

Study Review Committee

Meeting Summary

September 4, 2014

The meeting was called to order in the Fiscal Court Conference Room at 4:00 p.m.

Attendance:

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

Non-Voting Members: Mayor Dennis Deibel

Staff: Jim Urban, Brian Davis and Amy Alvey

Others: Doreen Carlson, Joseph & Judy Ponder

Approval of Minutes:

The Meeting Summary of the July 22, 2014 meeting was reviewed, corrected and approved.

Land Development Code Revisions:

- a. **Waterway Conservation Buffer Standards-** Brian Davis gave an overview of the purpose of the Waterway Conservation Buffer Standards and reviewed the definitions. Mr. Davis also presented a map of the watercourses in Oldham County. Discussion followed.

Mr. Davis reviewed the buffer area proposed for each type of watercourse (artificial, perennial and intermittent). The 100-foot buffer area regulations are similar to NRCS and Louisville Metro.

Mr. Urban stated that the proposed regulation is restricting some areas for non-use but there must be some type of regulations put in place to protect the waterways in Oldham County. The proposed regulation outlines what is permitted in the different zones of the buffer area.

Mr. Urban stated that if the CO-1 zoning was eliminated and Waterway Conservation Buffer Area was approved all property owners that had any CO-1 zoning on their property would be notified of the zoning change. Maps and information would be posted in all three government centers and would have anywhere from a 30-90 day review process. Once the review process is over the final plan would go to the Planning Commission for recommendation to the legislative bodies for final approval. Discussion followed.

Member King asked staff to look into alternatives to meet the 100-foot buffer requirement such as elevation. Mr. Davis agreed and stated that a dimensional variance would be required but staff will research the issue.

Chairman Jeffries questioned the regulations regarding the placement of septic systems within the 25-foot wide Outer Zone of a Waterway Conservation Buffer Area and if that meets the Oldham County Health Department regulations. Mr. Davis stated he would send the proposed regulations

to Oldham County Health Department, Oldham County Soil Conservation District, Kentucky Division of Water, Homebuilders' Association of Louisville and Carolyn Cromer, Floyds Fork Watershed Coordinator, for review and comments.

- b. **Accessory Dwelling Unit Regulations**—Brian Davis presented definitions of breezeway from other planning offices throughout the country. Mr. Davis also presented pictures of what would be considered a breezeway and what would not. Staff had received a request from a citizen regarding the discussion of breezeways and requested that the meeting DVD and materials regarding the breezeway discussion from a previous Oldham County Board of Adjustments appeal hearing be given to SRC members to review prior to making any recommendations to the Planning Commission. Chairman Jeffries stated he did not see the need to have the materials at this time. Discussion followed.

Members agreed that the Highland Park, Texas definition was adequate with some additional language regarding design.

A motion was made and seconded to approve the language regarding breezeways as follows:

Breezeway: A covered walkway open on all sides from the eaves of the roof to the ground, connecting a main structure with an accessory structure on the same building site and designed to minimally maintain the architectural design, style, appearance and character of the primary structure. Maximum length of breezeway is twenty (20) feet.

Motion carried with all members voting yes.

Mr. Davis reviewed the proposed language for Interior Accessory Dwelling Unit. Discussion followed. A motion was made and seconded to recommend the proposed language for Interior Accessory Dwelling Unit to the Planning Commission. Motion carried with all members voting yes.

Mr. Davis reviewed the proposed language for Attached Accessory Dwelling Unit language. Discussion followed. Recommendation was made to revise Item #3 to read as follows:

3. Attached Accessory Dwelling Units shall not exceed 30 percent of the primary structure's finished square footage.

Mr. Davis reviewed the proposed language for Detached Accessory Dwelling Unit language. Discussion followed. A motion was made and seconded to not advance the proposed language to the Planning Commission. Motion carried with all members voting yes.

Mr. Davis reviewed the proposed language under Section 250-030, Accessory Uses and Structures (without dwelling units), Item C, Same Parcel. Current regulations require that a property owner

obtain an approved conditional use permit to place an accessory structure on a vacant parcel even if they are contiguous. Discussion followed.

A motion was made and seconded to recommend the proposed language under Section 250-030, C as presented to the Planning Commission. Motion carried with members King, Smith and Horton voting yes. Member Klingenfus abstained.

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

The meeting was adjourned at 5:54 p.m.