

# Study Review Committee Meeting Summary

July 22, 2014

**The meeting was called to order in the Fiscal Court Conference Room at 9:00 a.m.**

**Attendance:**

Voting Members: Greg King, Mary Ann Smith, Jan Horton and Bob Klingenfus

Non-Voting Members: Mayor Bob Rogers

Staff: Jim Urban, Brian Davis and Amy Alvey

Others: None

**Approval of Minutes:**

The Meeting Summary of the June 24, 2014 meeting was reviewed, corrected and approved.

**Land Development Code Revisions:**

- a. **Accessory Structures-** Amy Alvey gave a brief overview of the issues surrounding accessory structures which included allowance of accessory structure without a primary structure, subordinate in size, number of accessory structures allowed on a lot, breezeway connections and placement of accessory structure on vacant adjoining parcel which is owned by the same person. A chart was presented outlining the total maximum floor area of accessory structure allowed based off parcel size as well as maximum number of accessory structures allowed. Discussion followed.

A motion was made and seconded to recommend that staff move forward with the draft regulations regarding accessory structures and bring revised regulations based off comments and input from SRC committee and definition of breezeway to the next meeting for review and approval. Motion carried with all members voting yes.

- b. **Accessory Dwelling Units Affidavits-** Brian Davis presented affidavits that requires owner's signature when an accessory dwelling unit constructed in Oldham County. Mr. Davis reviewed the three types of ADU's; interior, attached and detached. Interior and attached ADU's are allowed by property owner rights and detached would require an approved conditional use permit under the proposed regulation. Member King recommended adding beneficial owner which would be someone who is the executor of the estate, trustee of the trust, authorized agent of a corporation, LLC, etc... to item 1 on all the affidavits and also add to the definition section. Discussion followed.

A motion was made and seconded to recommend the proposed Interior Accessory Dwelling Unit Affidavit to the Planning Commission with the following changes:

1. Add "Planning & Development Services" after the word County in the last sentence of the opening paragraph.

2. Under #1 add “or beneficial” after the word property.

Motion carried with members King, Smith and Horton voting yes. Member Klingenfus abstained.

A motion was made and seconded to recommend the proposed Detached Accessory Dwelling Unit Affidavit to the Planning Commission with the following changes:

1. Add “Planning & Development Services” after the word County in the last sentence of the opening paragraph.
2. Under #1 add “or beneficial” after the word property.
3. Add language referencing the approved conditional use by the appropriate Board of Adjustments with date.

Motion carried with members King, Smith and Horton voting yes. Member Klingenfus voted no.

A motion was made and seconded to recommend the proposed Attached Accessory Dwelling Unit Affidavit to the Planning Commission with the following changes:

1. Add “Planning & Development Services” after the word County in the last sentence of the opening paragraph.
2. Under #1 add “or beneficial” after the word property.

Motion carried with members King, Smith and Horton voting yes. Member Klingenfus abstained.

- c. Division 410 Waterway Conservation Buffer Area Standards—Brian Davis presented draft language for Division 410 Waterway Conservation Buffer Area Standards which included sections outlining purpose, applicability, definitions, establishment of Waterway Conservation Buffer Areas, permitted/prohibited uses and permit requirement. If the Waterway Conservation Buffer Area replaces the existing CO-1 Conservation areas then an area wide rezoning will take place. Mr. Davis presented timelines for approval of the zoning change of which one allows 30 days for property owner review and the other allows 60 days. Staff has looked into the cost of property owner notification to the nearly 5,000 properties affected and would most likely use a postcard type of notification to reduce the cost. Discussion followed.

Member Klingenfus suggested that riparian area needs to be addressed and possibly have an offset to increase density of the property.

Mr. Davis will update the draft based off comments and recommendations from the Committee and email the revised document to members prior to the next meeting.

- d. Miscellaneous Regulation Corrections/Updates—Brian Davis reviewed multiple updates and corrections to areas throughout the Comprehensive Zoning Ordinance that he and staff have found to be in error or need of updating during the review process. The updates were as follows:

- Page 8: add language under Minimum Front Yard Setback “75ft when adjacent to an arterial roadway”
- Page 17: remove under Sec. 070-010 Intent “and attached two family areas”
- Page 31: Division 140 C-N Commercial Neighborhood District removed Private Clubs from Permitted Uses and add to Conditional Uses
- Page 33: Division 150 C-1 Local Business District
  - add Adult Entertainment Establishments under Permitted Uses
  - add Firework Sales(Permanent, Ancillary and Seasonal) under Permitted Uses
  - remove Community Residences under Community Facilities and Services (duplicate)
- Page 35: Division 160 C-2 Community Business District
  - add Adult Entertainment Establishments under Permitted Uses
  - add Firework Sales(Permanent, Ancillary and Seasonal) under Permitted Uses
- Page 37: Division 170 C-3 General Business District
  - add Adult Entertainment Establishments under Permitted Uses
  - add Firework Sales(Permanent, Ancillary and Seasonal) under Permitted Uses
  - add “Golf” to Miniature Courses or Commercial Driving Range
  - Remove from Conditional Uses and add to Permitted Uses “Public and Government Buildings and Facilities”
- Page 39: Division 180 C-4 Highway Service District
  - add Adult Entertainment Establishments under Permitted Uses
  - add Firework Sales(Permanent, Ancillary and Seasonal) under Permitted Uses
  - add “Golf” to Miniature Courses or Commercial Driving Range
  - add Public Picnic Grounds, Beaches, Bridle and Bicycle Paths under Permitted Uses
  - remove Aqua-culture under Conditional Uses because is permitted by State as an agricultural use.
  - Moved Heavy Industrial, Freight Terminals and Similar Enterprises from Conditional Use under C-4 to Conditional Use under I-1 Light Industrial District and I-2 Heavy Industrial District.
- Page 41: Division 190 I-1 Light Industrial District
  - add Adult Entertainment Establishments under Permitted Uses
  - modify language to read “Bottlers, Breweries, Distilleries, and Wineries” under Permitted Uses
  - remove Veterinary Hospitals and Kennels from Conditional Uses because already listed as Permitted Use
  - add Freight Terminals/Similar Enterprises under Conditional Uses
  - remove Salvage Yards (to be listed in SWF)
- Page 43: Division 200 I-2 Heavy Industrial District
  - add Adult Entertainment Establishments under Permitted Uses
  - modify language to read “Bottlers, Breweries, Distilleries, and Wineries” under Permitted Uses
  - remove Metal, Glass and Paper Recycling Plant (to be listed in SWF)

- remove Brewery, Distillery (included in modified language above)
- remove Veterinary Hospitals and Kennels from Conditional Uses because already listed as Permitted Use
- add Freight Terminals/Similar Enterprises under Conditional Uses
- remove Golf Courses except Miniature Courses or Commercial from Conditional Uses
- remove Salvage Yards (to be listed in SWF)
- Page 45: Division IPD Industrial Park District—will be discussed at a later date.
- Page 72: Division 240 LaGrange Historic District—recommended not adding specific guidelines, only incorporate by reference and contact City of LaGrange for further information.
- Page 81: Section 250-090 Fences & Walls: add proposed language for clarification of previously reserved area.
- Page 87: Division 250 Special Provisions: add Design Guidelines for Pewee Valley scenic corridor.
- Page 170: Division 330 Exceptions and Modifications
  - remove all of #9 (moved to reserved section)
  - revise language of #10 to add deck wording as follows: An open, unenclosed, unroofed porch, deck, or paved terrace may project into a required front yard or required rear yard a distance of not more than ten feet (10’).
  - remove all of #14.
- Page 199: Division 420 Definitions
  - Modify and add to definition of Agricultural Uses to reflect State definition
- Page 203: Division 420 Definitions
  - Remove the definition of Family.
- Page 204: Division 420 Definitions
  - Remove non-residential from the definition of Floor Area Ratio (FAR)

The Committee acknowledge that all the changes presented were needed and to be made.

The Study Review Committee next meeting date will be determined if the Planning Commission has a meeting in August. Staff will inform the committee, as well as the public, once a meeting date and time is set.

**The meeting was adjourned at 10:59 a.m.**