

ORIGINAL



**PLANNING & ZONING MEETING
Minutes of July 2, 2019**

Chairperson Dave Hart opened the regular meeting at 7:00 p.m. on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present:	Dave Hart, Chair	Steven Shinkle	Ron Johnson
	Randy Nehus	Nick Reitman	
Absent:	Sonny Markus	Tom Wheeler	

Also Present: Stephanie Tarter, Admin. Clerk Carol Hofstetter, Zoning Administrator

APPROVAL OF MINUTES – June 18, 2019

MOTION: Nick Reitman made a motion to approve the minutes of June 18, 2019, seconded by Steven Shinkle. All in favor, the motion passed 4-0-1, Dave Hart abstaining.

VISITORS AND GUESTS – None

NEW BUSINESS

Comprehensive Plan: Mr. Hart explained the process of updating the goals and objectives of the comprehensive plan, he then read through them in their entirety. It was explained the commission has the job of changing, revising and enhancing the goals and objectives to meet what they want for the city and then forward it on to council for their approval. It was brought up that the city no longer regulates or manages soil erosion, treatment of water, sewage and solid waste but rather SD1 takes care of that for the city. It was discussed whether that needed to be removed or updated to indicate the managing entity for those types of things. It was decided, that while the content needed to remain, the wording needed to be updated. There was some discussion about the tree list that is mentioned and it does need to be updated. It was mentioned that it falls under zoning and not really under the comprehensive plan. Mr. Shinkle brought up economic development and whether this would be the place to put the different zones and permitted uses that Mayor Schabell had asked about several months back. The permitted uses will be something that is a result of an objective, rather than an objective itself. It was questioned if the city is really capitalizing on the Old Town District or if the word 'protect' would be a better word. Mr. Hart believes that while it's not happening as quickly as they had hoped, developing the Old Town District is not a lost cause.

Mr. Reitman asked for someone to explain point #7 under Economic Development. It was explained that it means the city does not want places like Village Green, one after another along a roadway. Tourist facilities was discussed and that at one point in time there was discussion of a tourist tax with the hopes of promoting parks, recreation and other tourist attractions. Point #10 under Community Facilities and Services was brought up and whether that has been followed. There was discussion about how Campbell County schools were already packed before Arcadia and now with the close of Silver Grove schools, what will that look like. Elderly housing and cookie-cutter houses were brought up and the fact that it seems like those are being met per the comprehensive plan.

The question of lighting was brought up and why there are subdivisions that don't have adequate street lighting. It was explained that it is up to the developers since they are responsible for funding them during construction. That rule was changed in the most recent set of subdivision regulations stating that the developers have to provide the street lights and then they approach the city to provide the energy. Mr. Hammann from the Fire Department said that lighting is sporadic throughout the city. There was some discussion about street lights and different ways to add more street lighting throughout the neighborhoods within the city.

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The conversation moved on to sidewalks and who was responsible for them. While the city is responsible for maintaining them, the developers are responsible for putting them in. Typically, developers wait until after a lot has sold and the house is built before they pour a sidewalk. In their mind it is a waste of money as the sidewalk would be destroyed during construction of the home. A few lots were brought up that would never sell due to location and what happens if they never sell. Councilwoman Vanlandingham answered that question as it has been a topic of discussion with the Public Works committee.

Overall the city has not had a lot of wireless facility issues like they thought they might have years ago. The city only has 3 cell towers and 2 transmitting towers for a total of 5 within the city limits. The question of traffic calming devices was brought up and where exactly that should be addressed and it was explained that that is covered in the subdivision regulations. Round-a-bouts were brought up and the fact that they have to be designed large enough to fit emergency vehicles and that would eat up space. The conversation shifted to the second entrance to Arcadia on Tollgate that will be opening soon and the impact that will have on traffic.

Councilwoman Vanlandingham addressed the commission, committing on the fact that the comprehensive plan that was read at tonight's meeting, published in 1998, and the one that is on the website, published in 2004, does not have a lot of differences. She asked if it were possible to put in language that makes it easier to measure the progress of the goals. She also posed the question of whether the goals and objectives are simply reactive to the times in which they are written or actually planned out and thinking ahead. She suggested a layout of; these are our goals and these are the objectives that we will use to get to that goal and this is what we have put into place to ensure that we attain that goal. She understands that this is a huge undertaking and that it will eventually make it to council but rather than have it go back and forth, she desires to get ahead of it. There was discussion about what the city is legally allowed to do and the fact that the comprehensive plan is mandated by the State. Mr. Nehus was in agreement with condensing down the goals and objectives because a lot of the information is repetitive and it's almost too much to comprehend at one time. He believes that the goals are too small and the objectives are too specific, and would it be easier to understand, if it were condensed down. The question was also posed of who reads the comprehensive plan after they are finished and what is the purpose of it. It was explained that per KRS 100 this is required by the State. This also effects the land use map for the city and helps developers make informed decisions about where and what to develop. There was further discussion about condensing down and what other cities have done to reduce their plan to about 80 pages. There was discussion about streamlining what is included and having references to ordinances rather than listing out all of the information. Mr. Hart explained that once the goals and objectives are finalized by the commission, it is then sent to council for their approval. Once they have that they will dive into the rest of the comprehensive plan. Mr. Nehus posed the question of starting new with the goals and objectives and in doing so, spur on new ideas.

UNFINISHED BUSINESS

Sign & Ordinance Changes: Should be getting the finalized version within the next couple of meetings from Mr. Duncan.

INTERNAL BUSINESS

Correspondence: Training-Monday, July 8, 2019 at 6:30pm at the City Building.


Other: Will likely get a zone change request at the next meeting, but it is still in the beginning stages. The site plan for 46 Pete Neiser may be on the next meeting's agenda. The engineers had some changes that needed to be made and the developers have not resubmitted those yet. Mr. Hammann asked a question about the addresses on Pete Neiser and how they came about; Ms. Hofstetter is working on that.

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ADJOURNMENT

MOTION: Nick Reitman made a motion to adjourn, seconded by Steven Shinkle. All in favor, the motion passed with a 4-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 8:09 p.m.

Attested to and submitted by:



Jan Johannemann, City Clerk



Dave Hart, Chair

Dated 7/16/19 _____

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