

# Study Review Committee

## Meeting Summary

December 18, 2014

**The meeting was called to order in the Fiscal Court Conference Room at 6:00 p.m.**

**Attendance:**

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

Non-Voting Members: Mayor Dennis Deibel

Staff: Jim Urban, Brian Davis and Amy Alvey

Others: None.

**Approval of Minutes:**

The Meeting Summary of the November 20, 2014 meeting was reviewed and approved.

**Land Development Code Revisions:**

- a. **Auto Auctions** - Amy Alvey presented draft regulations for Section 260, Conditional Use Standards, for Auto Auctions as requested by the Committee. Ms. Alvey recommended that Auto Auctions be listed as a conditional use in C-3 and C-4 zoning districts, therefore making it a conditional use in the IPD zoning district as well. Discussion followed.

A motion was made and seconded to accept the definition of Auto Auction as recommended, allow auto auctions as a permitted use in C-3, C-4 and IPD zoning districts and to adopt the following:

**Definition**---Auto Auction: A facility for the sale of automobiles to the highest bidder.

**Section 260 Conditional Use Standards**---Auto Auction

1. Minimum lot size required shall be one (1) acre.
2. All outdoor storage area shall be screened from view and not be visible from public right-of-way and adjacent properties by solid fences, walls, landscaping, or buildings, or a combination thereof, not less than 6 feet in height. Vehicles greater than 6 feet in height are prohibited within 15 feet of the required screening.
3. All parking surfaces, including driveway entrances and outside storage areas, shall be paved with asphalt, concrete, or paver blocks.
4. Parking surfaces shall be installed within ninety (90) days of the completion of the construction of the building. Parking surfaces shall be continuously maintained in a state of good condition and repair.
5. All parking areas shall be landscaped in accordance with applicable regulations. Parking areas shall provide interior landscape areas of at least 5 percent (5%) of the total

- parking/vehicle use area. One tree for every two hundred fifty square feet (250) should be provided in the interior parking area.
6. All parking areas shall be prohibited from the required front yard setback of thirty-five feet (35') and the required side yard setback of fifteen feet (15'). Driveway entrances may encroach in the front yard as provided in Section 210-120.

Motion carried with all members voting yes.

- b. IPD Maximum Impervious Surface Percentage—Brian Davis stated that the IPD Industrial Park District does not have a maximum impervious surface percentage listed. Staff recommended setting the percentage between 75-80%. Discussion followed.

Motion was made and seconded to recommend the maximum impervious surface percentage of 80% for IPD Industrial Park District. Motion carried with all members voting yes.

- c. SWF-1 Solid Waste Facility District—Brian Davis stated that the SWF-1 Solid Waste Facility District does not have a maximum impervious surface percentage listed. This district is regulated heavily by the State. Discussion followed.

Motion was made and seconded to take no action or make changes to the SWF-1 Solid Waste Facility District regarding maximum impervious surface percentage. Motion carried with all members voting yes.

- d. Section 280-100 Residential Uses—Brian Davis stated that item b of this section allow a property owner to obtain an annual permit from the Oldham County Zoning Administrator for a fee of \$25 to allow an unlicensed vehicle to be parked on residential property. Discussion followed.

Motion was made and seconded to take no action or make changes to the Section 280-100 Residential Uses. Motion carried with all members voting yes.

- e. Manufactured Home Definition—Brian Davis gave an overview of the definitions of manufactured home, mobile home and modular home. He also presented KRS 100.348 definition of a “Qualified Manufactured Home”. Discussion followed.

Motion was made and seconded to accept staff recommendation to adopt KRS 100.348 definition of Qualified Manufactured Home. Motion carried with all members voting yes.

- f. Lighting—Brian Davis presented examples of lighting regulations from surrounding areas such as Pewee Valley and Shelby County. The current regulations do not address lighting standards. Discussion followed.

Chairman Jeffries requested staff to discuss lighting regulations with the City of Pewee Valley to get their insight on their regulations, to find a lighting expert to come to SRC to discuss, and to draft lighting standards for discussion purposes.

The Study Review Committee will plan to meet again on January 22, 2015 at 5:00 p.m.

**The meeting was adjourned at 6:05 p.m.**