

**CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE
MAY 9, 2023
MEETING**

MEMBERS PRESENT:

Mr. CJ Peters-Chair
Mr. Michael Williams
Mr. Mark Turner
Mr. Jeff Schuchter
Mr. Troy Franzen
Ms. Sharon Haynes
Mr. Dennis Bass
Mr. Larry Barrow

MEMBERS ABSENT:

Mr. Justin Verst

STAFF PRESENT:

Ms. Cindy Minter, Director
Mr. Kirk Hunter, Principal Planner
Mr. Matt Smith, Legal Counsel
Mr. Devin Allmoslecher, Clerk

1 Mr. Peters called the meeting to order at 6:30 PM. Following the pledge of allegiance, the
2 clerk called the roll. A quorum was found.

3
4 Mr. Peters then asked for Old Business. Mr. Peters then asked for a motion to approve
5 the Meeting Minutes from the September 13th. There were no corrections to be made.
6 Ms. Haynes made the motion and was seconded by Mr. Williams. The motion was passed
7 to approve the minutes.

8
9 Mr. Peters then opened for New Business. The first case to be heard is Case: PZ-23-005.
10 Location of this case is Memorial Pointe Drive in Southgate KY. Applicant is Arcadia
11 Communities. The request is for Revised Stage 1 Development Plan for Senior Living and
12 Cottages.

13
14 Mr. Peters then proceeded to ask for the Staff Report.

15
16 Mr. Hunter proceeded to give the Staff Report on Lot 86 within the Memorial Point
17 Residential Community Plan. The overall recommendation was to approve the revised
18 plan as requested as it meets all requirements.

19
20 Mr. Peters then requested for the applicant to come forward. Michelle Bolton was present
21 to answer questions that the Commission had. She shared photo drawings of proposed
22 design.

23

Bollman 

1 The Commission asked on parking spaces and further details. Mr. Peters asked about the
2 extra 8 parking spaces and if they are dedicated to the park. Michelle stated that those
3 are dedicated to the park. Mr. Peters also asked if 4 handicap spaces are enough. Michelle
4 stated that they think that is enough right now but it could change if needed.

5
6 Ms. Haynes asked about the cottages and the designs. Ms. ~~Bolton~~^{Bollman} clarified that there are
7 three types of different design cottages and four different colors. Ms. Haynes also asked
8 about the sizing of the cottages and if they are singles or duplexes.

9
10 Mr. Schucter went on to verify phase one plans and the permit length.

11
12 Mr. Peters went on to close the public hearing after there were no questions for the
13 Applicant. There were also no public comments.

14
15 Mr. Peters then closed the public comment section.

16
17 Mr. Peters opened the hearing to the Commission to discuss the case. Mr. Williams raised
18 a question about if the requested fits the Comprehensive Plan Update and Subdivision
19 Regulations that occurred in years prior.

20
21 Mr. Peters then requested a motion to approve Case: PZ-23-005. Ms. Haynes made the
22 motion to approve Case: PZ-23-005. Mr. Turner seconded. A roll call was requested and
23 the motion passed.

24
25 With no further new business, Ms. Minter came forward with the Administrator's Report.
26 Ms. Minter asked to approve the training for Mr. Peters and Ms. Haynes from November
27 5, 2022. Mr. Schuchter made the motion to approve and was seconded by Mr. Williams.
28 The motion passed.

29
30 Ms. Minter then requested that some changes be made Subdivision regulations. She is
31 requesting to consider opening some cases to make the changes. She is also requesting
32 updating the bylaws. Mr. Williams made the motion to open some cases to make the
33 changes and then was seconded by Mr. Barrow. The motion passed and was approved.
34 Mr. Peters then asked for a motion to update the bylaws in another case. Mr. Bass made
35 the motion and was seconded by Mr. Williams. Again, the motion was passed and
36 approved.

37
38 Mr. Smith then asked for a motion to move in Executive Session pursuant to
39 KRS61.810(1C) in conjunction with pending litigation involving Planning & Zoning
40 Commission. The motion was made by Ms. Haynes and was seconded by Mr. Williams.

41
42 The Commission came out of Executive Session at 7:46 pm.

43
44 Mr. Peters then requested a motion to adjourn the meeting. Mr. Turner made the motion
45 and was seconded by Mr. Barrow.

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1 Meeting was Officially Adjourned at 7:48 PM.

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7 Respectfully Submitted,

Approved:

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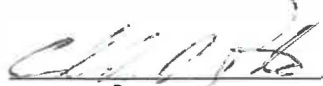
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Cindy Minter
Director



CJ Peters
Chair

