

CYNTHIANA-HARRISON COUNTY-BERRY
JOINT PLANNING COMMISSION

REGULAR MEETING
MINUTES
NOVEMBER 21, 2016

Harrison County Health Department Conference Room

6:38 P.M.

Chairman Bear called the meeting to order at 6:38 P.M.

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

Minutes-October 17, 2016

Rick Boland made a motion to approve the minutes of October 17, 2016. Robert Owen seconded. Owen, Eads, Bear, Kramer, Wells, Harney and Boland voted yes. None voted no. Motion Passed 7-0.

Items for Postponement or withdrawal:

#2016-04-DP, Cynthiana Christian Church-Site Development Plan.

Robert Owen made a motion to postpone review of Cynthiana Christian Church site development plan review. Rick Boland seconded. Owen, Eads, Bear, Kramer, Wells, Harney and Boland voted yes. None voted no. Motion Passed 7-0.

APPLICATIONS

1. Old Business

A. None.

2. New Business

A. PUBLIC HEARING: #ZMA-01-16, Richard & Jacqualyne Arnold dba Ricks Auto Repair & Towing-Request Zone Change from A-1 (Agricultural One) to Highway Commercial (B-3) at 1057 Ky. Hwy. 356 (Art. 10 Sec. 10.7).

Avi Bear made a motion to forward an recommendation of approval to the fiscal court that the re-zoning from Agricultural One (A-1) to Highway Commercial (B-3) on 10 acres at 1075 Ky. Hwy. 356 is in conformance with KRS Chapter 100, Because it is in compliance with the future land use map and that the proposed zoning was in conformance with the written language in the comprehensive plan. Rick Boland seconded. A poll vote was taken: Robert Owen-yes, Steve Eads-yes, Avi Bear-yes, David Kramer-yes, Diana Wells-yes, Mathew Harney-yes and Rick Boland-yes. None voted no. Motion Passed 7-0.

- B. #2016-05-DP, Richard & Jacqualyne Arnold-Site Development Plan
Rick Boland made a motion to approve the site development plan for an 8,976 sq.ft. Building located on 10 acres at 1075 Ky. Hwy. 356 subject to the following conditions: 1.) Entrance approved by the State Transportation Dept. 2.) Obtain all Plan reviews from Planning Commission. 3.) All development plans approved by planning staff (minor) or planning commission (major). 4.) Obtain a building permit before construction can begin. 5.) Development plan approval contingent upon fiscal court approving zoning map amendment. Steve Eads Seconded. A poll vote was taken: Robert Owen-yes, Steve Eads-yes, Avi Bear-yes, David Kramer-yes, Diana Wells-yes, Mathew Harney-yes and Rick Boland-yes. None voted no. Motion Passed 7-0.
- C. PUBLIC HEARING: #ZTA-05-16, Sec. 15.11, mobile home park exemption.
Avi Bear made a motion to forward an recommendation of approval to amend the existing regulations existing mobile home parks licensed by the state existing on or before November 1, 2016 shall be exempt from the regulations in Article 15 to the extend that any new placement only replaces a previous mobile home placement this exemption shall not apply to any expansion in number of lots in an existing park. Any replacement must obtain a replacement permit. Rick Boland seconded. A poll vote was taken: Robert Owen-yes, Steve Eads-yes, Avi Bear-yes, David Kramer-yes, Diana Wells-yes, Mathew Harney-yes and Rick Boland-yes. None voted no. Motion Passed 7-0.

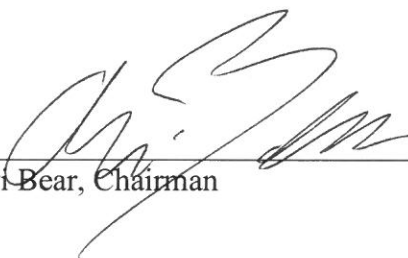
OTHER BUSINESS

1. Old Business
 - A. None.
2. New Business
 - A. Discussion on Comprehensive Plan-Pursuant to KRS Chapter 100 the goals and objectives will be updated.
 - B. Waiver of building permit fees:
Cynthiana Housing Association-Avi Bear made a motion to an organization which is a duly registered 501c charitable which documents they are building a structure for no profit by volunteer labor can submit document requesting an exemption pursuant to planning commission policy. The staff need to review that documentation to ensure if conforms to the policy to exempt from permit fee but remain subject to all inspections and all inspection fees for the safety of construction. David Kramer seconded. A poll vote was taken: Robert Owen-yes, Steve Eads-yes, Avi Bear-yes, David Kramer-yes, Diana Wells-yes and Richard Boland-yes. Mathew Harney abstained from the vote since a recipient for a home worked with him. None voted no. Motion Passed 7-0.
 - C. Building Permits and Financial Report-October, 2016:
Robert Owen made a motion to approve the Building Permit and Financial Report for October, 2016. Mathew Harney seconded. Owen, Eads, Bear, Kramer, Wells, Harney and Boland voted yes. None voted no. Motion Passed 7-0.
 - D. Discussion-Budget FY 2017-18
 - E. Meeting Time-Consensus was to leave the meeting time at 6:30 pm.

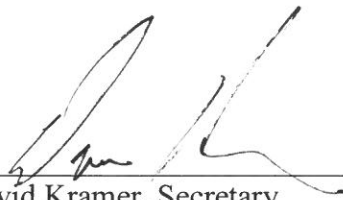
- F. Holiday Meal-December 19th with a special meeting afterward. Invitations will be sent.
- G. Discussion-Cemetery
A draft for a proposed text amendment to be at next regular meeting.
- H. Additional Comments/Reports from Staff
 - 1. Del Anstein-Received letter from interview on grading on ISO Fire Rating. The office rose from a grade schedule of 8 to 4.

Adjourn:

Robert Owen made a motion being no other discussion the meeting was adjourned at 7:55 p.m. Steve Eads seconded. Owen, Eads, Bear, Kramer, Wells, Harney and Boland voted yes. None voted no. Motion Passed 7-0.



Avi Bear, Chairman



David Kramer, Secretary