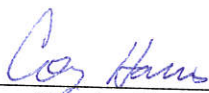



December 19, 2006

The Russell Springs Planning & Zoning Board held a meeting on this date at 6:00p.m. at City Hall. In attendance were Coy Harris, Karen Dalton, Matt Gosser, Lou Ann Flanagan, Matthew DeHart, Jeremy Coffey, Wendy Burton and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the December 12<sup>th</sup> minutes. Matt Gosser seconded the motion. Motion carried 4-0.
3. Discussion was held again on the proposed Sign Regulations. Additional changes are also being made.
4. Lou Ann Flanagan made the motion to update text and have hearing with said changes made before hearing. The motion was seconded by Karen Dalton. Motion carried 4-0.
5. Jeremy Coffey reported that Sandy Hockensmith is interested in setting up a temporary business of selling mulch/landscaping that will be located on Hales Hwy by Robert Stanton apartments. She wants to move in a building which is called a drop box. Lou Ann Flanagan made the motion to accept this pending application for Conditional Use Permit for a period of 12 months or less with option of longer if needed. Matt Gosser seconded the motion. Motion carried 4-0.
6. Lou Ann Flanagan made the motion to adjourn. Karen Dalton seconded the motion. Motion carried 4-0.

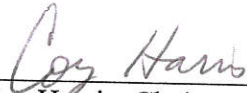
  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

December 12, 2006

The Russell Springs Planning & Zoning Board held a meeting on this date at 6:00 p.m. at City Hall. In attendance were Coy Harris, Matt Gosser, Scott Wells, Matthew Dehart, Jeremy Coffey, Wendy Burton and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Coy Harris made the motion to accept the October 5<sup>th</sup> minutes. Scott Wells seconded the motion. Motion carried 3-0.
3. Training for 2007 has been set for February 16<sup>th</sup> and 17<sup>th</sup> with Marshall Slagle and David Pike.
4. Matthew DeHart passed out rough drafts of the new proposed Sign Regulations. Much discussion was held and additional changes being made and will be presented next meeting date of December 19<sup>th</sup>.
5. Matthew DeHart made the motion to adjourn. Scott Wells seconded the motion.

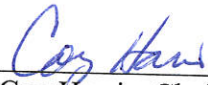
  
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Coy Harris, Chairman

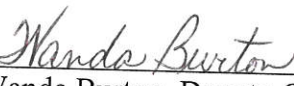
ATTEST:   
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Wanda Burton, Deputy Clerk

October 5, 2006

The Russell Springs Planning & Zoning Board held a meeting on this date at 6:30 p.m. at City Hall. In attendance were Coy Harris, Matthew DeHart, Lou Ann Flanagan, Matt Gosser, Jeramy Coffey, Eric Selby, Wendy Burton and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the September 28<sup>th</sup> minutes. Matt Gosser seconded the motion. Motion carried 3-0.
3. Much discussion was held on Billboard Regulations and Ordinance No, 2002-11. United Signs Inc., owner Trey Bledsoe will be erecting a billboard near Cumberland Parkway on property owned by Roy Lee Helm. Mr. Bledsoe thought he was exempt from the Ordinance because his sign would be facing the parkway. It will be located at the exit ramp and will also be visible to northbound traffic on Hwy 127. The Department of Transportation has filed suit against Mr. Bledsoe, this will make his 7<sup>th</sup> law suit against him. Jeramy Coffey had been told by Brent Wilson that no more billboards could be put on Hwy. 127. Chairman Harris questioned if this was a zoning issue or an ordinance matter. Attorney Dehart stated the commission needs to make the Ordinance compatible with the Zoning Regulation or Zoning needs to be made compatible with the Ordinance. Right now it falls under both, depending on how you want to interrupt it. Fees are also different, Section 13 of Ordinance states fees of \$500 and Zoning Regulation; it depends on square foot. Mayor Selby suggested that other cities be contacted to find out the fees they charge for billboard signs. Matthew DeHart suggested letting the state handle Mr. Bledsoe and if they turn the billboard facing Hwy 127, then the City step in. Chairman Harris stated may need to recommend to the Commission to appeal the ordinance and add a written text to the Zoning Regulation and bring to a hearing before the commission. LouAnn Flanagan made a motion to table this matter until Attorney Matthew DeHart writes a text amendment to our zoning regulations under Section 2 N (2) t. Coy Harris seconded the motion. Motion carried 3-0.
4. Chairman Harris made the motion to adjourn. LouAnne Flanagan seconded the motion. Motion carried 3-0.


  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

September 28, 2006

The Russell Springs Planning & Zoning Board held a public hearing this date at 6:30 p.m. at City Hall. In attendance were Jeramy Coffey, Diana Wooldridge, Verene Wheat, Sandy Edmonds, Shelley Beals, Cindy DAngelo, Perry LaFavers, Jeff Wilson, LouAnne Flanagan, Karen Dalton, Coy Harris and Wendy Burton.

1. Chairman Coy Harris called the meeting to order.
2. Chairman Harris swore in Mr. Jeff Wilson to testify for his property to be rezoned from R-2 to C-1 Highway Oriented Commercial. Chairman Harris asked several questions: address of property-300 North Highway 127, Russell Springs, Ky. County of Russell; purpose of rezoning is to get property in line to what Mr. Wilson first bought property as; Ms. Diana Wooldridge was sworn in to testify. purpose to rezone to commercial is to locate a florist at said property with low traffic being advised for said business; florist business would have more phone orders than walk-in customers; new owners would need to obtain a copy of C-1 regulations; property was bought privately, 1/2 to 3/4 acre of land, driveway width is twenty feet, three certified letters were mailed with two retractions submitted; railroad ties set for the boundary line, no sight or sound obstructions; fences are allowed on private property. New property owner would need to follow regulations of signage. Ms. Wheat's home is on Southside of property and Ms. Fox is on the north with Ms. Edmonds being directly behind. Ms. Sandy Edmonds was sworn in to testify on behalf of her neighbor, Ms. Fox; as long as taxes were not raised and her property was taken from her, she would be fine with the rezoning of property. Chairman Harris asked would Ms. Fox do a retraction on her first letter. Ms. Edmonds will check to see. Planning and Zoning Board can take up to thirty days to make a decision.
3. Chairman Harris made the motion to recommend a map amendment change for property at 300 North Highway 127 from R-2 to C-1 Highway Oriented Commercial. LouAnne Flanagan seconded the motion. Motion carried 3-0. Planning and Zoning will make this recommendation to the City Commission, if accepted after thirty days; decision is final unless an appeal is made.
4. Karen Dalton made the motion to accept September 7 minutes. LouAnne Flanagan seconded the motion. Motion carried 3-0.
5. Chairman Harris stated that the billboard regulations will need to be amended to go along with the sign ordinance.
6. Chairman Harris made the motion to adjourn. LouAnne Flanagan seconded the motion. Motion carried 3-0.
7. Next meeting will be October 5, 2006 at 6:30 p.m.

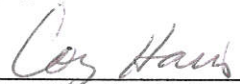
  
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Coy Harris, Chairman


ATTEST: Wendy Burton  
Wendy Burton, City Clerk

September 7, 2006

The Russell Springs Planning & Zoning Board held a meeting this date at 6:30 p.m. at City Hall. In attendance were Jeramy Coffey, Matt Gosser, Karen Dalton, Wanda Burton, LouAnne Flanagan, Coy Harris and Wendy Burton.

1. Chairman Coy Harris called the meeting to order.
2. Karen Dalton made the motion to accept the August 31 minutes. Matt Gosser seconded the motion. Motion carried 3-0. LouAnne Flanagan arrived after the vote.
3. Jeramy Coffey-Zoning Administrator gave an update on activities: Billy Williams-Cade Road- bought property as Residential/Commercial. After research at the Court House the property is Residential/Commercial. Property will be grandfathered in under the condition that Jack Hudson will fill in his pond. It is now Mr. Williams's responsibility to speak with Jack Hudson. Ms. Cade the former owner wants the property Commercial. Chairman Harris stated he didn't feel comfortable zoning the property Commercial with a pond present. If Mr. Hudson will fill in the pond, then the property will be grandfathered in as Commercial. If this doesn't happen in a reasonable amount of time, then if and when property is sold, a fee will have to be paid, then a hearing for this property. Mr. Coffey has been working with Mike McGiver on an ice box-automatic ice machine. Several new buildings permits: Betty Bray-new house on Neva Dr.; Todd Woodrum-moved house to Main St.; The Crittendens-Brumley property; determined this property is out of city limits. New Sign permits- Monticello Banking and Subway.
4. Mr. Jeff Wilson has requested a zone change for property located on North Hwy 127 from R-2 to C-1 Hwy Oriented Commercial. Certified letters will be sent to adjoining property owners, sign installed on property, and then a hearing at City Hall.
5. Completion of new road on French Valley could be on hold.
6. Next meeting will be for a public hearing on September 28 at 6:30 p.m.
7. Chairman Harris made the motion to adjourn. LouAnne Flanagan seconded the motion. Motion carried 4-0.

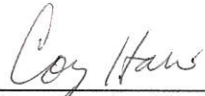
  
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Coy Harris, Chairman

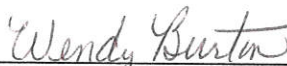
ATTEST:   
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Wendy Burton, City Clerk

August 31, 2006

The Russell Springs Planning & Zoning Board held a meeting this date at 6:30 p.m. at City Hall. In attendance were Eric Selby, Jeramy Coffey, Matthew DeHart, Karen Dalton, Wanda Burton, Matt Gosser, LouAnne Flanagan Coy Harris and Wendy Burton.

1. Chairman Coy Harris called the meeting to order.
2. Karen Dalton made the motion to accept the minutes of December 28, 2005. Matt Gosser seconded the motion. Motion carried 3-0. LouAnne Flanagan arrived after the vote.
3. Matthew DeHart informed the Planning & Zoning Board that a new survey updating the City Limit boundaries has been prepared by AGE Engineering Services using GIS points. The next step is to present the Ordinances for the Commission to accept with clear and definite boundaries. Attorney DeHart stated the 1<sup>st</sup> Ordinance will be done with the Secretary of State's office, and then each preceding ordinance will be done likewise. Attorney DeHart stated two problem areas on the new map ;( Baron Hills and East 80) one angles are off and one ordinance cannot be located; one problem will be easily fixed and one is more of a problem. Attorney DeHart provided a new aerial map of the City Boundaries with discussion among the board members.
4. Chairman Harris informed the Board that Jeramy Coffey is the new Zoning Administrator; the City is looking for a vehicle for Jeramy and a new laptop.
5. Next Meeting will be September 7, 2006 at 6:30 p.m.
6. Chairman Harris made the motion to adjourn. LouAnne Flanagan seconded the motion. Motion carried 4-0.

  
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Coy Harris, Chairman

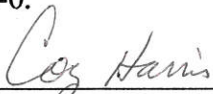
ATTEST:   
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Wendy Burton, City Clerk

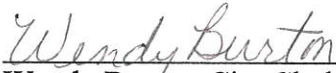
City of Russell Springs  
Planning & Zoning Board Meeting  
December 28, 2005

Minutes

The Russell Springs Planning & Zoning Board held their final meeting of 2005 this date at 6:30 p.m. at City Hall. In attendance were Karen Dalton, Krista Burton, Wanda Burton, Matt Gosser, LouAnne Flanagan, Brian Walters, Coy Harris and Wendy Burton.

1. Chairman Coy Harris called the meeting to order.
2. LouAnne Flanagan made the motion to accept the December 21 minutes. Karen Dalton seconded the motion. Motion carried 4-0.
3. LouAnne Flanagan made the motion to nominate Coy Harris for Chairman and to dispense with any more nominations. Matt Gosser seconded the motion. Motion carried 4-0.
4. Chairman Harris made the motion to adjourn. LouAnne Flanagan seconded the motion. Motion carried 4-0.

  
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Coy Harris, Chairman

ATTEST:   
Wendy Burton, City Clerk

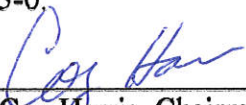


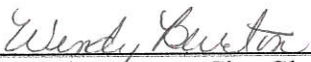
City of Russell Springs  
Planning & Zoning Board Meeting  
December 21, 2005

Minutes

The Russell Springs Planning & Zoning Board held their regular meeting this date at 6:00 p.m. at City Hall. In attendance were Matt Gosser, Scott Wells, LouAnne Flanagan, Karen Dalton, Wanda Burton, Coy Harris and Wendy Burton.

1. Chairman Coy Harris called the meeting to order.
2. Discussion of November 3<sup>rd</sup> minutes: Item # 4 taken care of; Item # 5 Mr. Slagel will contact Clerk after Jan.1 to schedule training; Item #6 Karen Dalton made the motion to rescind the motion to have the text amendment change from building permit to zoning permit. LouAnne Flanagan seconded the motion. Motion carried 5-0. Item #7 application incomplete; construction started when City had no Zoning Administrator; after speaking with Ron Tarter, business should be grandfathered in: Chairman Harris made the motion to accept the incomplete application as we know what business it is and the fee submitted for this and grandfather the building in due to no Zoning Administrator at time of construction, start or finish of building. LouAnne Flanagan seconded the motion. Motion carried 5-0. Item #9 has been tabled.
3. Karen Dalton made the motion to accept the minutes with changes. Matt Gosser seconded the motion. Motion carried 5-0.
4. Mr. Charles Lawless-Neva Dr. asked about rezoning the property to allow duplexes. Chairman Harris explained R-1 has a higher resell value; Planning & Zoning doesn't like to do spot zoning; possibility having road difficulties.
5. The next meeting will be Wednesday December 28 at 6:30.
6. Chairman Harris made the motion to adjourn. LouAnne Flanagan seconded the motion. Motion carried 5-0.

  
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Coy Harris, Chairman

ATTEST:   
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Wendy Burton, City Clerk

City of Russell Springs  
Planning & Zoning Board Meeting  
November 3, 2005

Minutes


The Russell Springs Planning & Zoning Board held their regular meeting this date at 6:00 p.m. at City Hall. In attendance were Vivian Eastham, Wanda Burton, Greg Wells, Billy F. Grider, Janice Blair, LouAnne Flanagan, Scott Wells, Matt Gosser, David Smith, Karen Dalton, Eric Selby, Coy Harris and Wendy Burton.

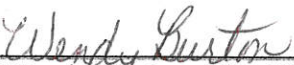
The Oath of Office was administered to Matt Gosser by City Clerk Wendy Burton.

1. Chairman Coy Harris called the meeting to order.
2. Karen Dalton made the motion to accept the minutes of June 20 as written. LouAnne Flanagan seconded the motion. Motion carried 5-0.
3. Chairman Harris introduced Mrs. Vivian Eastham as the new Zoning Administrator who will be working 20 hours per week. The Comprehensive Plan & Zoning Regulations have passed. The new Zoning Regulations are easier to understand.
4. Roger Chapman has built a duplex on Jewell Street which at the time he purchased the building permit the area was zoned to allow duplexes. The new map will not allow duplexes to be built in that area. Chairman Harris made the motion to change the zoning to reflect to allow duplexes on the property of Roger Chapman or Others on Jewell Street. Karen Dalton seconded the motion. Motion carried 5-0.
5. City Clerk will contact Marshall Slagell and J.D. Chaney to do a training session for continuing education for Planning and Zoning members, Zoning Administrator, and Board of Adjustment.
6. The building permit was discussed. Mr. Larry Hurley suggested the City change the building permit to a zoning permit, then when contractors come to him to get a building permit; he will send them back to the City to get a zoning permit. The advertisement for the hearing for the amendment change to be placed in local paper on November 10<sup>th</sup>, the hearing will be on November 17<sup>th</sup>, special called meeting for the Commission will be on November 18<sup>th</sup> at 12:00. Karen Dalton made the motion to have the text amendment change from building permit to zoning permit. LouAnne Flanagan seconded the motion. Motion carried 5-0.
7. Gentry's Marketing on South Hwy 127 building an addition; new car wash on Hwy 80 & Steve Dr. Car Wash drawing incomplete. City Attorney will research the options that the Planning & Zoning have either to stop construction at the site or to stop anything on that property? Chairman Harris made the motion no building permit be issued for this application due to the fact it is an incomplete application, no description of what is going on this property, drawing not to scale and what building purposes

are until a new application is completed . Karen Dalton seconded the motion. Motion carried 5-0.

8. Mrs. Eastham will take a new application to Mr. Cook at Branscum Construction also pages 4 & 5 of the Zoning Regulations. If a correct application is received then a variance could be issued; a hearing by the Board of Adjustment would take place. Also City Attorney will check to see if two different sets of buildings can be built on one piece of property.
9. Womack Road-dispute whether area is in City Limits; landowner moving wrecked cars into the area: old newspaper clippings show where the City proposed to annex the area in March 1981, and then annexed the area in June 1981. No ordinance can be found to substantiate the annexation. Chairman Harris made the motion to ask Mr. Terry Russell to contact Kandi with the Secretary of State's office regarding the annexation of property off Womack Rd. LouAnne Flanagan seconded the motion. Motion carried 5-0.
10. Chairman Harris made the motion to adjourn. LouAnne Flanagan seconded the motion. Motion carried 5-0.

  
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Coy Harris, Chairman

ATTEST:   
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Wendy Burton, City Clerk

City of Russell Springs  
Planning & Zoning Board Meeting  
June 20, 2005

Minutes

The Russell Springs Planning and Zoning Board held their regular meeting this date at City Hall at 6:00 p.m. In attendance were Carl and Betty Benson, Karen Dalton, Ralph Creech, Coy Harris, David Smith, Wendy Burton and Wanda Burton.

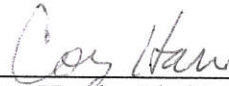
1. Chairman Coy Harris called the meeting to order. In attendance making the quorum was Karen Dalton, Ralph Creech and Coy Harris.
2. Coy Harris made the motion to accept the minutes of May 16 as written. Karen Dalton seconded the motion. Motion carried 3-0.
3. The hearing of the 5-year Comprehensive Plan was held. Coy Harris read the following goals for the program:
  1. Stimulate renewed single-family residential development in the city while attracting traditional families into invigorated neighborhoods.
  2. Develop an overall land-use framework suitable to meet and facilitate new opportunities for manufacturing, commercial and residential development that will arise in the coming decades with extension of the I-66 corridor through the Russell Springs area.
  3. Mitigate poverty and social problems within Russell Springs, and improve the income and overall economic standards of the community.


Chairman Harris explained briefly on the plan showing that the population growth was down for the city and residential areas. Need to try to improve on that but also keep in mind the need to increase space for manufacturing or commercial development. Nearing entering into the final phase for the starting construction of the 2-mile straightening of the French Valley Road, which will improve that corridor between Hwy 379 and 127. Ralph Creech made the motion to pass the new 5 year Comprehensive Plan on to the City Commission for their approval. Karen Dalton seconded the motion. Motion carried 3-0.

4. Hearing was held for the new Zoning Regulations. Coy Harris discussed some changes along with new applications and permits. The new regulations are now easier to understand. Some of the changes, which were discussed at the last meeting, which were sign size, decrease in the cost of the building permits. There is a formula now, as the building cost increases so will the cost of the permits. Behind Jax's, at the backend of old farm where there is now duplexes, needs to be rezoned from R1 to

either R2 or R3. Coy Harris made the motion to accept the Zoning Regulations and send to the City Commission for approval. After their approval, the new regulations would supercede the old regulations of 1984. Ralph Creech seconded the motion. Motion carried 3-0.

5. Ralph Creech addressed the Board. Due to many other responsibilities need to resign from the Planning & Zoning Board. Coy Harris expressed appreciation for Ralph and all he had done.
6. Coy Harris made the motion to adjourn. Karen Dalton seconded the Motion. Motion carried 3-0.

  
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Coy Harris, Chairman

ATTEST:   
\_\_\_\_\_  
Wanda Burton, Deputy Clerk

City of Russell Springs  
Planning & Zoning Board Meeting  
May 16, 2005

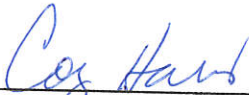
Minutes


The Russell Springs Planning and Zoning Board held their regular meeting this date at City Hall at 6:00 p.m. In attendance were Sharon Hill, Marshall Stephens, Ron Tarter, LouAnne Flanagan, Scott Wells, David Smith, Karen Dalton, Ralph Creech, Coy Harris and Wendy Burton.

1. Chairman Coy Harris called the meeting to order.
2. LouAnne Flanagan made the motion to accept the minutes of March 3 as written. Karen Dalton seconded the motion. Motion carried 4-0.
3. Trailer Park on Voils Rd.- complaint by Mr. Ed Collier- no written complaint; unknown date when trailers were brought in; all units appear to be rented; Mr. Stephens has yet to speak to any of the owners.
4. Melissa Passmore residence on Sullivan Street- no written complaint; Mr. Stephens has been to the property 3 or 4 times with no one at home; property needs to be cleaned up; Owner has been sent a nuisance letter regarding junk, rubbish, trash, etc. Possibly look at the certificate sticker to verify age of trailer.
5. House on Neva Dr; tractor parked on carport, grill on front porch; not a zoning problem at this time: lot owned by Jack Hudson; trailers and junk cars; if fluid is being expelled EPA or local Health Dept. can get involved; Ralph Creech felt this was not a Planning and Zoning issue.
6. Trailer Park -Voils Rd.-Ed Collier has installed a fence; no written complaint: LouAnne Flanagan made the motion that he makes the complaint in writing on Voils, Sullivan and Neva. LouAnne Flanagan withdraws her motion.
7. Coy Harris made the motion that the Voils Rd. Trailer Park issue be tabled until we have a zoning regulation question brought before the Planning & Zoning in the form of a complaint. LouAnne Flanagan seconded the motion. Motion carried 5-0.
8. Planning and Zoning issues of Sullivan Street and Neva Drive. Planning and Zoning has nothing in writing before them concerning the trailer; complaint has been on trash, not an issue with planning and zoning.
9. Update Regulations: replacement of page 7 paragraph (3) -No allegation(s) or complaint(s), however, shall be considered by the Board of Adjustment unless rendered in writing and duly signed by a party of record. Chairman Harris requested this addition: Zoning complaints or complaints pertaining to zoning have to be specifically regarding a zoning matter only to be delivered to the Administrative Zoning Official. After receipt of complaint, Zoning Official needs to investigate to see if it is a true zoning question, take pictures, gather evidence to bring to Planning & Zoning Commission. Size of Signs-Maximum should be 250 sq. ft. free

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standing or on the building. Fees for signs would be .50 per sq. ft. for freestanding signs only. Changes on building permit fees and regulations regarding utility lines.

10. Future training will be scheduled with Marshall Slagell, J. D. Chaney, and David Pike.
11. City Clerk will see what the status is regarding Grider v. Morgan v. City of Russell Springs.
12. The next meeting will be June 6, 2005 at 6:00 p.m.
13. LouAnne Flanagan made the motion to adjourn. Ralph Creech seconded the motion. Motion carried 5-0

  
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Coy Harris, Chairman

ATTEST:   
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Wendy Burton, City Clerk

City of Russell Springs  
Planning Board Meeting  
March 3, 2005

Minutes


The Russell Springs Planning Board held their regular monthly meeting this date at City Hall at 6:00 p.m. In attendance were Charles Lawless, Mr. & Mrs. Carl Benson, Pete Garner, Marshall Stephens, Wanda Burton, Eric Selby, Ralph Creech, Karen Dalton, Ron Tarter, LouAnne Flanagan, Scott Wells, Coy Harris and Wendy Burton.


1. Chairman Coy Harris called the meeting to order.
2. LouAnne Flanagan made the motion to accept the October 28, 2004 as written. Karen Dalton seconded the motion. Motion carried 5-0.
3. Chairman Harris brought everyone up to date- Mr. Ron Tarter will be bringing new city maps, a first draft of Zoning Regulations 2005; a public hearing will take place for questions regarding the new city maps; the five year Comprehensive Plan was approved by the City Commission. Chairman Harris welcomed Mr. Marshall Stephens to the meeting- he was hired as the Zoning Administrator; Coy informed the guests along with Mr. Stephens things are being corrected as we learn through the zoning process; the City is going in the right direction; zoning takes time and it has to be done right and legal.
4. Ralph Creech asked Chairman Harris to start 3 years ago to present: 3 years ago; lack of planning; nothing had changed since 1984; not a legal planning board without the Board of Adjustments: Now- new maps, 5 year Comprehensive Plan, 2 or 3 public hearings will take place in the near future, final pieces being put in place for Planning Board.
5. Mr. Charles Lawless said he was very pleased with the Planning Board; had a complaint with the junkyard owned by Mr. Jack Hudson and property across the street from his property. He is building a new home outside the city limits and will be selling his present home shortly; wondering what the surrounding property will do to the value of his home? Chairman Harris thanked Mr. Lawless for attending; said the Planning Board is confident with the materials they have; said the Planning Board along with the Zoning Administrator will try their best to solve problems the right and legal way. Ralph Creech explained about trailers being over ten years old; Mr. Hudson moved several trailers from one property to another property; then tried to sell these trailers; trailers were too old and Mr. Hudson would only be allowed to sell up to three trailers per year without having a license to sell trailers.
6. Mr. Pete Garner –Sullivan Street-stated a trailer was being placed at the Passmore residence; a trailer could be placed on property if it was less than ten years old; permits would need to be issued for water and sewer taps. Mr. Garner said he was told he could not place a trailer on his property: Coy stated that was correct; no trailer had ever been there. Mr.



Garner said if the Planning was going to let a trailer be placed on the Passmore property then he would place one on his property. Chairman Harris advised Mr. Garner that the Planning Board would abide by the laws of the Planning Board and that the Board needed support not hindrance. Chairman Harris said it would take **TIME**.

7. Mr. Charles Lawless asked about adopting a plan where abandoned or junk vehicles be picked up by a wrecker; took to a legal junkyard with no cost to the property owner. This would improve the looks of the City.
8. Mr. Carl Benson said they were always glad when Spring came to hide Mr. Jack Hudson's junkyard. He said he had talked to a City Commissioner and was told to contact the EPA; was wondering why no one had ever checked whether the water supply was being damaged.
9. Chairman Harris thanked Mr. Ron Tarter for his work on the Zoning Regulations. Mr. Tarter covered some important changes with the new zoning regulations and new map changes; also schedule of fees were discussed. Coy suggested everyone read over the regulations, make changes, then meet again soon to discuss changes. Coy will e-mail Ron changes and suggestions.
10. Discussion regarding pre-assembled buildings, delivered on site, has to be five feet from a property line
11. Chairman Harris made the motion to change the pre-assembled buildings to be allowed as an accessory use building with permit; with cost of permit being \$10; permit issued upon inspection by Zoning Administrator. LouAnne Flanagan seconded the motion. Motion carried 5-0.
12. Eric Selby and Marshall Stephens had looked at Ed Collier's rent houses in Pap's Subdivision. The trailers owned by the Voils are hurting the prospect of renting their homes. This problem will be looked at to see what can be accomplished. No laws can be enforced retroactively. Planning Board was not legal until the appointment of the Board of Adjustments. Publishing issues were discussed. Coy suggested having written and signed complaints.
13. Remodeling inside-no fees required.
14. Ralph Creech made the motion to adjourn. LouAnne Flanagan seconded the motion. Motion carried 5-0.

  
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Coy Harris, Chairman


ATTEST:   
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Wendy Burton, City Clerk

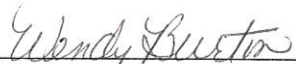
City of Russell Springs  
Planning Board Meeting  
October 28, 2004

Minutes

The Russell Springs Planning Board held their regular monthly meeting this date at City Hall at 6:30 p.m. In attendance were Ron Tarter, Robert Bertram, Wayne Gaskins, Eric Selby, Brian Walters, Wanda Burton, Ralph Creech, Scott Wells, Karen Dalton, Coy Harris and Wendy Burton. LouAnne Flanagan was absent.

1. Chairman Coy Harris called the meeting to order.
2. Ralph Creech made the motion to accept the minutes of June 21. Scott Wells seconded the motion. Motion carried 4-0.
3. Chairman Harris encouraged each Board member to read the Comprehensive Plan cover to cover if they haven't already done so. Chairman Harris praised Ron Tarter on the Comprehensive Plan for the City of Russell Springs. The Goals and Objectives are right in line; can be accomplished provided we get state and federal assistance. The five (5) year plan shows changes for progress for the City; some trends will have to be changed that the City has done in the past; the population is aging; dwellings and residences are changing; not much growth in the last few years. Future changes- widening of several roads located within the City; downtown growth, Hales Hwy; French Valley Project; I-66 will open up Russell Springs.
4. Mr. Ron Tarter addressed the Planning Commission with recommendations for affordable housing; commercial growth; map changes; etc.
5. Chairman Harris made the motion that the Comprehensive Plan be sent to the Commission for their approval of the goals and objectives. Ralph Creech seconded the motion. Motion carried 4-0.
6. Eric Selby asked regarding Floren Morrison's building on Maple Street; Chairman Harris said Mr. Morrison could build over the wall.
7. Karen Dalton made the motion to adjourn. Ralph Creech seconded the motion. Motion carried 4-0.

  
Coy Harris, Chairman

ATTEST:   
Wendy Burton, City Clerk

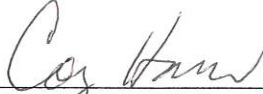
City of Russell Springs  
Zoning Board Meeting  
June 21, 2004


Minutes

The Russell Springs Zoning Board held their regular monthly meeting this date at City Hall at 7:00 p.m. In attendance were LouAnne Flanagan, Billy F. Grider, Janice Blair, Karen Dalton, Coy Harris and Wendy Burton.

City Clerk administered the oath of office to LouAnne Flanagan, Billy F. Grider and Janice Blair for the Board of Adjustments.

1. Chairman Coy Harris called the meeting to order.
2. LouAnne Flanagan made the motion to accept the minutes of May 6. Karen Dalton seconded the motion. Motion carried 3-0.
3. Chairman Harris welcomed Billy F. Grider and Janice Blair along with LouAnne Flanagan to the Board of Adjustments. This board will hear the case between Morgan and Grider. The Board of Adjustments will have a meeting July 1, 2004 at 5:00 p.m. at Wilmacs to establish officers and to acquaint them with what the Board of Adjustments has the authority to do.
4. LouAnne Flanagan made the motion to adjourn. Karen Dalton seconded the motion. Motion carried 3-0.

  
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Coy Harris, Chairman

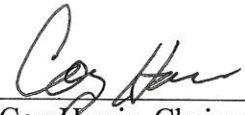
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Wendy Burton, City Clerk

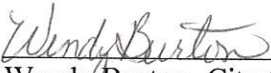
City of Russell Springs  
Zoning Board Meeting  
May 6, 2004

Minutes

The Russell Springs Zoning Board held their regular monthly meeting this date at City Hall at 7:00 p.m. In attendance were LouAnne Flanagan, Ralph Creech, Scott Wells, Karen Dalton, Coy Harris and Wendy Burton.

1. Chairman Coy Harris called the meeting to order.
2. LouAnne Flanagan made the motion to accept the minutes of April 15. Ralph Creech seconded the motion. Motion carried 4-0 with Karen Dalton arriving later in the meeting.
3. Chairman Harris stated the Planning & Zoning workshop in Stanford was very beneficial. He encouraged each member who hasn't attended the training to do so. The City has to put in place a Board of Adjustments, which consists of 3, 5 or 7 members whom are appointed by the mayor. Two zoning board members can be members of the Board of Adjustments. Chairman Harris commented the case between Grider and Morgan is on hold pending the placement of members for the Board of Adjustments. This Board will then have a hearing issuing subpoenas for witnesses to give evidence pertaining to this case.
4. The time line for the zoning is as follows: Board of Adjustments Members; Maps, Recommendation to Commission for Approval.
5. LouAnne Flanagan made the motion to adjourn. Ralph Creech seconded the motion. Motion carried 5-0.

  
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Coy Harris, Chairman

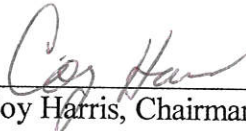
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Wendy Burton, City Clerk

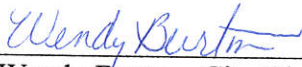
City of Russell Springs  
Zoning Board Meeting  
April 15, 2004

Minutes

The Russell Springs Zoning Board held a map working meeting this date at City Hall at 7:00 p.m. In attendance were LouAnne Flanagan, Scott Wells, Karen Dalton, Coy Harris, Brian Walters and Wendy Burton.

1. Karen Dalton called the meeting to order.
2. LouAnne Flanagan made the motion to accept the minutes of March 25. Karen Dalton seconded the motion. Motion carried 3-0 with Coy Harris arriving later in the meeting.
3. Chairman Harris will conduct an in-depth investigation regarding the case of Grider and Morgan. He recommended to each member to visit the area that is in question at different times of the day and evening. A plat will be made from the PVA's office to show both parcels of land. Chairman Harris will report back to the City Commission.
4. Chairman Harris made the motion to recommend to the City Commission to do a cost estimate for fencing or hedges to be placed around mobile home parks in the City limits. Karen Dalton seconded the motion. Motion carried 4-0.
5. The next meeting will be Thursday May 6<sup>th</sup> at 7:00 p.m. at City Hall.
6. LouAnne Flanagan made the motion to adjourn. Karen Dalton seconded the motion. Motion carried 4-0.

  
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Coy Harris, Chairman

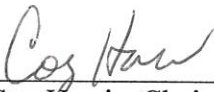
ATTEST:   
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Wendy Burton, City Clerk


City of Russell Springs  
Zoning Board Meeting  
March 25, 2004

Minutes

The Russell Springs Zoning Board held a map working meeting this date at City Hall at 7:00 p.m. In attendance were Scott Wells, Ralph Creech, LouAnne Flanagan, Karen Dalton, Coy Harris and Wendy Burton.

1. Karen Dalton called the meeting to order.
2. LouAnne Flanagan made the motion to accept the minutes of March 20. Ralph Creech seconded the motion. Motion carried 4-0 with Coy Harris arriving later in the meeting.
3. Members worked on changes for grid 2.
4. Ray Barrett asked if he could move his mobile home to a lot he owns at the corner of Lakeway and Maple Street. Chairman Harris advised Mr. Barrett that mobile homes that are older than 10 years could not be moved anywhere within the city limits.
5. Work will continue to finish all grids at the next meeting.
6. The next meeting will be Thursday April 15 at 7:00 at City Hall.
7. Chairman Harris made the motion to adjourn. Ralph Creech seconded the motion. Motion carried 5-0.

  
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Coy Harris, Chairman


ATTEST:   
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Wendy Burton, City Clerk

City of Russell Springs  
Zoning Board Meeting  
March 20, 2004

Minutes

The Russell Springs Zoning Board held a map working meeting this date at City Hall at 7:30 a.m. In attendance were LouAnne Flanagan, Scott Wells, Karen Dalton, Jimmy Coffey, Coy Harris and Wendy Burton.

1. Chairman Harris called the meeting to order.
2. Karen Dalton made the motion to accept the minutes of March 6. LouAnne Flanagan seconded the motion. Motion carried 4-0.
3. Questions for Ron Tarter-Industrial Park on French Valley Road: Specific zone for trailer parks: Bruss North America metes & bounds.
4. Board members continued working on grid 4.
5. The next meeting will be to work on grid 2
6. Scott Wells made the motion to adjourn. Karen Dalton seconded the motion. Motion carried 4-0.

  
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Coy Harris, Chairman

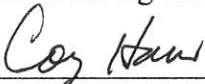
ATTEST:   
Wendy Burton, City Clerk


City of Russell Springs  
Zoning Board Meeting  
March 6, 2004

Minutes

The Russell Springs Zoning Board held a map working meeting this date at City Hall at 7:30 a.m. In attendance were LouAnne Flanagan, Ralph Creech, Karen Dalton, Coy Harris and Wendy Burton.

1. Chairman Harris called the meeting to order.
2. Karen Dalton made the motion to accept the minutes of Feb. 28, 2004. LouAnne Flanagan seconded the motion. Motion carried 3-0 with Ralph Creech arriving later.
3. Question for Mr. Ron Tarter-how to appropriately zone apartments with a gym underneath? Ask Jimmy Coffey to assist in all areas of updating the new maps. Grid 1 and Grid 3 have been gone over, with Grid 2 and Grid 4 everyone will work together to make changes.
4. Next meeting will be March 20, 2004 at 7:30 a.m. at City Hall.
5. Karen Dalton made the motion to adjourn. Ralph Creech seconded the motion. Motion carried 3-0 with Coy Harris having left.

  
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Coy Harris, Chairman

ATTEST:   
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Wendy Burton, City Clerk

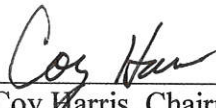



City of Russell Springs  
Zoning Board Meeting  
February 28, 2004

Minutes

The Russell Springs Zoning Board held a map working meeting this date at City Hall at 9:00 a.m. In attendance were Ralph Creech, Scott Wells, Karen Dalton, Coy Harris and Wendy Burton.

1. Chairman Harris called the meeting to order.
2. Karen Dalton made the motion to accept the minutes of Nov. 19, 2003. Ralph Creech seconded the motion. Motion carried 4-0.
3. Discussion regarding new zoning maps provided by Mr. Ron Tarter. The Zoning Board will make appropriate changes over the next few weeks then have an open forum for the public to make changes regarding personal property. The Zoning Board will need property lines on Cooper Rd. and the fee schedule for building permits will need to be re-vamped.
4. Mr. Mike Hinton's request will be tabled at this time regarding property on Lakeway Drive.
5. Mr. Ron Tarter will need to address the age of replacement trailers.
6. Grid 1-Karen, Grid 2- Ralph, Grid 3- Coy, Grid 4- Scott.
7. Next meeting March 6, 2004 at 7:30 a.m. at City Hall
8. Ralph Creech made the motion to adjourn. Karen Dalton seconded the motion. Motion carried 4-0.

  
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Coy Harris, Chairman

ATTEST:   
Wendy Burton, City Clerk

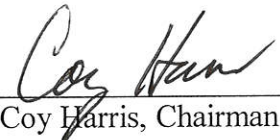
City of Russell Springs  
Zoning Board Meeting  
November 19, 2003


Minutes

The Russell Springs Zoning Board held their regular monthly meeting this date at City Hall at 6:30 p.m. In attendance were Wayne Gaskins, Eric Selby, Ron Tarter, Brian Walters, Karen Dalton, Ralph Creech, Louanne Flanagan, Scott Wells, Coy Harris and Wendy Burton.

City Clerk gave the oath of office to Louanne Flanagan and Scott Wells.

1. Chairman Harris called the meeting to order.
2. Karen Dalton made the motion to accept the minutes of Oct. 29, 2003. Ralph Creech seconded the motion. Motion carried 5-0.
3. Mr. Ron Tarter presented an up dated checklist of zoning questions. KRS 100 pertains to zoning requirements. Members need to have staggering terms of office; Karen Dalton and Coy Harris – 4 years; Ralph Creech-3 years; Louanne Flanagan-2 years; Scott Wells – 1 year. Reappointment will be for 4 years. Also need to adopt Roberts Rules of Order.
4. Chairman Harris made the motion to recommend to the City Commission the Scott Wells property – corner of Lakeway Dr. & Bernard Lane is re-zoned from Residential (R-3) to Service & Public Use. Ralph Creech seconded the motion. Motion carried 4-0 with Scott Wells abstaining from voting.
5. Zoning members informed Mr. Tarter the first thing needed would be an up-to-date map which would show all city streets with a common sense approach to updating the areas of zoning.
6. Eric Selby asked regarding putting a trailer on Epperson Rd. Zoning doesn't allow for mobile homes in this area. Also, possible litigation between Mike Grider and Mitchell Morgan.
7. Chairman Harris asked Wayne Gaskins and Eric Selby to consider an increase in zoning member's pay.
8. Chairman Harris made the motion to adjourn. Karen Dalton seconded the motion. Motion carried 5-0.

  
Coy Harris, Chairman

ATTEST:   
Wendy Burton, City Clerk