

Action – A motion was made by Mr. Wilson and seconded by Mr. J. Davis and carried 7-1-1 (Z. Davis absent) (Owens opposed) (Michler abstained) to approve PLN-MAR-22-00016: REALTY UNLIMITED BLUEGRASS, LLC for reasons provided by Staff.

Action – A motion was made by Mr. Wilson and seconded by Mr. J. Davis and carried 7-1-1 (Z. Davis absent) (Owens opposed) (Michler abstained) to approve PLN-MJDP-22-00059: HIGBEE MILL COURT, LOT 11 with the nine conditions recommended by Staff.

C. PUBLIC HEARINGS ON ZONING ORDINANCE TEXT AMENDMENTS

VI. COMMISSION ITEMS - The Chair will announce that any item a Commission member would like to present will be heard at this time.

A. INITIATION OF A ZONING ORDINANCE TEXT AMENDMENT - The staff will request Commission initiation of a text amendment to the Zoning Ordinance to address House Bill 443, which created a new section of KRS Chapter 100 to require local laws dealing with subdivision plats and development plans be set out by objective standards and applied ministerially. The Commission will hold a public hearing in March 2025.

Staff Presentation – Ms. Traci Wade presented an initiation request for a new text amendment to address House Bill 443 which sets out to require objective standards for subdivision plats and development plans. Ms. Wade indicated that the text amendment would affect Articles 1, 6, 9, 11, 12, 15, 16, 21, 23, and 28. Ms. Wade stated that the biggest change would deal with Article 21 dealing with development plans and would update the plan review process to reflect a ministerial role for review of development plans.

Ms. Wade stated that she anticipated mailings would go out in February and the application would be in front of the Planning Commission in March. Ms. Wade concluded by stating she could answer any questions from the Planning Commission.

Commission Comments and Questions – Ms. Worth asked if there was a description of at what point applications are sent to the zoning subcommittee. Ms. Wade stated that the process of the zoning subcommittee should not be affected but she would double check in Article 6 if there would be any substantive changes.

Mr. Penn asked about the process that this text amendment will go through and if it will have public review. Ms. Wade indicated that it would have public review and at this point there was draft language that will go through the regular process of review and public input and would be sending notice to the neighborhood associations.

Mr. Nicol stated that he thought that we are facing a problem with our corridor business and proposed an amendment to the proposed text amendment that would investigate changes into the corridor business zone and the B-3 zone and remove minimum lot coverage requirements. Mr. Nicol argued that removing the requirement would increase economic vitality and more potential B-3 parcels would be used.

Mr. Penn stated that he did not think it was the time for new amendments because the Planning Commission had not had ample opportunity to look over this text yet. Mr. Nicol stated that the Planning Commission had until July 1st to look into this and thought it was worth looking into and have the community give input through the process.

Ms. Tracy Jones, Department of Law, clarified that the Planning Commission could take Mr. Nicol's recommendation into account, but the recommendation of approval or disapproval would come in March in order to get to the Council before July 1st.

Mr. Michler asked that since this text amendment is dealing with HB 443, which asks for more specificity, is the minimum lot coverage requirement already specific enough. Ms. Wade indicated that Mr. Michler was correct and that the current proposed Staff text does not change any of the specific measurable requirements of any of the zones.

Mr. Nicol clarified that he just wanted to take the opportunity while they were discussing this text amendment to fix problems that he sees in the Ordinance. Ms. Wade stated she understood, but this text amendment was for things that needed to be changed in order to be in compliance with HB 443.

Mr. Owens stated that he agreed with Ms. Wade and what Mr. Nicol is suggesting should come separately from this text amendment.

Action – A motion was made by Mr. Penn and seconded by Ms. Worth and carried 9-0 (Z. Davis absent) to initiate a text amendment to address House Bill 443, which created a new section of KRS Chapter 100 to require local laws dealing with subdivision plats and development plans be set out by objective standards and applied ministerially.

Action – A motion was made by Mr. Nicol and seconded by Ms. Barksdale to initiate a text amendment to amend Article 8, Section 8-20, to remove the minimum lot coverage in the B-3 zone.

Discussion – Mr. Owens stated that he wished to give the Staff a chance to look into the subject first before initiating a text amendment.

Mr. Michler stated he thought the Planning Commission had just gone through a large text amendment that dealt with increased utilization of land and wanted to give the process more time to evaluate until the Planning Commission moved on to this proposed text amendment.

Mr. Nicol stated that he was not asking for the Planning Commission to vote on this, he was asking to initiate a text amendment that they could then consider what he is proposing.

Ms. Worth asked if they moved forward with this, if they would an opportunity to think this through before it went to the public comment. Ms. Wade indicated that was the case and there was no time limit.

Action – The motion carried 5-4 (Michler, Wilson, Owens, and J. Davis opposed) (Z. Davis absent) to initiate a text amendment to amend Article 8, Section 8-20, to remove the minimum lot coverage in the B-3 zone.

VII. STAFF ITEMS

VIII. AUDIENCE ITEMS – Citizens may bring a planning related matter before the Commission at this time for general discussion or future action. Items that will NOT be heard are those requiring the Commission's formal action, such as zoning items for early rehearing, map or text amendments; subdivision or development plans, etc. These last mentioned items must be filed in advance of this meeting in conformance with the adopted filing schedule.

IX. MEETING DATES FOR January and February 2024

Subdivision Committee, Thursday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	February 6, 2025
Zoning Committee, Thursday, 1:30 p.m., in 3 rd Floor Conf Room, Phoenix Building	February 6, 2025
Subdivision Items Public Hearing , Thursday, 1:30 p.m. in Council Chambers, 2 nd Floor, Gov't Center.....	February 13, 2025
Work Session, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	February 20, 2025
Technical Committee, Wednesday, 8:30 a.m., in 3 rd Floor Conf Room, Phoenix Building	February 26, 2025
Zoning Items Public Hearing , Thursday, 1:30 p.m., in Council Chambers, 2 nd Floor, Gov't Center.....	February 27, 2025

Larry Forester, Chair

Robin Michler, Secretary

TW/DC/RS-1/24/25