



**CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE OCTOBER 8, 2019 MEETING**

MEMBERS PRESENT:

Mr. Larry Barrow, Vice Chair
Mr. C J Peters, Chair
Mr. Justin Verst, TPO
Mr. Roger Mason
Mr. Dennis Bass
Mr. Michael Williams

MEMBERS ABSENT:

Mr. Mark Turner
Mr. Edward Stubbs
Ms. Sharon Haynes

STAFF PRESENT:

Ms. Cynthia Minter, Director
Mr. Kirk Hunter, Principal Planner
Mr. Matt Smith, Legal Counsel
Ms. Emily Woodward, Secretary

Mr. Peters called the meeting to order at 6:01 PM. Following the Pledge of Allegiance, Mr. Peters requested the secretary take attendance. The roll call found a quorum was present with Mr. Barrow, Mr. Bass, Mr. Peters, Mr. Verst, and Mr. Williams in attendance. Mr. Mason, Ms. Haynes and Mr. Stubbs were noted as absent. Mr. Peters then asked if everyone had reviewed the September 10, 2019 meeting minutes and if there were any additions or corrections. There being none, he called for a motion. Mr. Barrow made a motion to approve the minutes as submitted. Mr. Verst seconded, a roll call vote found Mr. Barrow, Mr. Bass, Mr. Peters, and Mr. Verst, in favor with Mr. Williams abstaining, the motion passed and the minutes were approved as submitted.

Mr. Peters introduced the first case, and turned the floor over to Mr. Hunter to present the Staff Report as follows:

File Number: 223-19-CUP-01

Applicant: Sanitation District #1

Location: 3956 Blangey Road, Unincorporated Campbell County.

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Requests: A proposed site development plan, conditional use permit and variance to develop a site for a storage tank and pump station.

Staff will be prepared to address your comments and/or questions regarding the noted project during the public meeting. If you need additional information or clarification prior to that time, please contact us at (859) 292-3880.

The applicant is requesting approval of a site development plan to expand the existing water treatment and holding facility. The applicant is also requesting approval of a conditional use permit and variance.

Notice of this hearing was scheduled for publishing in the Campbell County Recorder in accordance with Article 17 of the Zoning Ordinance.

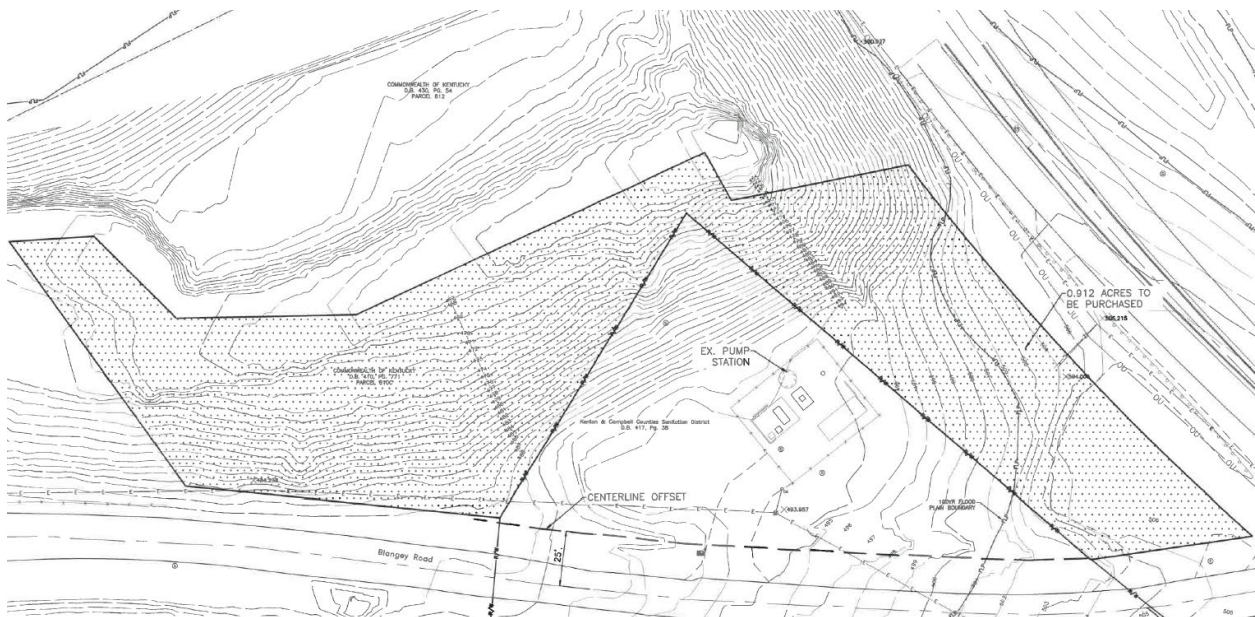


Figure 1: Existing Site

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Figure 2: Existing Facility

Considerations

1. The area under review consists of approximately one and one half (1-1/2) acre in the unincorporated Campbell County on Blangey Road near Mary Ingles Highway. The site is currently zoned Residential One-A (R-1A).
2. The Recommended Land Use Map of the 2008 Campbell County Comprehensive Plan identifies the site and surrounding areas for higher density single-family use.
3. The zoning classification for the site is Residential One-A (R-1A). The surrounding properties are also classified as R-1A.
4. Within the R-1A Zone, public utility stations are a conditional use.
5. A review of public records does not show any other requests for variance or conditional use.
6. A conveyance plat has been prepared to transfer the surrounding .912-acre to the current .6-acre SD1 property.
7. The existing treatment facility is a conditional use.

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8. There are no other structures on the property

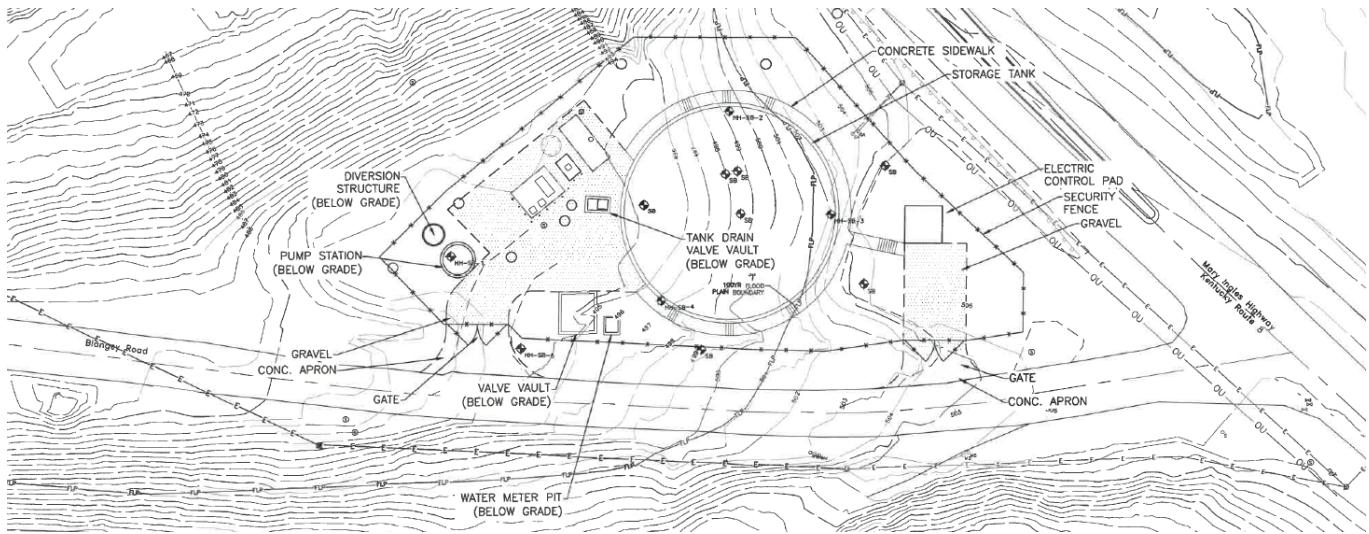


Figure 3: Proposed Site Plan

9. The submitted development plan indicates the following: *(See attachments for detailed drawings)*

- A. Demolition plan
- B. Existing structures
- C. Existing topography and proposed grading in one-foot intervals
- D. Proposed structures, fencing, sidewalk and gate
- E. Proposed grading and drainage details
- F. Landscape and lighting details
- G. Tank details
- H. Existing and proposed utilities and easements

10. R-1A Zoning Regulations for Conditionally Permitted Uses Require the following :

Minimum Lot Area:	One (1) acre
Minimum Lot Width:	One hundred (100) feet
Minimum Front Yard Depth:	Fifty (50) feet

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Minimum Side Yard Depth:	Twenty-five (25)
Minimum Rear Yard Depth:	Twenty-five (25)
Maximum Building Height:	Thirty-five (35) feet

11. The proposed site plan does not meet the minimum front yard setback.



Summary of Applicants Request:

The applicant has submitted a request for approval of a Site Improvement Plan for the construction of a new wastewater treatment and holding facility.

In addition to meeting the site plan requirements set forth in Section 9.19 of the Campbell County Zoning Ordinance, the proposal requires the approval of a conditional use permit and the granting of a dimensional variance.

Conditional Use Permit

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In accordance with KRS 100.237 and Zoning Ordinance Section 9.14, the Board of Adjustment shall meet the following criteria for conditional use.

- That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community;
- That the use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- That such use will comply with any regulations and conditions in in the Zoning Ordinance for such use.

Applicants Comments

Item No.1 - Conditional Use

Campbell County, Section 10.3 R-1A Residential One-A Zone, Item C Conditional Uses

SD1 requests that the Planning Commission approve the enclosed site plan for a significant expansion of the existing use of the subject parcel to provide for additional storage and pumping of sewage as a part of the collection system. The proposed facility will include the installation of a new 8.3 MGD underground wet weather pump station, 1.4 million gallon equalization storage tank, electrical equipment platform, and associated sewers and utilities. A security fence and landscaping elements will be added along the perimeter of the site within the available area. Manually controlled site lighting will also be provided.

The project is required by KDOW and the US EPA to allow SD1 to meet its Consent Decree to reduce sanitary sewer overflows into the waterways and must be constructed by July 2021. The proposed project is part of proposed improvements that will together reduce the flow of sewage into local waterways by nearly 20 million gallons per year.

~Submitted August 11, 2019

Staff Comment: Conditional Use

1. The use is desirable and will provide a service and facility that will contribute to the general well-being of the neighborhood or the community.
2. The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.

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3. The use will comply with any regulations and conditions in in the Zoning Ordinance for such use.

Summary of Applicants Request:

The applicant is requesting an expansion of a conditional use permit in the R-1A zone for the construction of a water treatment and holding facility.

Variance

Before any variance is granted, the Board of Adjustment must find that the granting of the variance will not adversely affect the public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public. Such variance shall not be granted by the Board of Adjustment unless and until:

- That the requested variance arises from special existing circumstances which do not generally apply to land in the general vicinity.
- That the manner in which the strict application of the provisions of the Zoning Ordinance would deprive the applicant of a reasonable use of the land or would create an unnecessary hardship on the applicant
- That the circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
- Reasons that the variance will not allow unreasonable circumstance of the requirements of the zoning regulations and will not alter the essential character of the neighborhood.
- That granting the variance requested will not confer on the applicant any special privilege that is not conferred by this ordinance to other lands, structures or buildings in the same zone.

Applicants Comments

SD1 requests a Variance for the following:

Item 3: Minimum Front Yard Depth - 50-Ft

- A. *The proposed tank currently encroaches into the existing KY Route 8 Right of Way by 42ft and is within 26ft of the edge of pavement of Blangey Rd (which does not have a current Right of Way defined).*

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- B. SD1 is in the process of purchasing Right of Way from the KY Cabinet that will become part of the permanent site. This property is identified in the attached Figure. Contact information for the KY Cabinet representative is provided on the application*
- C. Campbell County has requested assignment of 25 ft of Right of Way from the Blangey Road centerline.*
- D. Once the property is purchased and upon completion of construction, the tank will be a minimum of:*
 - I. 20 ft. from the future, modified KY Route 8 Right of Way line; and,*
 - II. 10 ft. from the future Blangey Rd Right of Way line*

The proposed use at this location is necessary and desirable to provide a facility that will contribute to the general well-being of the neighborhood and community. The proposed use will not be detrimental to the health, safety or overall welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. The proposed use to provide a reduction in sanitary sewer overflows will comply with regulations in the Zoning Ordinance and Subdivision Regulations.

The requested variance/waiver arises from special existing site circumstances and limitations which does not generally apply to land in the general vicinity. The manner in which the application of the provisions of the Zoning Ordinance would create unnecessary hardship for SD1 and the rate payers.

~Submitted August 11, 2019

Staff Comment: Variance

1. The requested variance does arise from special circumstances, related to topography, which exist and do not generally apply to land in the general vicinity or in the same zone.
2. The application of the provisions of this Ordinance would create unnecessary hardship on the applicant.
3. The applicant is requesting this variance subsequent to the approval of these regulations.
4. The essential character of the neighborhood is single-family residential and state highway right-of-way. This action is compatible with these uses.

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5. This variance would not be granting the applicant a special privilege.

Summary of Applicants Request:

The applicant is requesting a dimensional variance of forty (40) feet in the front yard

Staff Recommendation - Conditional Use Permit

To approve the expanded conditional use permit subject to the following condition:

1. That the applicant complies with the Campbell County Zoning Ordinance and building codes.

Bases for Staff Recommendation:

1. In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public hearing was given.
2. Under KRS 100.237 and Campbell County Zoning Ordinance Section 18.5, the Board of Adjustment has the power to hear and decide applications for Conditional Use Permits. The board may impose any reasonable conditions or restrictions on any variance it decides to grant. Evidence was presented to and heard by the Board regarding the Conditional Use permit.

Staff Recommendation - Variance

To approve the request for a front yard setback variance of forty (40) feet subject to the following condition:

1. That the applicant complies with the Campbell County Zoning Ordinance and building codes.

Basis for Recommendation

1. In accordance with Section 18.2 of the Campbell county Zoning Ordinance, notice of public hearing was given.
2. In accordance with KRS 100.241 Variances, the board shall have the power to hear and decide on applications for variances. The board may impose any reasonable conditions or restrictions on any variance it decides to grant.
3. The evidence presented by the applicant and staff is such as to make a finding that:

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- a. The requirements for a variance have been met by the applicant for a variance and the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- b. The variance requested will not adversely affect the public health, safety, or welfare, will not adversely alter the essential character of the general vicinity, and will not cause a hazard or nuisance to the public and will not allow an unreasonable circumvention of the requirements of the zoning regulations. In making these findings, the board considered whether:
 - i. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity, or in the same zone;
 - ii. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant; and
 - iii. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.
 - iv. The variance will not allow unreasonable circumstance of the requirements of the zoning regulations and will not alter the essential character of the neighborhood.
 - v. The variance requested will not confer on the applicant any special privilege that is not conferred by this ordinance to other lands, structures or buildings in the same zone.

Staff Recommendation – Site Development Plan

To approve the proposed site development plan.

Supporting Information / Basis for Recommendation

The proposed site development plan is consistent with the Zoning Ordinance Article X, Section 10.3.

Following the staff report Mr. Peters inquired as to whether there had been any public comment. There being none, and no one in the audience for comment at that time he requested that the applicant approach the microphone. Mr. Rob Schroeder introduced

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himself, along with Dave White, Ralph Johnston and Adam Chaney all representing the applicant, Sanitation District 1. Mr. Schroeder gave a brief overview of what they were requesting. He gave details about the size and capacity of the tanks, how they function, the need for them in the community and examples of other communities where they have been successful. The committee and applicant discussed details such as fencing, graffiti prevention and color of the tanks. Mr. Williams inquired about alternatives, and outcomes should the request not be approved. Mr. Chaney explained that there would be more runoff into the river, and alternative mitigation plans would be more costly and disruptive to the environment and the community.

With no other questions raised Mr. Peters entertained a motion. Mr. Verst made a motion to approve case 223-19-CUP-01 with the additional comment that the tank be painted a natural color, that blends in with its surroundings, unless otherwise agreed upon by the City of Silvergrove. A roll call vote found Mr. Barrow, Mr. Bass, Mr. Peters, Mr. Verst and Mr. Williams all in favor. None opposed, the motion carried. With that, Mr. Peters invited Mr. Hunter to present the second case of the evening.

Mr. Hunter presented the staff report as follows:

File Number: 223-19-CUP-02

Applicant: Sanitation District #1

Location: Mary Ingles Highway, Silver Grove, KY.

Requests: A proposed site development plan and conditional use permit to develop a site for a storage tank and pump station.

Staff will be prepared to address your comments and/or questions regarding the noted project during the public meeting. If you need additional information or clarification prior to that time, please contact us at (859) 292-3880.

The applicant is requesting approval of a site development plan to expand the existing water treatment and holding facility. The applicant is also requesting approval of a conditional use permit and variance.

Notice of this hearing was scheduled for publishing in the Campbell County Recorder in accordance with Article 17 of the Zoning Ordinance.

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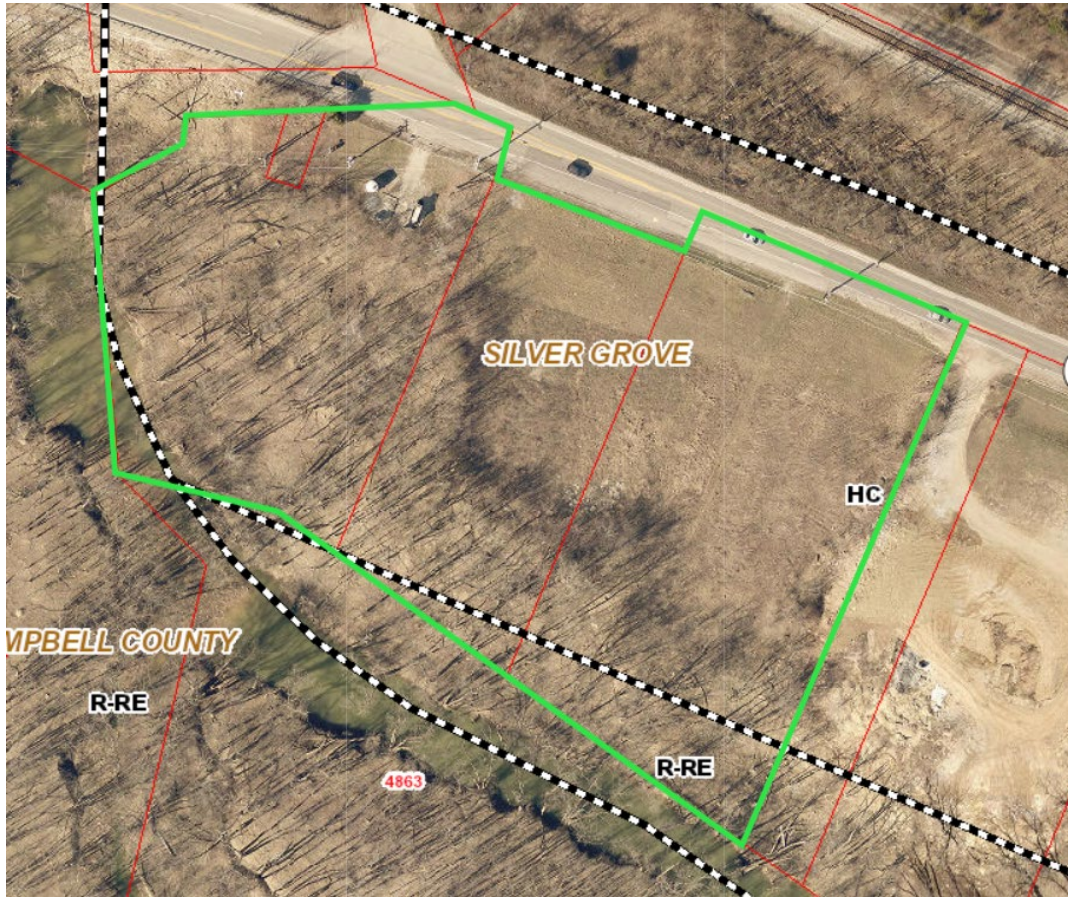


Figure 1: Existing Site

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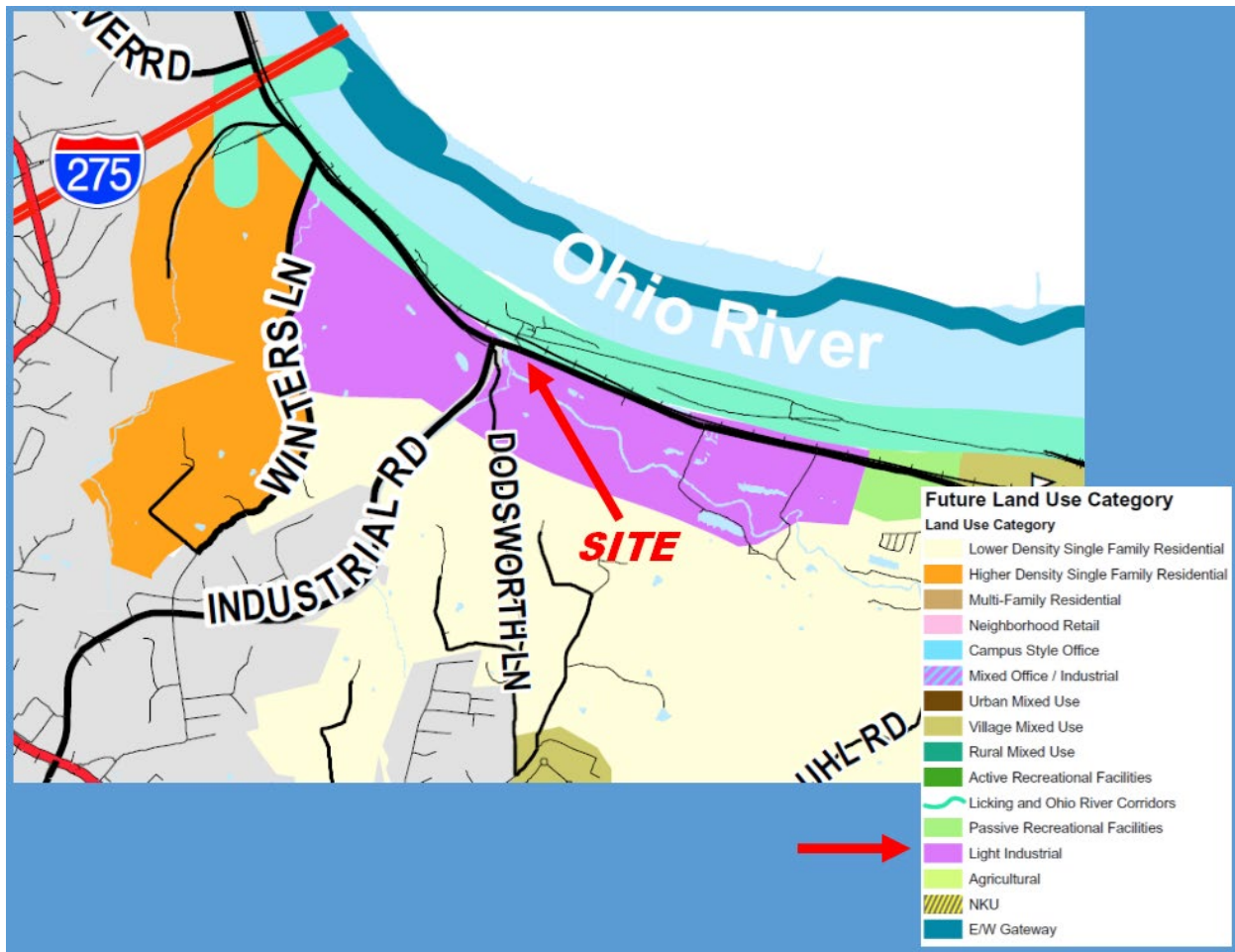


Figure 2: Existing Facility

Considerations

12. The area under review consists of approximately 4.2 acres in the City of Silver Grove on Mary Ingles Highway near Industrial Road. The site is currently zoned Highway Commercial (HC).
13. The Recommended Land Use Map of the 2008 Campbell County & Municipal Comprehensive Plan identifies the site and surrounding areas for light industrial.

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14. The surrounding properties are zoned:
 - A. Industrial-Four (I-4) to the north;
 - B. Highway Commercial (HC) to the east; and
 - C. Residential Rural Estate (R-RE) to the south and west.
15. A recent text amendment to the Silver Grove Official Zoning Ordinance has add “Public Utility Stations” to the list of conditional uses in the Highway Commercial (HC) zone. The existing treatment facility is a conditional use at the site. There are no other structures on the property.
16. The proposed use at the site is a conditional use in the HC zone.
17. A review of public records does not show any other requests for variance or conditional use.

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18. The site spans three separate parcels.

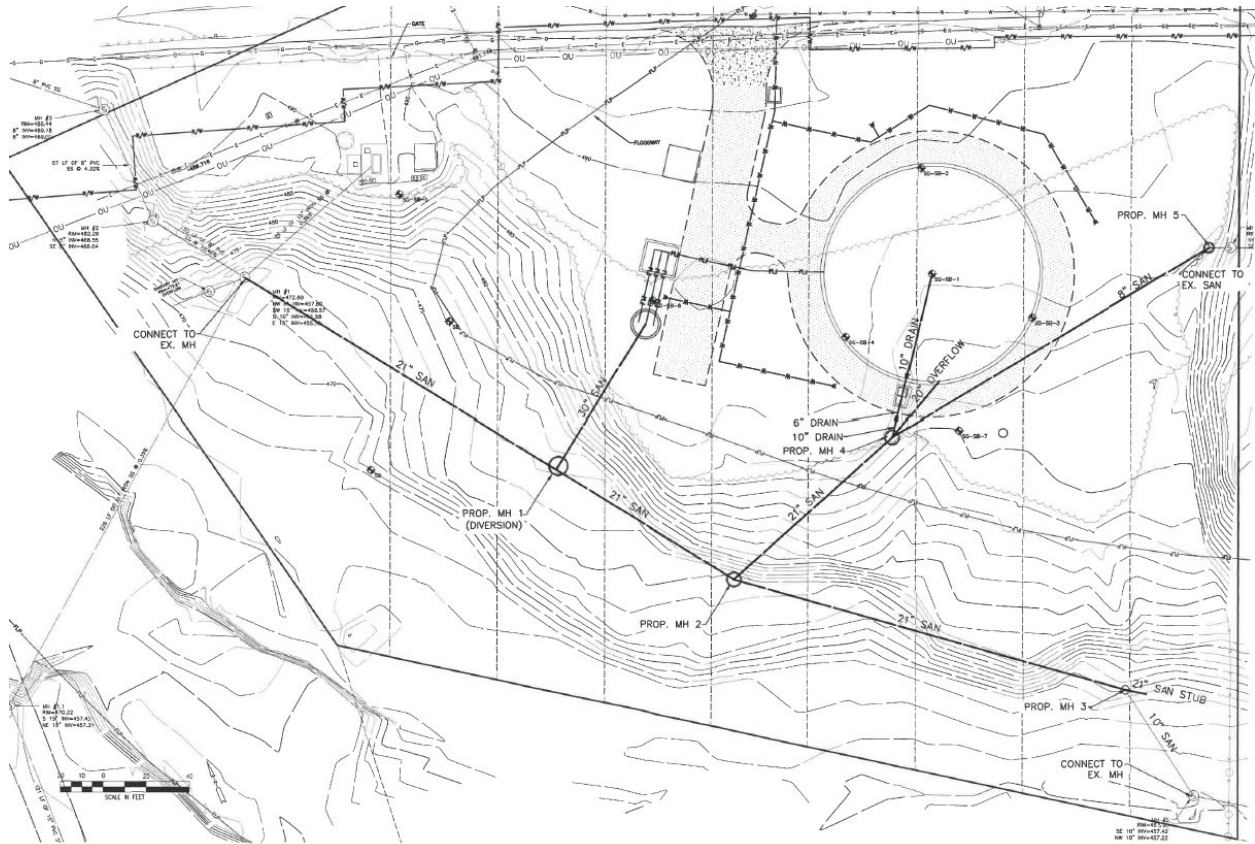


Figure 3: Proposed Site Plan

19. The submitted development plan indicates the following: *(See attachments for detailed drawings)*

- A. Demolition plan
- B. Existing structures
- C. Existing topography and proposed grading in one-foot intervals
- D. Proposed structures, fencing, sidewalk and gate
- E. Proposed grading and drainage details
- F. Landscape and lighting details

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G. Tank details

H. Existing and proposed utilities and easements

20. HC Zoning Regulations Require the following :

Minimum Lot Area:	Ten Thousand (10,000) Square Feet
Minimum Lot Width:	Seventy (70) feet at setback line
Minimum Front Yard Depth:	Fifty (50) feet
Minimum Side Yard Depth:	No restrictions except when adjacent to a street, road, highway, or other right-of-way when the required width shall be the same as required for a minimum front yard depth in this zone.
Minimum Rear Yard Depth:	Fifteen (15)
Maximum Building Height:	Forty (40) feet

Summary of Applicants Request:

The applicant has submitted a request for approval of a Site Improvement Plan for the construction of a new wastewater treatment and holding facility.

In addition to meeting the site plan requirements set forth in Section 9.19 of the Silver Grove Zoning Ordinance, the proposal requires the approval of a conditional use permit.

Conditional Use Permit

In accordance with KRS 100.237 and Zoning Ordinance Section 9.14, the Board of Adjustment shall meet the following criteria for conditional use.

- That the proposed use at the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the neighborhood or the community;
- That the use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
- That such use will comply with any regulations and conditions in in the Zoning Ordinance for such use.

Applicants Comments

City of Silver Grove, Section 10.3 HC Highway Commercial, Item C Conditional Uses

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SD1 requests that the Planning Commission approve the enclosed site plan for a significant expansion of the existing use of the subject parcel to include the installation of a new 7.5 MGD underground wet weather pump station, 1.6 million gallon equalization storage tank, electrical equipment platform, and associated sewers and utilities. A security fence and landscaping elements will be added along the perimeter of the site within the available area. Manually controlled site lighting will also be provided.

The project is required by KDOW and the US EPA to allow 501 to meet its Consent Decree to reduce sanitary sewer overflows into the waterways and must be constructed by July 2021. The proposed project is part of proposed improvements that will together reduce the flow of sewage into local waterways by nearly 20 million gallons per year.

The proposed use at this location is necessary and desirable to provide a facility that will contribute to the general well-being of the neighborhood and community. The proposed use will not be detrimental to the health, safety or overall welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity. The proposed use to provide a reduction in sanitary sewer overflows will comply with regulations in the Zoning Ordinance and Subdivision Regulations.

~Submitted August 11, 2019

Staff Comment: Conditional Use

4. The use is desirable and will provide a service and facility that will contribute to the general well-being of the neighborhood or the community.
5. The use will not be detrimental to the health, safety, or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity.
6. The use will comply with any regulations and conditions in in the Zoning Ordinance for such use.

Summary of Applicants Request:

The applicant is requesting an expansion of a conditional use permit in the HC zone for the construction of a water treatment and holding facility.

Staff Recommendation - Conditional Use Permit

To approve the expanded conditional use permit subject to the following condition:

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2. That the applicant complies with the Campbell County Zoning Ordinance and building codes.

Bases for Staff Recommendation:

3. In accordance with Section 18.2 of the Zoning Ordinance, proper notice of public hearing was given.
4. Under KRS 100.237 and Campbell County Zoning Ordinance Section 18.5, the Board of Adjustment has the power to hear and decide applications for Conditional Use Permits. The board may impose any reasonable conditions or restrictions on any variance it decides to grant. Evidence was presented to and heard by the Board regarding the Conditional Use permit.

Staff Recommendation – Site Development Plan

To approve the proposed site development plan with the following condition:

1. A conveyance plat be submitted and approved to combine the parcels

Supporting Information / Basis for Recommendation

The proposed site development plan is consistent with the Zoning Ordinance Article X, Section 10.7.

Following Mr. Hunter's presentation the floor was turned to the commission for discussion. The commission asked questions of the applicant regarding the height of the tanks above grade, and if there were any concerns regarding flooding. The applicant explained that all electronics and equipment subject to flood damage would be elevated above the base flood elevation. Mr. Verst noted that the elevated electrical equipment did not appear to be covered by the landscape buffer as well as the tank itself. The commission and representatives from Sanitation District 1 discussed creating a better visual barrier around the electrical controls and accompanying structure.

The commission discussed the possibility of vehicles striking the structure. Mr. Chaney explained that there would be significant fencing surrounding the structure. The commission also discussed the topography of the area which also lends itself to keeping vehicles away from the structure location.

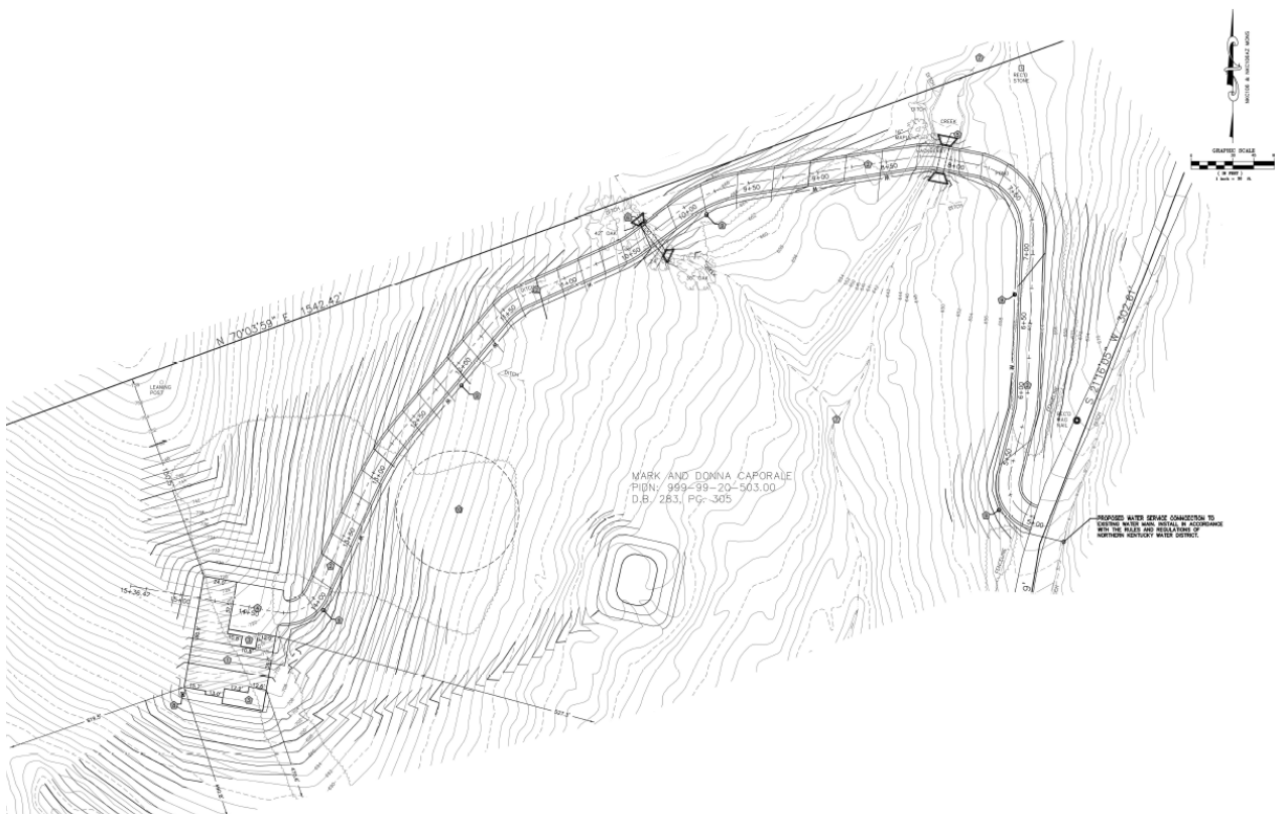
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There being no other discussion related to this topic, Mr. Peters called for a motion. Mr. Verst made a motion to approve 223-19-CUP-02. Adding that the electrical components be properly shielded from view. And that the structure be painted a natural color that blends with its surrounding unless otherwise decided upon by the City of Silvergrove. Mr. Williams seconded the motion. A roll call vote found Mr. Barrow, Mr. Bass, Mr. Peters, Mr. Verst and Mr. Williams all in favor. The motion passed.

Mr. Peters then turned the floor to Mr. Hunter to present the final case of the evening. Mr. Hunter presented the staff report for 224-19-S1P-01 as follows.

File Number: 224-19-S1P-01
Applicant: Mark & Donna Caporale
Location: Cold Stream Rd, Unincorporated Campbell County.
Request: A proposed site development plan to grade and develop a site for a single-family house.

Staff will be prepared to address your comments and/or questions regarding the noted project during the public meeting. If you need additional information or clarification prior to that time, please contact us at (859) 292-3880.

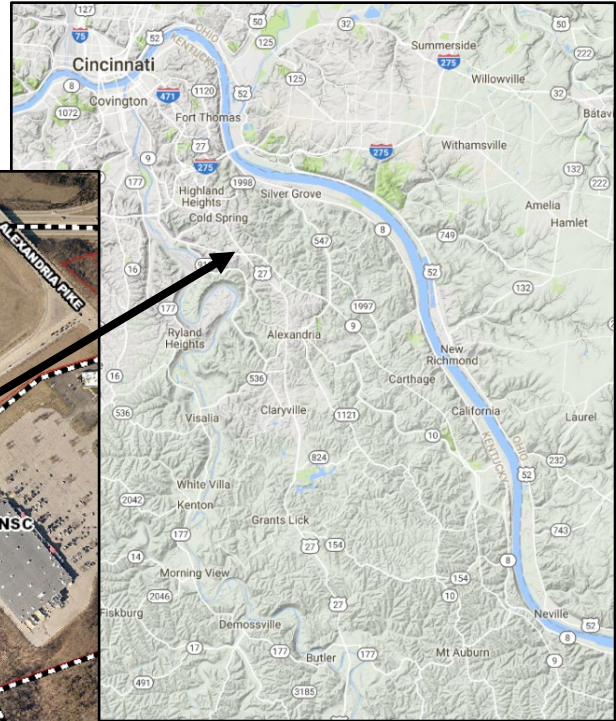


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Considerations:

1. The site is approximately twenty (20) acres at Cold Stream Road, Unincorporated Campbell County.



1. The site was recently de-annexed from the City of Cold Spring and is now within Unincorporated Campbell County. County maintenance on Cold Stream Road does not extend beyond the former Cold Spring City limit. Prior to the construction of the AA Highway, Cold Stream Road ran from its current terminus at Licking Pike North to Alexandria Pike.

2016 Aerial

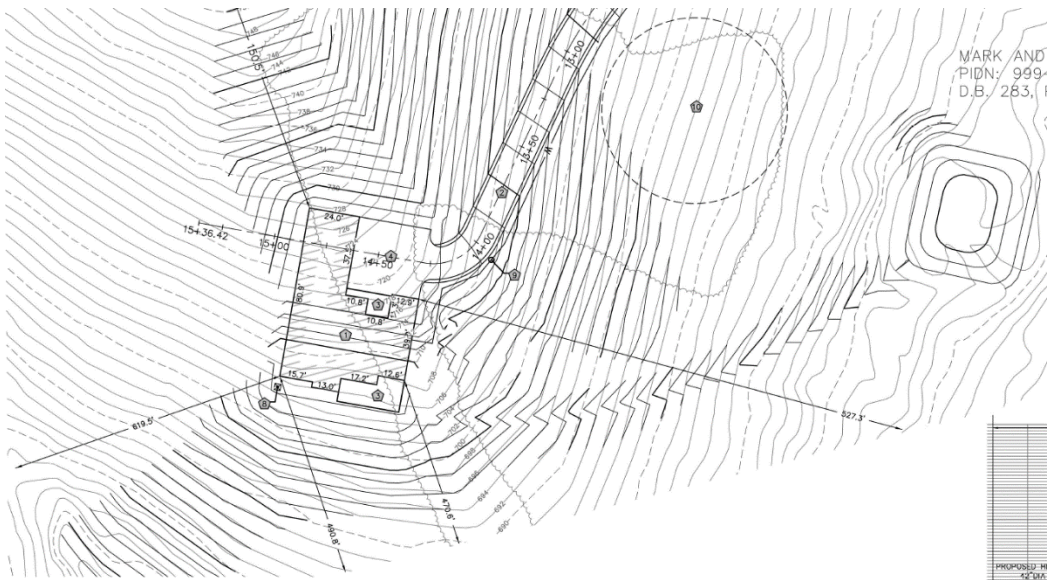


1962 Aerial



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2. The Campbell County Zoning Ordinance classifies the plan within the Residential Rural Estate (R-RE) Zone. The proposed use as a single-family house is a permitted use in the R-RE zone.
3. The site is bordered on the north, west and south by R-RE zoning. Areas to the east and west are zoned Neighborhood Shopping Center (NSC).
4. Properties to the east, north and west are within the Cold Spring City limits and regulated by the City Zoning Ordinance. The property to the south of the site is in the Unincorporated County and regulated by the county zoning ordinance.
5. The applicant has submitted a detailed concept site plan (see attachment).
 - a. The plan submitted is drawn to a scale of one (1) inch equals thirty (30) feet.
 - b. The existing and proposed topography is shown in two-foot contour intervals.
 - c. A detention pond is illustrated on the plan.



- d. A single-family house shown.
- e. Several blue-line streams are present on the property that converge on the property to the south. That convergence drains south toward a culvert pipe on Licking Pike, eventually emptying into the Licking River.
- f. A driveway is illustrated showing two stream crossings. A stream construction permit from the Kentucky Division of Water will be required for these crossings.

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- g. The driveway is shown meeting a section of unmaintained county right-of-way approximately four hundred and seventy (470) feet beyond the end of county maintenance.
- h. The proposed site plan meets Residential Rural Estate (R-RE) zone dimensional requirements.

R-RE Zone Regulations Require:

Minimum Lot Area:	One (1) acre
Minimum Lot Width:	One hundred (100) feet
Minimum Front Yard Depth:	Fifty (50) feet
Minimum Side Yard Depth:	Total – Twenty-five (25) feet One Side – Ten (10) feet
Minimum Rear Yard Depth:	Twenty-five (25)

- i. Utilities are noted on the plan.

CIVIL KEY NOTES: 

1. PROPOSED HOUSE WITH ATTACHED GARAGE: FINISHED FLOOR ELEVATION = 719.0
2. PROPOSED PAVED DRIVEWAY: 15.0' WIDE WITH 1.5' SHOULDER ON EACH SIDE. REFER TO APPENDIX A AND APPENDIX B OF THE CITY OF COLD SPRING SUBDIVISION REGULATIONS FOR CONSTRUCTION SPECIFICATIONS.
3. PROPOSED PORCH / PATIO. REFER TO ARCHITECTURAL DRAWINGS.
4. PROPOSED ASPHALT PARKING.
5. PROPOSED HEADWALL WITH 60"DIA. STORM PIPE. APPROXIMATE INLET HEAD ELEVATION DURING A 100-YEAR STORM EVENT IS 650.3 ±.
6. PROPOSED HEADWALL WITH 42"DIA. STORM PIPE. APPROXIMATE INLET HEAD ELEVATION DURING A 100-YEAR STORM EVENT IS 667.8 ±.
7. EXISTING STREAM.
8. NEW TRANSFORMER AND ELECTRIC SERVICE. FINAL LOCATION TO BE DETERMINED IN FIELD.
9. NEW WATER SERVICE LINE. INSTALL 3' OFF AND PARALLEL TO EDGE OF DRIVE. CONSTRUCT NEW WATER SERVICE LINE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF NORTHERN KENTUCKY WATER DISTRICT.
10. APPROXIMATE LOCATION OF ON-SITE SEPTIC SYSTEM. TO BE DESIGNED BY OTHERS.

Note The plans were drawn prior to de-annexation. Pavement standards to follow *Campbell County* Subdivision Regulations.

- j. The site is within SD1's urban service boundary. The grading plan and stormwater management plan must be submitted and approved by SD1.

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Summary of Applicants Request:

The applicant has submitted a request for approval of a Site Plan for the grading and construction of a new single-family house.

Staff Recommendation:

To approve the proposed site development plan with the following condition:

- The proposed drive be paved to the endpoint of the county maintenance.
- The applicant obtain approval from Kentucky Division of Water for stream crossings.
- The applicant submit and obtain approval from SD1 for a grading and stormwater management plan.
- An encroachment permit be submitted and approved by the County Road Department.

Supporting Information / Basis for Recommendation

The proposed site development plan is consistent with the Zoning Ordinance Article X, Section 10.2.

Note to the Applicant:

1. The applicant is responsible for submitting the grading plan and stormwater management plan to Sanitation District #1 for approval.
2. The applicant is responsible for obtaining applicable construction permits, including building, fence, and electrical permits.

Mr. Hunter then turned the floor to the commission for discussion. Mr. Verst suggested that the first condition be stricken. Citing that there is no way to establish if that portion of roadway has been truly vacated by the city/county. After some discussion it was suggested that the property owners be notified of the state of the road, and that it is not maintained by county/city, but that since there is no proof of it being vacated, it is still technically a public use road. The commission also advised informing the property owner that the portion of roadway is not wholly on their property, but rather shared by the adjoining property owner (Meijer). Mr. Verst then made a motion to approve the proposed site plan adding that the property owner must get all necessary environmental permits, including but not limited to the Kentucky Division of Water and the Army Corps of Engineers. He also added that the property owner would need to obtain and submit approval from SD1 for the grading and storm water management, and that the encroachment permit be eliminated as the driveway will not be encroaching onto any publically maintained road.

Mr. Barrow seconded the motion. A roll call vote found Mr. Barrow, Mr. Bass, Mr. Peters, Mr. Verst and Mr. Williams all in favor. The motion passed. Mr. Peters then turned the floor to Ms. Minter for the administrators report.

**CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE OCTOBER 8, 2019 MEETING**

Administrator's Report

Ms. Minter noted that because of the number and difficulty of the cases presented at this meeting, the updates to the subdivision regulations would not come back before the commission until the November meeting. She also noted to the commission to anticipate a busy winter, as there are several projects that will soon begin the Planning and Zoning process.

Mr. Peters asked if there was anything else to be brought before the commission. There being nothing he called for a motion to adjourn. Mr. Verst motioned for adjournment, Mr. Barrow seconded an oral vote found all in favor. The meeting was adjourned at 7:37 PM.

Respectfully Submitted,

Approved:

Cindy Minter
Director

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