

# Study Review Committee

## Meeting Summary

July 28, 2016

**The meeting was called to order in the Fiscal Court Conference Room at 5:00 p.m.**

### **Attendance:**

Voting Members: Kevin Jefferies, Greg King, Denia Crosby, Mary Ann Smith and Jan Horton

Non-Voting Members: Mayor Dennis Deibel, Mayor Bob Rogers

Staff: Jim Urban, Amy Alvey, and Brooke Radcliffe

Others: Jeremy Esposito, Billy Doelker, Doreen Carlson, Richard Carlson, John Miranda, Stephen Davis (Oldham County BOA), Magistrate Sparks, Magistrate Eldridge.

### **Approval of Minutes:**

The Meeting Summary of the February 16, 2016 meeting was reviewed and approved as submitted.

### **Land Development Code Revisions:**

- a. **Code Revision Review-** Jim Urban gave an overview of the revision process of phase one of the Oldham County Zoning Ordinance, and the review process going forward; including items discussed in the Fiscal Court Review Committee meetings, and the next phase of revisions and potential topics.

The committee reviewed each topic proposed in the document labeled “SRC TOPICS JULY 28, 2016” and discussed either recommending language to the Planning Commission or including them in the next phase of code revisions. The following actions were taken after discussion from those who were in attendance:

#### **Minor Topics - Discussed in Fiscal Court Committee Meetings**

- Include Definition of Wildlife Rehabilitation and establish as a Conditional Use Permit in CO-1, AG-1 and all Commercial and Industrial zoning classifications: no action, staff to do more research and bring back to SRC.
  - Discussion included questions the state/federal regulations and permits; conditional use permit process and standards and follow-up inspections.
- Section 290-060 #14 Temporary Signs: no action, staff to bring back proposed language.
- Section 290-120 #2 Free Standing Signs: no action.
- Auto Auctions Conditional Use Permit: Action - Increase minimum lot size requirement to two (2) acres. Motion made by Jan Horton, seconded by Denia Crosby. Motion carried.
- Heavy truck and trailer repair in I-1 and I-2 zoning: no action.
  - Discussion: vehicle repair including service is a permitted use in C-4, suggested looking into adding heavy truck and trailer repair to Freight and Similar Enterprises.
- Section 260 – add Accessory Dwelling Units (ADUs) to Conditional Use Standards Section: no action. Will wait on the Fiscal Court decision.

- Discussion: The current proposed standards are being reviewed, but they need to be added to the Conditional Use Standards section, not just the Special Provisions section.
- Section 250-030 Proposed Accessory Structure chart and Conditional Use Permits for Second Accessory Structures are in conflict with each other: no action. Wait on action by Fiscal Court.
- Commercial vehicles in residential districts: no action. Staff bring back language.
  - Discussion: Code enforcement issue. Staff look into home occupation vehicle signage and regulations from other analogous towns.

### **Major Topics**

Discussion about the following list and whether the committee had a preference of prioritization:

- Division 250 – Section 120 Lighting Standards: Staff to research and recommend. Use Pewee Valley standards as a guide.
- Division 260 – Conditional Use Standards: create list of missing CUP standards for next month.
- Division 270 – Capacity Standards: review with all individual agencies and revise accordingly. Each agency should create their own standards.
- Division 300 – Landscape Regulations: create a sub-committee of experts to make recommendations.
- Division 330 – Exceptions and Modifications: staff review and make recommendations for next month.
- Division 360 – Building Permits and Fees – staff review and make recommendations for next month.

### **Additional Subjects Discussed**

- Tiered vs. non-tiered zoning
- Green Infrastructure Standards (may be included in new post-construction ordinance and/or landscape regulations)
- Short-term rentals (AirBnB)
- Tiny Houses
- Temporary uses (flea markets, seasonal sales, etc.)
- Vapor stores: brought up by Magistrate Eldridge – recommended adding it to a smoking ordinance

Discussion ensued about which topics to cover first. Staff will bring research and recommendations for the following topics for discussion at the next meeting:

Division 360 Building Permits and Fees, Division 330 Exceptions and Modifications, Division 260 Conditional Use Standards, Division 290 Sign Regulations, AirBnB.

Chairman Jeffries gave an overview of the next steps in the approval process. The proposed changes will be go before Fiscal Court on August 2, 2016 for the first reading.

The Study Review Committee will plan to meet again on August 25th.

**The meeting was adjourned at 6:41 p.m.**