presentation of the application.

PUBLIC COMMENT-Oppose
There was none.

PUBLIC COMMENT-In Favor

Att. Sam Arnold, Legal Representative for the landowner, Barbara Yearsley.

That he was in agreement with Att. Pike presentation for approval of the application. The cell service would benefit that area of the county. There are areas where landline phone service have been dropped there is a need for a tower for cell phone use. Those here tonight of the neighborhood in favor are Barbara Yearsley, Larry Yearsley, Susan Yearsley, Greg Yearsley, Shannon Conley, Sue Conley, Shelly Cook and Tim Lesak. Emergency situation for cell phone use. He request approval of the application.

Donavan Riggins, adjacent property owner, stated he was neutral on this application.

Maderis Shelton, property owner across from site, stated that she was not against the application. She then stated she had concerns of delivery of material to the site due to the width of the road.

Sheri Henning, property owner on Grays Run Road, expressed concern of blocking her view of the trees, sinkholes in the area and umbrella zones radius to receive service.

Abby Lambert, property owner on Ky. Hwy. 1842, had questions on who would get notices, that she didn't receive one. (Application packet showed a copy of certified letter receipt that she had received a notice.)

Doug Price stated he did not have comment for or against the application.

Att. Pike stated the following: Aesthetics is not a basis for disapproval. This was a self support tower that complies with all regulations. That all equipment must meet requirements for the road and at site. A full geo technical study had been done at the site and stamped by a certified engineer that there were no sinkholes since this was located on top of a hill. A radio frequency technician certifies the closer you live to the tower the better coverage that you would have. Certified letters were sent to the property owners by PVA tax records.

Daryl Northcutt made a motion to approve the development plan for #CT-02-17 to construct a 199 ft. telecommunication tower at 2500 Hicks Pike in area zoned A-1 subject to 1.) Any revisions or amendments to the approved development plan must be reviewed and approved by planning commission staff (minor) or by the Planning Commission (major). 2.) Any tower constructed at the proposed location will not to exceed 199 ft. AQL the total structure height. 3.) The tower shall not be lighted unless required by federal law. 4.) The applicant shall file revised plan to the planning office. 5.) The planning commission adopts analysis by staff as setforth in the report. Matt Harney seconded. Wells, Northcutt, Owen, Harney, Kramer and Bear voted yes. None voted no. Motion Passed 6-0.

- B. #FDP-03-2017: Cynthiana Christian Church Park-Final Development Plan at 202 N. Main St. Zoning: Residential Three (R-3).

Matt Harney made a motion to approve the final development plan for a 5,420 square foot addition to the Cynthiana Christian Church at 202 N. Main St. zoned R-3 based on the staff report and also based on the facts by the statement of the engineers report on storm water runoff that this issued had been resolved. Robert Owen seconded. Wells, Northcutt, Owen, Harney, Kramer and Bear voted yes. None voted no. Motion Passed 6-0.

- C. #FSP-02-2017: Mike Sosbe-Final Subdivision Plat at White Oak Estates. Zoning: Residential Three (R-3).

Diana Wells made a motion to approve the major final subdivision plat (Lots 3,4,5,6) for Spruce Drive only subject to: Any further division must come before the Planning Commission. Robert Owen seconded. Wells, Northcutt, Owen, Harney, Kramer and Bear voted yes. None voted no. Motion Passed 6-0.

- D. #ZTA-03-2017: PUBLIC HEARING-Text Amendment to Solar Energy (Article 23)

Doug Shulte, representative for Genex Solar, for solar activity for Harrison County. He presented a reworded ordinance and clarified the wording and a decommissioning plan that was brought up at the last meeting.

PUBLIC COMMENT

Col. Horace Davis stated the following concerns: The trees, landscaping and fencing of who would be responsible for upkeep & maintenance. The surety bond for dismantling the panels. Would the existing trees on his property be considered part of the landscape screening. Water drainage and erosion from the solar panels. He wanted to see the setbacks for the panels be 500 ft. from the property line, that the entire perimeter of the property be screened, that the existing trees on the adjoining property be pruned without the property line. He would like to see this as a condition use.

Shawn Ritchey stated he was in support of Col. Davis's comments.

Avi Bear stated this would be continued for changes to the proposal at the next meeting.

- E. Discussion on Senior Living Option
- F. Fee Proposals

Robert Owen made a motion to defer #E & #F. Diana Wells seconded. Wells,

Northcutt, Owen, Harney, Kramer and Bear voted yes. None voted no. Motion Passed 6-0.

OTHER BUSINESS

1. Old Business

A. None.

2. New Business

A. Building Permits and Financial Report
Postponed.

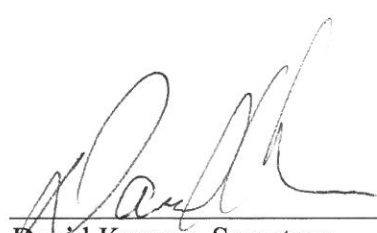
B. Diana Wells submitted a letter of resignation from planning commission.

Adjourn:

Robert Owen made a motion being no other discussion the meeting was adjourned at 9:16 p.m. Diana Wells seconded. Wells, Northcutt, Owen, Harney, Kramer and Bear voted yes. None voted no. Motion Passed 6-0.



Avi Bear, Chairman



David Kramer, Secretary