


December 6, 2012

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Jeramy Coffey, Kellie Malone, Matt Gosser, Lou Ann Flanagan, Coy Harris and Wanda Burton.

1. Chairman Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the September 6<sup>th</sup> minutes. Matt Gosser seconded the motion. Roll call vote with Kellie Malone-yes; Coy Harris-yes; Matter Gosser-yes; and Lou Ann Flanagan-yes. Motion carried 4-0.
3. Jeramy Coffey reported the Loy building is a go. Spoke with architects, going to be 3 buildings with the administrative office being here in Russell. Total of about 26,000 square feet. Parking will be around 108. On the hospital, looking at more of a facelift. Adding only what is needed. Maybe some additions with new heating and cooling systems. Still needing to look at infrastructure on Cortez Road. City looked into cost estimate running around \$160,000. Running into money with the drainage issues. Also work on McDonalds hoping to start within the next three weeks and complete in 12 weeks. Will be staying open during this time.
4. Chairman Harris opened the floor for nominations for Chairman of the Russell Springs Zoning Board. Lou Ann Flanagan nominated Coy Harris for Chairman. Kellie Malone seconded the motion. Matt Gosser made the motion for nominations to cease. Lou Ann Flanagan seconded the motion. Roll call vote for Harris as Chairman with Flanagan-yes; Gosser-yes; Malone-yes and Harris abstaining. Motion carried 3-0.
5. Floor opened for nominations for Vice Chairman of the Russell Springs Zoning Board. Kellie Malone nominated Lou Ann Flanagan as Vice Chairman. Coy Harris seconded the motion. Coy Harris made the motion for nominations to cease. Matt Gosser seconded the motion. Roll call vote for Lou Ann Flanagan as Vice Chairman with Malone-yes; Harris-yes; Gosser-yes; and Flanagan abstaining. Motion carried 3-0.
6. Motion made by Lou Ann Flanagan to adjourn. Coy Harris seconded the motion.

  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

September 6, 2012

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Jeramy Coffey, Lou Ann Flanagan, Matt Gosser, Coy Harris and Wanda Burton.

1. Chairman Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the May 3<sup>rd</sup> minutes. Coy Harris seconded the motion. Roll call vote with Coy Harris-yes; Matt Gosser-yes; and Lou Ann Flanagan-yes. Motion carried 3-0.
3. Jeramy Coffey reported the Loy project waiting on architects with some drainage issues. Should be receiving something anytime, held them up about a month.
4. Green Ridge Apartments had a set back on funding from the state. Don't know if they will start this year or may even be spring.
5. The proposal for McDonalds remodeling was reviewed. Will be improving traffic flow with the two drive thru lanes. Will get traffic off the entrance of North Ridge much quicker. A 1.7 or 1.8 million project, should be a vast improvement to the community. Chairman Harris made the motion to approve the new addition to McDonalds. Lou Ann Flanagan seconded the motion. Roll call vote with Lou Ann Flanagan-yes; Matt Gosser-yes; Coy Harris-yes. Motion carried 3-0.
6. Motion made by Lou Ann Flanagan to adjourn. Seconded by Matt Gosser. Motion carried.

  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

May 3, 2012

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 6:00p.m. at City Hall. In attendance were Ronnie Moore, Jeramy Coffey, Karen Dalton, Kellie Malone, Lou Ann Flanagan, Coy Harris and Wanda Burton.

1. Chairman Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the March 1<sup>st</sup> minutes. Kellie Malone seconded the motion. Roll call vote with Karen Dalton-yes; Kellie Malone-yes; Coy Harris-yes; and Lou Ann Flanagan-yes. Motion carried 4-0.
3. Jeramy Coffey reported that Green Ridge Apts will be breaking ground soon on Bernard Lane for an 8 unit, 2/3 bedroom apartment complex. The city will put in an entrance across from K-Marts entrance. The unit will be built in the center of the 9 acres back off the road and looking at 8 more apartments to be built next year.
4. Also some discussion on the hospital. Still working on federal money. Chairman Harris questioned about the status of the state funding of the road. The hospital must continue to remember if the infrastructure is not in place they can not do anything.
5. Ronnie Moore, owner of Moores Cabinets spoke and was requesting help from the city pertaining to the high cost of permit and yearly charge associated with billboards. He is looking at property located on Hwy 127 close to parkway. Mr. Moore is interested in opening a fireworks store, like that in Tennessee, and also putting up a billboard on that property. Chairman Harris asked Jeramy Coffey to check with other cities and the board will take a look at it. Also need to check with the state on their requirements.
6. Motion made by Lou Ann Flanagan to adjourn. Seconded by Coy Harris. Motion carried.

  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

March 1, 2012

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Karen Dalton, Kellie Malone, Coy Harris and Wanda Burton.

1. Chairman Harris called the meeting to order.
2. Chairman Harris made note need to add to the Feb 2<sup>nd</sup> minutes was no new or old business at that meeting.
3. Karen Dalton made the motion to accept the Feb 2, 2012 minutes. Kellie Malone seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes. Motion carried 3-0.
4. No old business.
5. No new business.
6. Motion made by Coy Harris to adjourn. Karen Dalton seconded the motion. Motion carried.

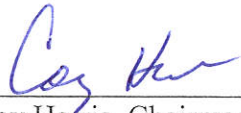
  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

February 2, 2012

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Karen Dalton, Kellie Malone, Matt Gosser, Coy Harris and Wanda Burton.

1. Chairman Harris called the meeting to order.
2. Karen Dalton made the motion to accept the January 5, 2012 minutes. Matt Gosser seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Gosser-yes. Motion carried 4-0.
3. The community center on Main Street is now open for rent to the public.
4. Motion made by Coy Harris to adjourn. Matt Gosser seconded the motion. Motion carried.

  
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Coy Harris, Chairman

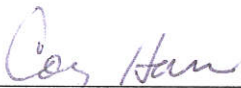
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Wanda Burton, Deputy Clerk

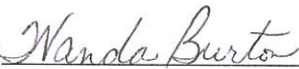
\* Made note on March's minutes, Coy made note that no old or new business was discussed.

January 5, 2012

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Jeramy Coffey, Karen Dalton, Kellie Malone, Matt Gosser, Lou Ann Flanagan, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Matt Gosser made the motion to accept the December 1, 2011 minutes. Lou Ann Flanagan seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Gosser-yes; Flanagan-yes. Motion carried 5-0.
3. Discussed trailer lot on Steve Dr. being cleaned out. Assume will remove sign in time.
4. Coffey reported on apartments to be built off of Bernard Lane. Eric Selby interested in property on Alexander Drive for apartments. Also Steve & Angie Roy purchased building on Cade Road.
5. Gosser informed of the open house at Joy Fletchers new office on Main Street for Friday night.
6. Motion made by Coy Harris to adjourn. Lou Ann Flanagan seconded the motion. Motion carried.

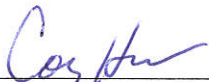
  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

December 1, 2011

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Jeramy Coffey, Kellie Malone, Matt Gosser, Lou Ann Flanagan, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the October 6, 2011 minutes. Matt Gosser seconded the motion. Roll call vote with Malone-yes; Harris-yes; Gosser-yes; Flanagan-yes. Motion carried 4-0.
3. Chairman Harris opened the floor for nominations for Chairman of the Russell Springs Zoning Board. Lou Ann Flanagan nominated Coy Harris for Chairman. Kellie Malone seconded the motion. Matt Gosser made the motion for nominations to cease. Lou Ann Flanagan seconded the motion. Roll call vote for nominations to cease with Malone-yes; Harris-yes; Gosser-yes; Flanagan-yes. Motion carried 4-0. Roll call vote for Coy Harris as Chairman with Malone-yes; Gosser-yes; Flanagan-yes and Coy Harris abstaining. Motion carried 3-0.
4. Floor opened for nominations for Vice Chairman of the Russell Springs Zoning Board. Coy Harris nominated Lou Ann Flanagan as Vice Chairman. Kellie Malone seconded the motion. Matt Gosser made the motion for nominations to cease. Coy Harris seconded the motion. Roll call vote for nominations to cease with Malone-yes; Harris-yes; Gosser-yes; Flanagan-yes. Motion carried 4-0. Roll call vote for Lou Ann Flanagan as Vice Chairman with Malone-yes; Harris-yes; Gosser-yes and Flanagan abstaining. Motion carried 3-0.
5. Motion made by Coy Harris to adjourn. Matt Gosser seconded the motion.

  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

October 6, 2011

The Russell Springs Planning & Zoning Board held a regular monthly meeting on this date at 5:30 p.m. at City Hall. In attendance were Karen Dalton, Kellie Malone, Lou Ann Flanagan, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the September 1, 2011 minutes. Kellie Malone seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes, Flanagan-yes. Motion carried 4-0.
3. Chairman Harris reported on the Donnie Emerson trailers. The lot has been sold and everything on the lot has to go.
4. Some discussion on the CVS Pharmacy, it is still pending if locating here.
5. Chairman Harris made the motion to adjourn. Seconded by Karen Dalton. Motion carries.



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Coy Harris, Chairman

ATTEST:   
Wanda Burton, Deputy Clerk




September 1, 2011

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Karen Dalton, Kellie Malone, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Chairman Harris made the motion to accept the May 5, 2011 minutes. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes. Motion carried 3-0.
3. Karen Dalton made the motion to accept the minutes of the public hearing held on May 26, 2011. Kellie Malone seconded the motion. Roll call vote with Harris-yes; Malone-yes; Dalton-yes. Motion carried 3-0.
4. The City Council did accept and pass the comp plan that was presented to them.
5. All members of the Zoning Commission were in attendance of the training that was held at the Lake Cumberland Area Development District on August 6<sup>th</sup>. All members are up to date on the required training.
6. Need to continue with regular meetings on the 1<sup>st</sup> Thursday of every month at 5:30.
7. Chairman Harris made the motion to adjourn. Seconded by Kellie Malone. Motion carries.

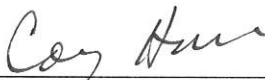
  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

May 26, 2011

The Russell Springs Planning & Zoning Board held a public hearing on this date at 5:00 p.m. at City Hall. In attendance were Jeramy Coffey, Matt DeHart, Kellie Malone, Matt Gosser, Lou Ann Flanagan, Coy Harris and Wanda Burton

1. Chairman Coy Harris called the meeting to order. Hearing for update on the Comprehensive Plan.
2. Lou Ann Flanagan along with Chairman Harris wanted to commend the ones that had worked on it. Looks good & professional.
3. No audience members present and everyone being notified such as the County Judge Executive, Mayor of Jamestown, and the LCADD. Chairman Coy Harris made the motion to accept the Comprehensive Plan and send to council for approval. Seconded by Lou Ann Flanagan. Roll call with Malone-yes; Harris-yes; Gosser-yes; Flanagan-yes.
4. Coy Harris made the motion to adjourn. Seconded by Lou Ann Flanagan. Motion carries.

  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

May 5, 2011

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Jeramy Coffey, Matt DeHart, Karen Dalton, Kellie Malone, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Coy Harris made the motion to accept the March 31, 2011 minutes. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes. Motion carried 3-0.
3. Chairman Harris suggested a change in the wording on the April 28<sup>th</sup> minutes on #4. Public hearing for text amendment to update the comp plan. Should read Public hearing to update the comp plan. Removing for text amendment. Karen Dalton made the motion to accept the April 28, 2011 minutes with the changes to #4. Kellie Malone seconded the motion. Roll call vote Dalton-yes; Malone-yes; Harris-yes. Motion carried 3-0.
4. A review of the updates to the comp plan, bookmarked a few changes since last meeting and also a table of contents that goes with the plan. Pertains to the new annexations and areas that have been annexed that weren't in the old plan. Has the 2011 annexations and is up to date. Need to reschedule hearing for the comp plan inviting the County Judge, Mayor of Jamestown and LCAD Regional Planning Counsel thus meeting all of our requirements. Coy Harris made a motion to have the hearing on the comp plan with revisions as presented, exception with no maps in this that are current because they are not available yet, on the 26<sup>th</sup> of May at 5:00. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes. Motion carried 3-0.
5. Chairman Harris made the motion to adjourn. Karen Dalton seconded the motion. Motion carries.

  
Coy Harris, Chairman

ATTEST:   
Wanda Burton, Deputy Clerk

April 28, 2011

The Russell Springs Planning & Zoning Board held a public hearing for text amendment on mobile homes and update on Comprehensive Plan on this date at 5:30 p.m. at City Hall. In attendance were Karen Dalton, Matt Gosser, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the hearing to order.
2. No audience members present, adequate time was given. Section 2M(5)(1)(2)(d) reading "Mobile homes or qualified manufactured homes that are used strictly for commercial purposes are exempt from the terms of this section." is hereby removed from the prior Text Amendment 2009-01. No other modifications are made regarding mobile home parks, travel trailer campgrounds, mobile homes, and travel trailers as this is a deletion of text only. A public hearing was held upon this matter as of today's date with notice of same having been published in the Times Journal at least two weeks prior. All necessary changes to indices, section numbers, or section letters shall be made to accommodate the aforementioned text amendments. No comments were made against this.
3. Matt Gosser made the motion to accept the text amendment as read. Karen Dalton seconded the motion. Dalton- yes; Harris-yes; Gosser-yes. Motion carried 3-0.
4. Public hearing ~~for text amendment~~<sup>ct</sup> to update the comp plan. Make records reflect have no maps in with this plan yet or index not been published. After members looking over the updated plan, Chairman Harris stated he would like to add into the objectives about further annexations. Would like to see about N 127 to include going north of grade school as soon as possible and feasible and or at least going to the west of 127 annexing over to West Hwy 80 intersection with Royville and new Dollar Store. Make block across following property lines and make as one large annex area that would include Mark Bernard Estates and other subdivisions. Use as goal and add into comp plan where appropriate. As of now, Hwy 127 just following corridor or right of way of 127 then picks up school property. Not picking up any other property on either side of road. Also need to continue looking at annexing Fairview and maybe off Hwy 80, getting the church and subdivision behind it up to 910 to Old Hoppertown Road to include those businesses. Basically can't go any further south. Can't go anywhere further than Royville to the west, we can go further east and north and that's it.
5. Chairman Harris made the motion to accept the Comprehensive Plan as presented here, no objections from anyone, other than add the aforementioned items on annexation. This will not be the final passage of

this presentation. Will have another hearing scheduled sometime in the near future. In doing so, we will notify the other joining city Mayor, Judge Executive, Lake Cumberland Area Development District and that be our final hearing with notification according with KRS 424 therefore being sent to the City Counsel for adoption. Matt Gosser seconded the motion. Roll call with Gosser-yes; Harris-yes; Dalton-yes. Motion carried 3-0.

6. Matt Gosser made the motion to adjourn. Coy Harris seconded the motion. Motion carries.

  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

March 31, 2011

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 pm. at City Hall. In attendance were Karen Dalton, Matt Gosser, Jeramy Coffey, Matt DeHart, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Karen Dalton made the motion to accept the February 17, 2011 minutes. Matt Gosser seconded the motion. Roll call vote with Dalton-yes; Harris-yes; Gosser-yes. Motion carried 3-0.
3. Text amendment on mobile homes was reviewed. Section 2M (5) (1) (2) (d) reading "Mobile homes or qualified manufactured homes that are used strictly for commercial purposes are exempt from the terms of this section." is to be removed from the prior text amendment of 2009-01.
4. The changes on the comprehensive plan were again reviewed. Encourage everyone to look over and see if any further changes need to be made.
5. A hearing date of April 28<sup>th</sup> was set for the above text amendment and comprehensive plan.
6. Coy Harris made the motion to adjourn. Karen Dalton seconded the motion. Motion carried 3-0.

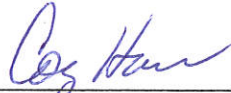
  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

February 17, 2011

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Karen Dalton, Kellie Malone, Matt Gosser, Coy Harris and Wanda Burton. Lou Ann Flanagan arrived at a later time.

1. Chairman Coy Harris called the meeting to order.
2. Karen Dalton made the motion to accept the December 2, 2010 minutes. Matt Gosser seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Gosser-yes. Motion carried 4-0.
3. The updated comprehensive plan was reviewed. A few changes were noted. Encouraged everyone to take a look at this before next meeting in order to make necessary changes.
4. Chairman Harris reported that Jeff Hoover said there was money available in a special fund for Cortez Road to be widened for the hospital expansion. The city will have to take a look at Steve Dr.
5. Reported that new clothing outlet store will be opening this weekend and the renovation on 2<sup>nd</sup> story of Russell Springs United Methodist Church was complete.
6. Chairman Harris suggested that with economic times the way they were, if board could look at giving any breaks to promote new construction within the city limits might be of help.
7. David Pike is to be contacted to set up training session. Would like to have class on updating comprehensive plan. Also would like to invite newly elected officials from county and City of Jamestown to discuss zoning.
8. Matt Gosser made the motion to adjourn. Coy Harris seconded the motion. Motion carried 5-0.


  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

December 2, 2010

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Kellie Malone, Lou Ann Flanagan, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the November 18<sup>th</sup> public hearing minutes. Kellie Malone seconded the motion. Roll call vote with Malone-yes; Harris-yes; Flanagan-yes. Motion carried 3-0.
3. Lou Ann Flanagan made the motion to accept the November 18<sup>th</sup> minutes. Kellie Malone seconded the motion. Roll call vote with Flanagan-yes; Harris-yes; Malone-yes. Motion carried 3-0.
4. Jeramy Coffey was unable to attend meeting but had informed Chairman Harris that the revised comprehensive plan was about 2/3 completed.
5. Kelly Malone gave copies of the revised goals & objections to be reviewed by the board. Discussion was held.
6. Upcoming text amendment on mobile homes was also discussed. Everyone to look over and need suggestions on best way to revise.
7. Coy Harris made the motion to adjourn. Lou Ann Flanagan seconded the motion. Motion carried 3-0.

  
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Coy Harris, Chairman


ATTEST:   
Wanda Burton, Deputy Clerk



November 18, 2010

The Russell Springs Planning & Zoning Board held a regular meeting on this date immediately following the zone change hearing. In attendance were Jeramy Coffey, Matt DeHart, Karen Dalton, Kellie Malone, Lou Ann Flanagan, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Karen Dalton made the motion to accept the November 4<sup>th</sup> minutes. Lou Ann Flanagan seconded the motion. Roll call vote with Flanagan-yes; Harris-yes; Malone-yes; Dalton-yes. Motion carried 4-0
3. Chairman Harris opened the floor for nominations for Chairman for the 2011 year. Lou Ann Flanagan made the motion for Coy Harris for Chairman and also motion for nomination to cease. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Flanagan-yes; Harris abstaining. Motion carried 3-0.
4. Floor open for nominations for Vice Chairman. Karen Dalton made the motion of Lou Ann Flanagan for Vice Chairman. Kellie Malone seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Flanagan abstaining. Motion carried 3-0.
5. Coy Harris 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

November 18, 2010

The Russell Springs Planning & Zoning Board held a hearing on this date at 5:30 p.m. at City Hall for a zone change on the property located at 383 Steve Wariner Drive from R-2 to C-1. In attendance were James C. Smith, Jane H. Smith, Valerie H. Ward, Brian Ward, J. S. Emerson, Estus Emerson, Milton Tommy Holt, June Gaskins, Don Emerson, Yvonne Emerson, Jeramy Coffey, Matt DeHart, Karen Dalton, Kellie Malone, Lou Ann Flanagan, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Chairman Harris asked Jeramy Coffey if all KRS requirements had been met and who initiated the zone change. Coffey stated the sign was placed on the property on October 27th; letters were sent to the three adjoining property holders being Dorothy Bryant, June Gaskins, J. S. Emerson and Estes Emerson and have the signed verification that the letters were received. Was run in local newspaper for two weeks. The petition was filed by Mrs. Jane Smith. Chairman Harris then read the KRS 100.213 findings necessary for proposed map amendment. (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate; (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area. Harris stated that if the zone change is denied it cannot be brought back up for two years. An appeal can be taken to city council. The zoning board is to gather information and submit a summary and the recommendation to the city council. Chairman Harris then asked those who wanted to testify to raise their right hand and was sworn in by Harris. Those being James Smith, Jane Smith, Valerie Ward, J. S. Emerson, Estus Emerson and Milton Tommy Holt. First speaking was Jane Smith. She stated the house had burned in January and they had torn everything else down. Everything around is commercial and feels they would be going backwards if left as residential. The white barn is not on this property, which is 1.384 acres and now for sale. Estes Emerson questioned exactly where the property is located. Jeramy Coffey stated it was the property previously owned by Arvis Holt. J. S. Emerson asked what it is zoned now. Harris explained it is now residential because there was a home place there when it was initially zoned. James Smith said they are sitting on a piece of property that no one wants to build on. Basically commercial all around except for a few residential properties. Don Emerson was duly sworn in at this time by Chairman Harris because he had not yet arrived at the earlier swearing in. Mr. Emerson stated the objection to the zoning change was for the protection of the homestead of Mrs. June Gaskins and read a letter he had prepared listing their

objections. A copy of the letter is attached. Jeramy Coffey then asked to read a letter he had received by certified mail from Claudia Bryant Elam, listing reasons for not wanting the zone change. She is the daughter and POA of Dorothy Bryant that is an adjoining property owner. A copy of this letter is also attached. There was also some discussion on a driveway and old road on the edge of property. And discussion was held on the zoning of the Emerson property. Chairman Harris stated they were still finding problems on zoning map from years ago. Mr. J. S. Emerson spoke on the zoning change matter. Stated they had been there since 1955 and had bought lots around them. Is interested in seeing Russell Springs expanding and businesses locating back toward the downtown area. Would like to see the new part of town connect to the old part of town and make a better place. Can not expand as long as it is residential. Have two houses in that area that are not any good, would not care to move them out. Mrs. Valerie Ward expressed things have changed so much in years that that property is not residential with church across the road and all the activity on that road and junction just in sight and all kinds of commercial around it, seems that it would be good for the city to have commercial property available for a business that would like to move into town. More discussion was held on the zoning of businesses close to this area being C-1 and SP. Milton Tommy Holt stated he now lives in city limits and next to a booming business. Hard to find 490 feet of road frontage and for Hwy 80 to be residential is dangerous. Don Emerson wanted on record that there concern was not anything to do with money just preserving a homestead. Chairman Harris stated that money had no bearing on what they decide. That money had nothing to do with the health, safety and welfare of the citizens of Russell Springs, which is what we are here to do. Harris read again for Mr. Emerson the findings necessary for a proposed map amendment per KRS. Had read earlier before Mr. Emerson came into meeting. Chairman Harris asked for any more questions and also stated that this property does not go over to Lakeway Drive, only Hwy 80 between driveway and old road that is not in use. Harris opened the floor for questions, no questions. Opened the floor for motion regarding the map amendment. Motion made by Lou Ann Flanagan for zone change from R-2 to C-1 based upon KRS.213 findings of (b) that there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Flanagan-yes. Motion carried 4-0. Will send these findings to the counsel for approval.

3. Motion made by Lou Ann Flanagan to adjourn. Karen Dalton seconded the motion. Motion carried 4-0.

Coy Harris  
Coy Harris, Chairman

ATTEST: Wanda Burton  
Wanda Burton, Deputy Clerk

November 4, 2010

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Jeramy Coffey, Karen Dalton, Kellie Malone, Lou Ann Flanagan, Coy Harris and Wanda Burton. Matt Gosser arrived after meeting had started.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the September 30<sup>th</sup> minutes. Karen Dalton seconded the motion. Motion carried 4-0.
3. Jeramy Coffey informed the Board he had not had time to work on the Comprehensive Plan.
4. Update given by Jeramy Coffey on the Donnie Emerson property on Steve Drive. Coffey had spoke with Emerson giving him until December 1, 2010 to remove the four old trailers and get office set up or he could be charged \$200 a day for each offense until removed.
5. Also reported that Ray G. Hammond on Bernard Lane had moved in two trailers on his property. Coffey had informed him they were not allowed. He has now removed them from his property.
6. Jeff Hubbard had spoken to Jeramy Coffey concerning Cortez Road. The ground breaking for the new addition to the hospital will be April 1<sup>st</sup>. Coffey reported that the blacktopping alone not counting the dirt work would cost \$39,400 and \$12,000 to tie back into Steve Dr. Chairman Harris suggested the hospital board may need to contact the judge or magistrate. He also suggests that some members of zoning board needs to attend the next hospital meeting. The infrastructure needs to be in place before we can issue a building permit.
7. Kenneth Loy had informed Coffey that the ground breaking for the new doctor's office building will tentatively be first of April.
8. Hearing set for November 18<sup>th</sup> at 5:30 for the zone change request for the property of Jane Smith and family located on Steve Wariner Dr. from R-2 to C-1.
9. Motion made by Lou Ann Flanagan to adjourn. Karen Dalton seconded the motion. Motion carried 5-0.

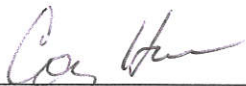
  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

September 30, 2010

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Jeramy Coffey, Kellie Malone, Lou Ann Flanagan, Coy Harris and Wanda Burton. Matt Gosser arrived after meeting had started.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the August 5, 2010 minutes. Kelly Malone seconded the motion. Motion carried 3-0.
3. Discussion was held on updating the comprehensive plan. Jeramy Coffey reported the PVA office should have their updated maps by last of November. Kelly Malone working on goals and objectives. A rough draft will be ready for next meeting.
4. Everyone is okay on training for this year. Will be scheduling with David Pike of Pike Legal Group a training session for early next year.
5. Jeramy Coffey reported on new business and land purchases in the city. Factory Connections, a clothing center, is locating in old subway using a total of 3 buildings. Dr. Loy will be building off of Steve Drive on Cortez Road. Little Caesars has purchased lot on corner of Cortez. Donnie Emerson relocating mobile home business on Steve Dr. He has signed contract for modular log cabins. Chairman Harris had discussed with Emerson about his office now being only a temporary office.
6. Discussion on Cortez Road and Steve Drive needing to be widen and improve access.
7. Next meeting date set for November 4<sup>th</sup> at 5:30 p.m.
8. Motion made by Matt Gosser to adjourn. Lou Ann Flanagan seconded the motion.

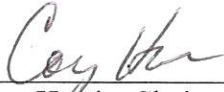
  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

August 5, 2010

The Russell Springs Planning & Zoning Board held a regular meeting on this date a 5:30 p.m. at City Hall. In attendance were Richard Roy, Jeramy Coffey, Karen Dalton, Kellie Malone, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Karen Dalton made the motion to accept the April 1, 2010 minutes. Kellie Malone seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes. Motion carried 3-0.
3. Discussion was held on updating the comprehensive plan. Harris suggested coming up with a map program. Needing a map to show the updating of the zoning changes. Coffey will be checking with the PVA office, they have a new system in place now. Will also be checking with the LCAD and Transportation Cabinet for records to complete updates. Will come up with a rough draft for next meeting for everyone to go over.
4. Coffey showed the Board a proposed site plan of the new addition to the Russell County Hospital. A four million dollar project that will triple the size, approximately 76,000 square feet. Some concerns on the retention/detention pond and helipad.
5. Will be setting a date with David Pike of Pike Legal Group for a weekend training session for the month of October.
6. Coffey informed the board that Vic Cooper was interested in the subdivision he developed by the city park to be brought into the city limits. Having trouble with the lots being too small to pass the perk test. People are not able to build on the lots. Jeramy informed Vic that the regulations state that the subdivision must be blacktopped by the developer and infrastructure must be there before taken into the city.
7. Coffey also informed board of having discussions with Donnie Emerson. He is interested in moving his mobile home business now located on Lakeway Drive to across from McDonalds on Steve Drive but the trailer to be used for an office is outdated.
8. Motion made by Coy Harris to adjourn. Karen Dalton seconded the motion. Roll call vote with Harris-yes; Malone-yes; Dalton-yes. Motion carried 3-0.

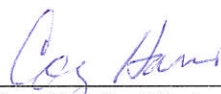
  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

April 1, 2010

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Kuthbert Eastham, Jeramy Coffey, Athena Cooper, Matt DeHart, Karen Dalton, Kellie Malone, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Coy Harris made the motion to accept the February 4, 2010 minutes. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes. Motion carried 3-0.
3. Progress on the Comprehensive Plan, need to make sure can go into computer and keep on file to make changes as plan is updated. Need to update the goals & objectives and state what goals & objectives have been accomplished. The French Valley Road would be one. Had a goal & objective that an east-west connector from Hwy 127 to Hales Hwy. Get a rough draft and take a look at. Need to be looking at things we can accomplish.
4. Jeramy Coffey informed the board, as to the property of Jack Hudson on Dowell Road that had previously been rezoned from R-2 to C-1 was not being sold as had planned. Mr. Fletcher is now looking at another piece of property on Powell Road for the distribution center. Also had a call today of someone looking for office space of around 10,000 square feet. A Daycare center is being built on the property that was bought from Glenn Bell Motors beside of the Mighty Dollar. Matt DeHart stated for future annexations can be zoned in the annexation ordinance.
5. Kuthbert Eastham questioned about Dowell Road as to what was going on. Jeremy Coffey explained that the Jack Hudson property where the old mobile home park had been was rezoned to commercial property.
6. Motion made by Coy Harris to adjourn. Kellie Malone seconded the motion.

  
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Coy Harris, Chairman

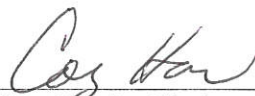
ATTEST:   
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Wanda Burton, Deputy Clerk




February 4, 2010

The Russell Springs Planning & Zoning Board held a public hearing for a zone change on this date at 5:30 p.m. at City Hall. In attendance were Richard Roy, Jeramy Coffey, Athena Cooper, Karen Dalton, Kelly Malone, Coy Harris, Matt Gosser, Lou Ann Flanagan and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. One change noted on minutes of January 21<sup>st</sup>. A spelling change of approved to improved on section 3. Karen Dalton made the motion to accept the January 21, 2010 minutes. Matt Gosser seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Gosser-yes. Flanagan was not in attendance at this time. Motion carried 4-0.
3. Application on Jack Hudson regarding property on east side of Dowell Road between Womack and Tucker. Property previously and years past had been a trailer park but had not been utilized as that for some time. Request for a zone change from R-2 to C-1. This will not fall under spot zoning because there are different classifications in that area. No calls have been received at City Hall about this matter and guidelines have been met. On page 36, findings necessary for map amendments, no. 1 would apply. (1) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate. Also in Russell Springs, there have been so many major changes of economic, physical & social nature with all the by pass area that both would fall under the classifications for the change from R-2 to C-1. This property contains 5.3 acres and understanding of a distribution center of dry goods will be located on this property. Low volume of traffic, anticipates between 1-2 semi trucks a day and 5-6 smaller trucks. Infrastructure will handle that. Lou Ann Flanagan made the motion to change from R-2 to C-1. Matt Gosser seconded the motion. Roll call vote with Gosser-yes; Flanagan-yes; Harris-yes; Malone-yes; Dalton-yes. Motion carried 5-0.
4. Chairman Harris introduced Athena Cooper as the new attorney.
5. Motion made by Matt Gosser to adjourn. Lou Ann Flanagan seconded the motion.

  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

January 21, 2010

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:00 p.m. at City Hall. In attendance were Jeramy Coffey, Richard Roy, Karen Dalton, Kellie Malone, Lou Ann Flanagan, Matt Gosser, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Matt Gosser made the motion to accept the December 17, 2009 minutes. Lou Ann Flanagan seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Flanagan-yes; Gosser-yes. Motion carried 5-0.
3. Discussion was held for updating the comprehensive plan. Making goals & objectives more attainable. Sidewalks from Maple Street to Hwy 127 have already been approved. Applied for grant for sidewalks on Jamestown Street starting at the old Houchens building to school. Downtown area has really ~~approved~~<sup>improved</sup> and plans are underway for more improvements on the other side of street. A grant has been applied for Street Scape for downtown. French Valley Road has undergone major changes. Concerns on census date, may be a later date before we have updated numbers. Jeramy is to work on getting information about census and updated maps on the city limits.
4. Zone change hearing date set for Thursday, February 4<sup>th</sup> at 5:30 for the Jack Hudson property located on Dowell Road between Womack & Tucker.
5. Motion made by Lou Ann Flanagan to adjourn. Matt Gosser seconded the motion.

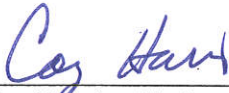
  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

December 17, 2009

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 5:30 p.m. at City Hall. In attendance were Kelly Malone, Lou Ann Flanagan, Matt Gosser, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the December 3, 2009 minutes. Matt Gosser seconded the motion. Roll call vote with Gosser-yes; Flanagan-yes; Harris-yes; Malone-yes. Motion carried 4-0.
3. Chairman Harris opened the floor for nominations for Chairman of the Russell Springs Zoning Board. Lou Ann Flanagan nominated Coy Harris for Chairman. Matt Gosser seconded the motion. Matt Gosser made the motion for nominations to cease. Lou Ann Flanagan seconded the motion. Roll call vote with Malone-yes; Harris-yes; Flanagan-yes; Gosser-yes. Motion carried 4-0.
4. Floor opened for nominations for Vice Chairman of the Russell Springs Zoning Board. Coy Harris nominated Lou Ann Flanagan for Vice Chairman. Matt Gosser seconded the motion. Kelly Malone made the motion for nominations to cease. Coy Harris seconded the motion. Roll call vote with Gosser-yes, Flanagan-yes; Harris-yes; and Malone-yes.
5. Next meeting was set for January 7, 2010 at 5:00 p.m. Will need to start looking over comprehensive plan and any new ideas.
6. Chairman Harris thanked everyone for serving on the Zoning Board.
7. Motion was made by Coy Harris to adjourn. Lou Ann Flanagan seconded the motion.

  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

December 3, 2009

The Russell Springs Planning & Zoning Board held a public hearing for text amendments on this date at 5:30 p.m. at City Hall. In attendance were Richard Roy, Karen Dalton, Kellie Malone, Lou Ann Flanagan, Matt Gosser, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Chairman Coy Harris stated this was a public hearing for the following text amendments. 2009-01 relating to Mobile Home Parks, Travel Trailer Campgrounds, Mobile Homes, and Travel Trailer. 2009-02 relating to perimeter and boundary fences. 2009-03 reference to the City Commission is amended to read the Council of the City of Russell Springs. Chairman Harris noted that no one was present in audience, only board members present along with the Assistant Zoning Administrator and secretary. No questions or calls had come in at City Hall. Coy Harris made the motion to accept text amendments 2009-01, 2009-02 and 2009-03. Lou Ann Flanagan seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Flanagan-yes; and Gosser-yes. Motion carried 5-0.
3. Karen Dalton made the motion to accept the November 5, 2009 minutes. Kelly Malone seconded the motion. Roll call vote with Gosser-yes; Flanagan-yes; Harris-yes; Malone-yes; and Dalton-yes. Motion carried 5-0.
4. Next meeting date set for Thursday, December 17, 2009 at 5:30. Will have election of Chairman.
5. Coy Harris made the motion to adjourn. Lou Ann Flanagan seconded the motion.

  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

November 5, 2009

The Russell Springs Planning & Zoning Board held a regular scheduled meeting on this date at 5:30 p.m. at City Hall. In attendance were Richard Roy, Jeramy Coffey, Matt DeHart, Karen Dalton, Coy Harris, Lou Ann Flanagan and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the July 30, 2009 minutes. Karen Dalton seconded the motion. Roll call vote with Flanagan-yes; Harris-yes; Dalton-yes. Motion carried 3-0.
3. Matt DeHart passed out rough drafts with additional changes that had been discussed at previous meeting. Found some minor changes to be made. Also text amendment relating to fence boundaries was discussed.
4. Chairman Harris also made attention to Matt DeHart of writing a text amendment for further changes that needs to be made to The Russell Springs City Council instead of Commission.
5. Lou Ann Flanagan made the motion to accept the changes to be made to text amendments of mobile homes, fence boundaries, and name change of commission to council and set a hearing date in near future. Chairman Coy Harris seconded the motion.
6. A hearing date is set for December 3, 2009 at 5:30.
7. Lou Ann Flanagan made the motion to adjourn. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Harris-yes; Flanagan-yes. Motion carried 3-0.

  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

July 30, 2009

The Russell Springs Planning & Zoning Board held a regular scheduled meeting on this date at 5:30 p.m. at City Hall. In attendance were Richard Roy, Jeramy Coffey, Matt DeHart, Karen Roy, Kellie Malone, Coy Harris, Lou Ann Flanagan and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the July 23, 2009 minutes. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Flanagan-yes. Motion carried 4-0.
3. Notation made on item #3 of minutes dated July 23, 2009 to exempt R-1 from the mobile home compatibility regulation.
4. Matthew DeHart passed out rough drafts of the updated mobile home regulations. Much discussion was held and additional changes being made and will be presented next meeting date of August 6<sup>th</sup>.
5. DeHart also passed out text amendment update on perimeter and boundary fences for discussion.
6. Lou Ann Flanagan made the motion to adjourn. Karen Dalton seconded the motion. Motion carries.

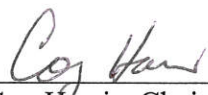
  
Coy Harris, Chairman


ATTEST:   
Wanda Burton, Deputy Clerk

July 23, 2009

The Russell Springs Planning & Zoning board held a regular scheduled meeting on this date at 5:30 p.m. at City Hall. In attendance were Richard Roy, Jeramy Coffey, Matt DeHart, Kellie Malone, Coy Harris, Lou Ann Flangan, Matt Gosser, Wanda Burton and Karen Dalton came in later.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the February 28, 2009 minutes. Matt Gosser seconded the motion. Roll call vote with Gosser-yes; Flanagan-yes; Harris-yes; Malone-yes. Motion carried 4-0.
3. Mobile homes were again discussed and decided to go with compatibility regulations. Should pertain to all residential R-1 thru R-4, exempt all commercial. Coy Harris made the motion to table this matter until Matt DeHart can research the compatibility definition under KRS and prepare a rough draft. Will have ready for meeting next Thursday night at 5:30. Lou Ann Flanagan seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Flanagan-yes; Gosser-yes. Motion carried 5-0.
4. Boundary fences now read 8 feet off property lines, states permanent structures. Do not think fences should be considered permanent structures. Was agreed upon that fences should be 1 foot off property line with property owners being responsible for all surveys.
5. The matter of Paralee Gaskins zoning change that was tabled last meeting, Jeramy Coffey reported that the Christian Church had bought that property knowing that it was still zoned residential.
6. The 2010 Comprehensive Plan was discussed. Considering preparing themselves. Set new goals want to accomplish in next 5 years.
7. Lou Ann Flanagan made the motion to adjourn. Matt Gosser seconded the motion. Roll call vote with Gosser-yes; Flanagan-yes; Harris-yes; Malone-yes; Dalton-yes. Motion carried 5-0.

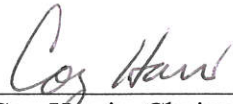
  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

February 28, 2009

The Russell Springs Planning & Zoning board held a regular scheduled meeting on this date at 12:15 p.m. at City Hall. In attendance were Richard Roy, Jeramy Coffey, Karen Dalton, Kellie Malone, Coy Harris, Lou Ann Flanagan, Matt Gosser, and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Matt Gosser made the motion to accept the December 18, 2008 minutes. Lou Ann Flanagan seconded the motion. Roll call vote with Gosser-yes; Flanagan-yes; Harris-yes; Dalton-yes; Malone-yes. Motion carried 5-0.
3. Coy Harris stated now with the new training and the new contact name for Jeramy to meet with him and proceed with the mobile home text amendment.
4. Coy Harris made the motion to table the matter of the Paralee Gaskins zoning change until the proper paperwork has been completed. Lou Ann Flanagan seconded the motion. Roll call vote with Dalton-yes; Malone-yes; Harris-yes; Flanagan-yes; Gosser-yes. Motion carried.
5. Discussion was held concerning the 2010 new comprehensive plan update. So expensive may do ourselves and have someone look over it, meeting all criteria. Also, may look about conducting some surveys and having input from taxpayers in city limits.
6. Discussion about new Doctors office, drug store and Lifeline building in city limits of Russell Springs and the new jail on Brian Walters Drive.
7. Meeting was adjourned by Chairman Harris.

  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

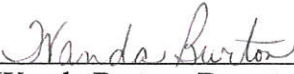


December 18, 2008

The Russell Springs Planning & Zoning Board held a regular meeting on this date at 6:00p.m. at City Hall. In attendance were Richard Roy, Hollis DeHart, Jeramy Coffey, Lou Ann Flanagan, Matt Gosser, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the June 30, 2008 minutes. Matt Gosser seconded the motion. Roll call vote with Flanagan-yes; Gosser-yes; Harris-yes. Motion carried 3-0.
3. Matt Gosser made the motion to accept July 7, 2008 minutes. Lou Ann Flanagan seconded the motion. Roll call vote with Harris-yes; Gosser-yes; Flanagan-yes. Motion carried 3-0.
4. Lou Ann Flanagan made the motion to nominate Coy Harris as Chairman of the Russell Springs Planning & Zoning Board. Matt Gosser seconded the motion. Lou Ann Flanagan made the motion that nominations cease at this time. Matt Gosser seconded. Roll call vote with Flanagan-yes; Gosser-yes; Harris-yes.
5. Jeramy Coffey was asked about his findings on the trailer situation. He along with Hollis DeHart have been looking at other towns. Will go by compatibility. Will have something ready for January meeting.
6. Will be checking with Marshall Slagle about training being held sometime first of the year.
7. Meeting was adjourned by Chairman Harris.

  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

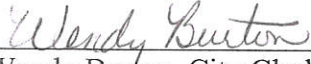
July 7, 2008

The Russell Springs Planning & Zoning Board continued the public hearing for a zone change on this date at 6:00 p.m. at City Hall. In attendance were Bruce Phelps, Darlene Stephens, Nancy Morrison, Jeramy Coffey, Richard Roy, Karen Dalton, LouAnne Flanagan, Ricky Barnes, Matt Gosser, Coy Harris and Wendy Burton.

1. Chairman Coy Harris called the meeting to order.
2. Chairman Harris stated this was a continuance from the public hearing for zone change for property located at 11 Butler Street. Chairman Harris swore in Nancy Morrison property owner.
3. Chairman Harris stated the following concerns: (1) traffic; (2) property will decrease; (3) what other options in later years.
4. Chairman Harris asked Ms. Morrison size of lot: 70'x75'; five tanning beds will be in operation, complete building will be used as a tanning facility along with possibly Merle Norman cosmetics. Ms. Morrison stated she had been in business two years in the Key Village area with no trouble. Tanning beds were purchased in Illinois where tanning is regulated. This is a mother/daughters business (no outside employees) with approximately 100 customers per month with an average cost of \$30 per package. Business hours are 10:00 a.m.-7:00 p.m. Monday-Saturday, close early on Wednesday evenings with no Sunday operation. LouAnne Flanagan asked did Ms. Morrison know any of the members or the audience there? She stated she had met Jeramy Coffey once or twice. Ms. Flanagan then asked Ms. Morrison was she kin to any sitting there? Ms. Morrison stated she wasn't kin to anyone there. Ms. Flanagan then asked did anyone there have any monetary gain in her business? Ms. Morrison stated No.
5. Chairman Harris informed the Planning & Zoning Board the findings necessary for the proposed map amendment. "Before any map amendment is granted the Planning Commission or Legislative Body or Fiscal Court must find the map amendment is in agreement with the adopted comprehensive plan". Adopted Comprehensive Plan Goal #2 objective #2 By further manufacturing-facility and commercial facility development within the Russell Springs area, decrease the average travel time to work and enhance the income and economic status of the city's residents. Also KRS 100.213 In the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court:
  - (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate;
  - (b) That there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

6. Ms. Morrison stated the property was originally built as a business, then remodeled as a home, was a business prior to her purchasing the property. Property had been in repossession over two years prior to her purchase.
7. Darlene Stephens asked was the property never rezoned? (no zoning was not in place at that time; Merle Norman cosmetics will produce more traffic. Bruce Phelps stated he would rather the property stay residential.
8. **Matt Gosser made the motion to call for a vote from R2 to C1. LouAnne Flanagan seconded the motion. Roll call vote: Flanagan-yes, Gosser-yes, Barnes-yes, Dalton-yes. Motion carried 4-0.**
9. Chairman Harris stated KRS requirements have been met, notifications, final meeting of this matter.
10. Recommendation will proceed to City Commission for final approval.
11. Meeting was adjourned by Chairman Harris.

  
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Coy Harris, Chairman

ATTEST:   
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Wendy Burton, City Clerk

June 30, 2008

The Russell Springs Planning & Zoning Board held a public hearing for a zone change on this date at 6:00 p.m. at City Hall. In attendance were Randy Grider, Bruce Phelps, Darlene Stephens, Hubert Zimmerman, Richard Roy, Karen Dalton, Coy Harris, Matt Gosser, Lou Ann Flanagan & Wanda Burton.

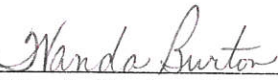
1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the May 19, 2008 minutes. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Harris-yes, Gosser-yes, Flanagan-yes. Motion carried 4-0.
3. Chairman Harris stated this was a public hearing for zone change for property located at 11 Butler Street. Signs posted and notification had been completed under the terms of the statutes of KRS. All parties that wished to speak were sworn in by Coy Harris, those being Darlene Stephens, Bruce Phelps and Randy Grider.
4. Bruce Neal Phelps stated he was in favor of keeping property residential due to not wanting property values to go down. Would be more traffic and less desirable neighborhood to live in.
5. Randy Grider voiced he had several concerns.
  - A. Traffic thru the subdivision. Over the years with businesses be added has increased the traffic flow.
  - B. Set precedence for collapse of the west side of Woodlawn subdivision. When once started may have a domino effect.
  - C. Easier for the next person, to do something either here or elsewhere in the city be citing this case.
  - D. This is exactly the kind of case zoning is to prevent and not to promote.
6. Darlene Stephens said she agreed with most everything that had been said here. It seemed to her that in the past, people had gotten on the zoning committee for the purpose of rezoning a certain area a different way for there own personal benefit. When a decision is made by a group a few years ago, that should stand, unless a very good reason to change it. Not just when that term is over then those people go off and another comes on they change back anything they want, is what it seems. She stated it was a nice subdivision, why change it? Let it stay a nice subdivision. Needs to be a limit, has enough commercial property in that area now. If anyone wanting a home, would not look at this subdivision now the way it is going.
7. Much discussion was held on this matter.
8. Matt Gosser made the motion to call for a vote on the text amendment for the zone change from R2 to C1. Lou Ann Flanagan seconded the motion.

After more discussion a motion was made by Lou Ann Flanagan to table this matter for more discussion. Would like to talk with the property owner. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Harris-yes; Gosser-yes; and Flanagan-yes. Motion carried 4-0.

9. Lou Ann Flanagan made the motion to adjourn. Matt Gosser seconded.




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Coy Harris, Chairman

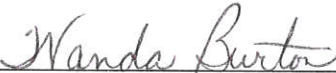
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Wanda Burton, Deputy Clerk

May 19, 2008

The Russell Springs Planning & Zoning Board held a special called meeting on this date at 6:00 p.m. at City Hall. In attendance were Mayor Hollis DeHart, Richard Roy, Jeramy Coffey, Thad Vann, Karen Dalton, Ricky Barnes, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Karen Dalton made the motion to accept the April 28, 2008 minutes. Ricky Barnes seconded the motion. Roll call vote with Dalton-yes; Barnes-yes; Harris-yes. Motion carried 3-0.
3. Thad Vann, Executive Director of Kentucky Manufactured Housing Institute had been asked to come and assist the board and help with making changes for our mobile home parks in the city. Chairman Harris stated it was not the intention to close them but to make them look better. Vann suggested we review our current ordinance and how it fits in with our objectives. Then we should come back with a proposal that would be legally defensible and be compatible with the surrounding areas. KMHI now have four members in the city which is about ½ of the parks now in the city limits. Much discussion was held on this matter. The text amendment will be redone and before the hearing is held will be looked over by KMHI and their attorneys.
4. Meeting adjourned.


  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

April 28, 2008

The Russell Springs Planning & Zoning Board held a public hearing for a zone change on this date at 6:00 p.m. at City Hall. In attendance were Darlene Stephens, Bruce Phelps, Mayor Hollis DeHart, Jeramy Coffey, Sherry Daniels, Karen Dalton, Ricky Barnes, Coy Harris, Matt DeHart and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Chairman Harris stated this public hearing for zone change from Residential to Hwy Commercial was for property located on Butler Street and Hwy 127. Looking over letters that were sent out and the date they were sent out, by law we are about 4-5 days short of the 30 days prior notice. Darlene Stephens and Bruce Phelps had questions concerning the change. Did not have a problem with a tanning bed business going in but if at some point later that business might change to something else then could have an effect on the surrounding property value. This hearing is to be rescheduled and a decision will be made at that time.
3. Matt Gosser made the motion to accept the April 3, 2008 minutes. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Barnes-yes; Harris-yes; Gosser-yes. Motion carried 4-0.
4. Meeting adjourned.


  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

April 3, 2008

The Russell Springs Planning & Zoning Board held a regular scheduled meeting on this date at 6:00 p.m. at City Hall. In attendance were Richard Roy, Hollis DeHart, Carldo Wilson, Greg & Sherry Redmon, Rusty & Ruth Hill, Sharon McCubbins, Kelly Malone, Denver & Claraden Wilson, Allen & Emily Withers, Robert Flatt, Ken Flatt, Matt DeHart, Jeramy Coffey, Ray Barrett, Thad Vann, Lou Ann Flanagan, Matt Gosser, Coy Harris, Ricky Barnes, Karen Dalton and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the December 21, 2007 minutes. Matt Gosser seconded the motion. Roll call vote with Flanagan-yes, Gosser-yes, Harris-yes, Barnes-yes. Motion carried 4-0. Dalton was not present at this time.
3. Thad Vann, Executive Director of Kentucky Manufactured Housing Institute spoke concerning concerns his association had with Text Amendment 2007-01 that had recently been approved. He also requested that the outline of questions/concerns be entered into the record of the meeting. The KMHI is a state wide trade association which represents the manufacturing housing industry in Kentucky. They assist local jurisdictions in looking at ordinances that they felt necessary to regulate housing. The KMHI feel there may be a conflict with our amendment and state laws. Some of the concerns are with the setback requirements, our definitions, age of mobile homes, written consent of 75% of surrounding neighbors, temporary license & permits, and installation. He also explained the requirements of inspections by the Kentucky State Fire Marshall giving the proper B1 seal. When inspection is not passed a B2 seal is giving and cannot be hooked up to utilities. Papers were given to Jeramy Coffey on disposal of mobile homes. There was discussion also by Greg & Sherry Redmon, Allen & Emily Withers, Ruth Hill and Robert Flatt on these concerns.
4. Lou Ann Flanagan made the motion to adjourn. Ricky Barnes seconded the motion. Motion carried 5-0.

  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk





**KENTUCKY**  
**MANUFACTURED HOUSING**  
INSTITUTE

*The voice of the manufactured and modular home industries in Kentucky*

March 26, 2008

TO: PLANNING AND ZONING COMMITTEE OF RUSSELL SPRINGS

The Kentucky Manufactured Housing Institute opposes the passage of the Text Amendment 2007-01, Russell Springs Zoning Regulation.

KMHI respectfully requests that the questions/concerns outlined below be entered into the record and would also respectfully request that the questions/concerns be answered and/or clarified.

Page 1, Section 2K(6)

With the amendment of the setback requirements, KMHI is concerned with the conflict of this amended language with KRS 219 and 902 KAR 15:010. The courts have indicated that local governments are not prohibited from establishing additional requirements as long as there is no conflict between local requirements and state laws and regulations.

Page 2, Definitions

The definitions for manufactured home, mobile home, modular homes, and manufactured or mobile home community contained in Kentucky law and regulations should be used.

KRS 100.348 – “Manufactured Home” means a single-family residential dwelling constructed **after** (emphasis added) June 15, 1976, in accordance with the National Manufactured Home Construction and Safety Standards Act of 1974, 42 U.S.C. Section 5401, et. seq., as amended, and designed to be used as a single-family residential dwelling with or without permanent foundation when connected to the required utilities, and which includes the plumbing, heating, air conditioning, and electrical systems contained therein.

KRS 219.320 and KRS 227.550 – “Mobile Home” means a structure manufactured **prior** (emphasis added) to June 15, 1976, that was not required to

be constructed in accordance with the National Manufactured Housing Construction in Safety Standards Act, that is transportable in one (1) or more sections, that, in the traveling mode is eight (8) body feet or more in width and forty (40) body feet or more in length, or when erected on site, four hundred (400) or more square feet, and that is built on a permanent chassis and designed to be used as a dwelling on a temporary or permanent foundation, when connected with the permanent required utilities, including plumbing, heating, air conditioning, and electrical systems.

“Modular Home” is not defined in the KRS, but is defined in the Kentucky Residential Building Code as a home constructed in accordance with the Kentucky Residential Building Code or the Industrialized Systems Code.

KRS 219.320 – “Manufactured or Mobile Home Community” means a parcel of land, under single or multiple ownership and developed specifically for the purpose of leasing two (2) or more residential spaces for the location of manufactured or mobile home dwellings and which contain common facilities and utilities located on the premises as licensed by the cabinet (Health and Family Services Cabinet, Department of Public Health).

Page 3, Location Outside Parks.

In section (b), even if older manufactured and mobile homes, as defined previously, are limited to placement in R-3 zoning districts, why prohibit today’s modern manufactured homes that are compatible with other surrounding residential dwellings and that are installed on permanent foundations, and appropriately landscaped from residential districts designated as R-1, R-2, and R-4? KMHI recommends that Russell Springs use the very strict language in KRS 100.348, which defines a “qualified manufactured home.” This is a fair and legal way to disallow structures that are not compatible or desirable, while allowing homes that would continue the character of the surrounding area or even enhance the character and real property values in some other zoning districts. Limiting families and individuals to just one zoning district is discriminatory if their manufactured homes meet all of the standards of other residences in the surrounding area.

Also, in section (b), KMHI understands the importance and necessity of obtaining a building permit before placement of a manufactured home within the city limits, if located outside a community. However, there is concern with the requirement of securing the written consent of 75% of the owners of real property located within 150 feet of any part of the premises upon which such “mobile home” shall

be located. If the home is compatible with the surrounding real property, the city should allow the placement of such home without requiring consent of the surrounding homeowners. The practice of requiring consent by surrounding property owners is discriminatory because it is not required of property owners erecting any other structures.

In addition, KMHI strongly recommends that language be added to the ordinance that would emphasize the requirements of KRS 227.605 to ensure that pre-owned manufactured homes are inspected and have the proper B1 seal and that all manufactured homes are installed according to law by certified installers.

KRS 227.605 - Class B1 seal required prior to sale or use as a dwelling of previously owned manufactured or mobile home transported into Commonwealth -- Homes installed before July 13, 2004, excepted.

(1) No person shall transport into the Commonwealth of Kentucky any previously owned manufactured or mobile home for the purpose of resale or use as a dwelling in the Commonwealth of Kentucky unless the previously owned manufactured or mobile home has a B1 Seal attached to it prior to resale or use as a dwelling. The application and certification procedures for the attachment of the B1 Seal prior to the resale or occupancy of the manufactured or mobile home shall be set out by the office through the promulgation of administrative regulations in accordance with the provisions of KRS Chapter 13A. Nothing in this section shall require a person who owns a manufactured or mobile home in another state and who transports that manufactured or mobile home into the Commonwealth of Kentucky to use as that person's dwelling to obtain a Class B seal.

(2) Except for manufactured or mobile homes installed within the Commonwealth of Kentucky before July 13, 2004, no person shall sell, lease, rent, or furnish for use as a dwelling in the Commonwealth of Kentucky any previously owned manufactured or mobile home that does not bear a B1 Seal and which is not installed in compliance with the manufacturer's instructions, if available, or ANSI 225.1, Manufactured Home Installations.

Effective: July 13, 2004

Page 5, Temporary License

The ordinance states "mobile home parks in existence prior to January 1, 2008, may be granted a limited license annually for five (5) years from that date without complying with all of the restrictions and requirements imposed by this article. However, at the end of that time period, the mobile home park shall be in compliance with this article or any amendment of the same."

Considering that the ordinance requires larger setbacks than the current statute, this would work a substantial hardship on current residents and park owners. In essence, the ordinance would require existing homes to be moved, a specified number of feet, to comply with the new regulation.

In addition, it should be clarified that the city is addressing its own City Permit and not the annual operating permit issued by the Commonwealth of Kentucky.

According to KMHI legal counsel, this aspect of the city's proposal is clearly improper. We are informed by legal counsel that Kentucky's highest court held in City of Ashland v. Ashland Supply Co., Ky. App., 7 S.W.2d 833 (1928), that an ordinance is valid unless it is unreasonable and oppressive or is in conflict with state legislation upon the matter. It is likely that a court would find it both unreasonable and oppressive to require homes to be moved a matter of feet in order to avoid noncompliance with the proposed ordinance. New setback requirements cannot be imposed upon existing structures that were properly permitted when placed at their current location.

Page 6, Plan, Section (a)(7)

KMHI questions the validity of not allowing a "mobile home" to occupy more than one-third the total area of any lot. Does this lot requirement pertain to site-built residential dwellings as well?

Page 7, Plan, Sections (f) and (g)

These sections specify requirements for placement of a home on a foundation and installation of anchors for the home by the homeowner.

As cited above, KRS 227.605, clearly states that manufactured and mobile homes must be installed by a certified installer. In KRS 100.348 and 815 KAR 25:090, "Permanent Foundation" is defined as "a system of supports that is capable of transferring, without failure, into soil or bedrock, the maximum design load imposed by or upon the structure; constructed of concrete; and placed at a depth below grade adequate to prevent frost damage."

Further in 815 KAR 25:090, "Installation" means the work performed by a certified installer on-site and the operations involved in the delivery, permanent securing, and placement of a manufactured home for the purpose of human occupancy, to:

(a) Include the following:

1. Preparation of a permanent foundation;
2. Placement of polyvinyl covering on the ground, if applicable;
3. Placement and connection of utilities performed by appropriately-licensed contractors;

**4. Anchoring and tying down;** (emphasis added) and

5. Installation of other accessory or appurtenance specified in the sales contract; and

(b) Exclude the following:

1. Site preparation; and
2. For a single-section home, ground set after site preparation.

Kentucky law prohibits a homeowner from installing a manufactured or mobile home and by definition would prohibit a homeowner from installing anchors.

KMHI appreciates the opportunity to answer any questions regarding these comments/concerns.

Thank you.

December 21, 2007

The Russell Springs Planning & Zoning Board held a public hearing for text amendments on this date at 6:00 p.m. at City Hall. In attendance were Doug Capps, Ernie Bell, Diana McGowan, Emily Withers, Allen Withers, Glen McQueary, Robin Lubacker, Kellie Malone, Greg Wells, Sherry Daniels, Phillip Burton, Claradon Wilson, Richard Roy, Jeremy Coffey, Joe Michael Irvin, Lou Ann Flanagan, Matt Gosser, Ricky Barnes, Karen Dalton, Coy Harris, Matt DeHart and Wanda Burton.

1. Chairman Coy Harris announced this was a public hearing for text amendments on Cell Towers, Mobile Homes, Mobile Home Parks, Travel Trailers and Travel Trailer Campgrounds and Signs. He then asked for an adjournment of 15 minutes for everyone to look over the new regulations of the text amendments for discussion.
2. After 15 minute recess, the meeting was called back to order by Chairman Harris.
3. The first amendment was relating to regulations for Cellular Tower Telecommunication Services or Personal Communication Services. There were no comments or questions. Lou Ann Flanagan made the motion to accept the text amendment on cell towers. Matt Gosser seconded the motion. Roll call vote with Flanagan-yes; Gosser-yes; Harris-yes; Barnes-yes; Dalton-yes.  
This amendment will be referred to the city commission for acceptance.
4. Discussion was held on mobile homes, mobile home parks, travel trailers and travel trailer campgrounds. Allen Withers, representing people of Middletown Estates Mobile Home Park had questions concerning the mobile home parks. Discussion was held between Mr. Withers and Chairman Harris along with Matt DeHart as to the inspection of the mobile homes, license application, lot size and age of mobile homes. Chairman Harris expressed the purpose of this is to protect the safety, welfare and health of the people in the city. Matt Gosser made the motion to accept the text amendment relating to mobile home parks, travel trailer campgrounds, mobile homes, and travel trailers. Karen Dalton seconded the motion. Roll call vote with Flanagan-yes; Gosser-yes; Harris-yes; Barnes-yes; Dalton-yes. Motion carried 5-0. This amendment will be sent to the city commission for approval.
5. The next text amendment was relating to signs. No one had any questions or discussion. Matt Gosser made the motion to accept the text amendment relating to signs. Lou Ann Flanagan seconded the motion. Roll call vote with Flanagan-yes; Gosser-yes; Harris-yes; Barnes-yes; Dalton-yes. Motion carried 5-0. This amendment will be sent to the city commission for approval.
6. Lou Ann Flanagan made the motion to accept the December 6, 2007 minutes. Karen Dalton seconded the motion. Roll call vote with Flanagan-yes, Gosser-yes, Harris-yes; Barnes-yes; Dalton-yes.
7. Meeting adjourned.

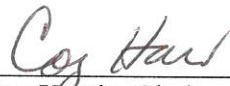
*Coy Harris*  
Coy Harris, Chairman

ATTEST: *Wanda Burton*  
Wanda Burton, Deputy Clerk

December 6, 2007

The Russell Springs Planning & Zoning board held a regular scheduled meeting on this date at 6:00 p.m. at City Hall. In attendance were Richard Roy, Jeremy Coffey, Matt DeHart, Matt Gosser, Coy Harris, Ricky Barnes and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Matt Gosser made the motion to accept the November 16, 2007 minutes. Ricky Barnes seconded the motion. Roll call vote with Gosser-yes; Barnes-yes; Harris-yes.
3. Text Amendment updates in relation to Cell Tower Updates, Telecommunication Services, Sign Regulations and Mobile Homes were discussed. After review of the updates Chairman Harris made the motion to proceed with the text amendment hearing on December 21, 2007 at 6:00 p.m. and proper notification to be done by December 13<sup>th</sup>. Matt Gosser seconded the motion. Roll call vote with Gosser-yes; Barnes-yes; Harris-yes.
4. Meeting adjourned.

  
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Coy Harris, Chairman

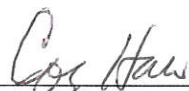
ATTEST:   
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Wanda Burton, Deputy Clerk

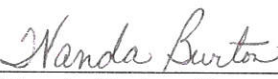


November 16, 2007

The Russell Springs Planning & Zoning Board held a public hearing for a zone change on this date at 6:00 p.m. at City Hall. In attendance were Jeremy Coffey, Richard Roy, Lou Ann Flanagan, Coy Harris, Karen Dalton and Wanda Burton.

1. Chairman Coy Harris called the meeting to order and asked Jeremy Coffey to give a brief description of the property and what it is going to be used for and the zoning change. Coffey stated the property is located at 360 North Hwy 127. It has a house on it now. Jean Popplewell is looking to put in a beauty shop/salon. Do not see any problem; a zone change was done 6 months ago a block south of this. It does front Hwy 127, between Hwy 127 and Foley Dr. Borders both roads. Chairman Harris stated to let the records reflect this is a public hearing KRS chapter 424 meeting the requirements. He asked if there be any opposition to the zone change and had all the proper paperwork been filed and fees been paid? Coffey stated it had. Application, pictures of sign and had been up over two weeks, certified letters to the land owners beside of it were signed for October 29<sup>th</sup> and two articles of previous two consecutive weeks in the local paper. Chairman Harris then stated we had met all the requirements of posting and notifying all the property owners thru local media and certified letters. No opposition to this, Chairman Harris made the motion thru findings of fact and the general location of that area, it does fall along with the goals of the planning and zoning commission for the City of Russell Springs to change to C-1 allowing this property owner to open up a beauty shop. Lou Ann Flanagan seconded the motion. Roll call vote with Flanagan-yes; Harris-yes; Dalton-yes. Harris asked Coffey to present this to the Commission for final approval.
2. Lou Ann Flanagan made the motion to accept the November 1, 2007 minutes. Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Harris-yes; Flanagan-yes.
3. Chairman Harris made the motion to adjourn. Lou Ann Flanagan seconded the motion. Motion carried 3-0.

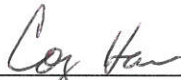
  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

November 1, 2007

The Russell Springs Planning & Zoning Board held a regular scheduled meeting on this date at 6:30 p.m. at City Hall. In attendance were Lou Ann Flanagan, Matt Gosser, Ricky Barnes, Coy Harris, Jeremy Coffey, Richard Roy, Timmy Hudson, Donnie Emerson and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the September 6, 2007 minutes. Matt Gosser seconded the motion. Roll call vote with Flanagan-yes; Gosser-yes; Harris-yes; Barnes-yes.
3. Donnie Emerson of Best Buy Homes made a presentation to the Board on mobile homes v/s module homes.
4. Jeremy Coffey informed the board of a zoning change for Jean Popplewell. The property is located at 360 N Hwy 127 and will change from R-2 to C-1. Public Hearing date set for Friday, November 16, 2007 at 6:00 p.m.
5. Matt Gosser made the motion to adjourn. Lou Ann Flanagan seconded the motion. Motion carried 4-0.

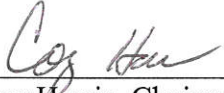
  
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Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

September 6, 2007

The Russell Springs Planning & Zoning Board held a regular scheduled meeting on this date at 6:30 p.m. at City Hall. In attendance were Richard Roy, Timmy Hudson, Jeremy Coffey, Matt DeHart, Ricky Barnes, Karen Dalton, Lou Ann Flanagan, Coy Harris and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the May 31, 2007 minutes. Karen Dalton seconded the motion. Roll call vote with Flanagan-yes; Harris-yes; Dalton-yes; Barnes-yes. Motion carried 4-0.
3. Matt DeHart had spoke with Mr. Pike of Pike Legal Group on the cell tower regulations. Changes have been made that was discussed earlier. It is ready for hearing to be set. Mr. DeHart stated text amendment change should be under Section 1. General Provisions; (D) Guidelines for Permits; #9.
4. Discussion was held on text amendment for mobile homes. Some changes are still to be made by Mr. DeHart.
5. Coy Harris made the motion to adjourn. Karen Dalton seconded the motion. Motion carried 3-0. Board Member Flanagan left earlier before adjournment.

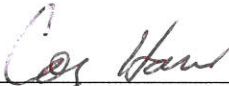
  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

May 31, 2007

The Russell Springs Planning & Zoning Board held a regular scheduled meeting on this date at 6:30 p.m. at City Hall. In attendance were Coy Harris, Karen Dalton, Lou Ann Flanagan, Matt Gosser, Ricky Barnes, Timmy Hudson, Wendy Burton, Jeremy Coffey and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. The oath of office was administered by Wendy Burton to Ricky Barnes, member of the Planning & Zoning Board.
3. Lou Ann Flanagan made the motion to accept the May 3, 2007 minutes Karen Dalton seconded the motion. Roll call vote with Dalton-yes; Harris-yes, Flanagan-yes; Barnes-yes, Gosser-yes. Motion carried 5-0.
4. Due to attorney not being present, the update on cell towers will be discussed at a later date.
5. Lou Ann Flanagan made the motion to go into executive session pursuant to KRS 61-810 (1) C for possible litigation to discuss mobile homes. Matt Gosser seconded the motion. Motion carried 5-0.
6. The Board reconvened in open session with no action taken. This matter will be referred to our lawyer for further interpretation and for possible text amendment update on this matter also.
7. Next regular monthly meeting will be July 5<sup>th</sup> at 6:30.
8. Coy Harris made the motion to adjourn. Karen Dalton seconded the motion. Motion carried 5-0.

  
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Coy Harris, Chairman

ATTEST:   
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Wanda Burton, Deputy Clerk

May 3, 2007

The Russell Springs Planning & Zoning Board held a regular scheduled meeting on this date at 6:30 p.m. at City Hall. In attendance were Coy Harris, Matt Gosser, Lou Ann Flanagan, Mayor Hollis DeHart, Matt DeHart, Jeremy Coffey, Timmy Hudson, James Osborne, and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. The oath of office was administered by Matt Dehart to James Osborne, member on the Board of Adjustments.
3. Lou Ann Flanagan made the motion to accept the April 5, 2007 minutes. Matt Gosser seconded the motion. Roll call vote with Flanagan-yes; Gosser-yes; Harris-yes. Motion carried 3-0.
4. Copies of the updated sign regulations were given out. Changes had been made that were previously discussed. Also discussion on cell tower regulations. This matter was tabled. Matt DeHart is to consult with David Pike with Pike Legal Group. Will wait to set date for hearing on sign regulation until we have the updated cell tower regulation, so both can be done at same time.
5. Mayor DeHart came before the Board to inform them he had been approached by Gene Royalty who heads up the Industrial Authority. Mr Royalty was asking that the Russell Springs Industrial Park and French Valley Industrial Park be exempt from any building permit fees. Jeremy Coffey had sent a letter to Branscum Construction for building permit fee of \$7,650 for the expansion of Bruss. Mr. Royalty explained that the expansion to Bruss would be adding 150 new jobs. Loans and grants will total \$4,850,000. All applications have been approved by the state. The building will be costing 6.5 million and the equipment 4.85 million. After much discussion on this matter it died due to lack of motion.
6. Lou Ann Flanagan made the motion to go into executive session pursuant to KRS 61.810 (1) C for possible litigation. Matt Gosser seconded the motion. Motion carried 3-0.
7. The Board reconvened in open session with no action taken.
8. Jeremy Coffey reported to the Board. He stated that 23 nuisance letters had been sent out with four of those being cleaned up so far. Also Tom Wieter with Sprint called concerning the fee amount to be charged for placing 3 antennas and a cabinet at the bottom of tower located on Mill Street. Will wait until Matt DeHart checks with David Pike to see what legally can be charged.
9. The June meeting date, due to the fair, was changed to May 31<sup>st</sup> at 6:30 pm.
10. Lou Ann Flanagan made the motion to adjourn. Matt Gosser seconded the motion. Motion carried 3-0.

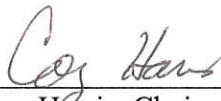
Coy Harris  
Coy Harris, Chairman

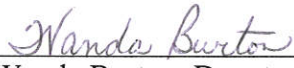
ATTEST: Wanda Burton  
Wanda Burton, Deputy Clerk

April 5, 2007

The Russell Springs Planning & Zoning Board held a regular scheduled meeting on this date at 6:30 p.m. at City Hall. In attendance were Coy Harris, Karen Dalton, Matt Gosser, Lou Ann Flanagan, Matt DeHart, Timmy Hudson, Jeremy Coffey and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the March 15, 2007 minutes. Karen Dalton seconded the motion. Roll call vote with Matt Gosser-yes; Karen Dalton-yes; Coy Harris-yes; Lou Ann Flanagan-yes. Motion carried 4-0.
3. Discussion was held on the sign regulation update. Additional changes are also being made.
4. Cell towers were addressed, not found in the zoning regulations. Matt DeHart will research other cities on cell towers. Lou Ann Flanagan made the motion to address possible addition of text to cover cell towers under Planning & Zoning. Karen Dalton seconded the motion. Roll call vote with Matt Gosser-yes; Karen Dalton-yes; Coy Harris-yes; Lou Ann Flanagan-yes. Motion carried 4-0.
5. Jeremy Coffey reported the First Baptist Church will be expanding. Under special purpose, the parking will need to be figured out and let them know what needs to be done.
6. Lou Ann Flanagan made the motion to adjourn. Coy Harris seconded the motion. Motion carried 4-0.

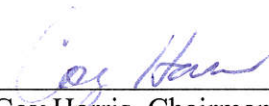
  
\_\_\_\_\_  
Coy Harris, Chairman


ATTEST:   
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Wanda Burton, Deputy Clerk

March 15, 2007

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, Lou Ann Flanagan, Matt Gosser, Jeremy Coffey, and Wanda Burton.

1. Chairman Coy Harris called the meeting to order.
2. Lou Ann Flanagan made the motion to accept the December 19, 2006 minutes. Coy Harris seconded the motion. Roll call vote with Matt Gosser-yes; Lou Ann Flanagan-yes; Coy Harris-yes. Motion carried 3-0.
3. Due to absence of Matt DeHart, the text amendment update will be carried over to next meeting.
4. Coy Harris made the motion to schedule regular monthly meetings for the Planning & Zoning Board on the 1<sup>st</sup> Thursday of each month at 6:30 p.m. Lou Ann Flanagan seconded the motion. Roll call vote with Matt Gosser-yes; Lou Ann Flanagan-yes; Coy Harris-yes. Motion carried 3-0.
5. Coy Harris made the motion to increase cell tower fees to a one time fee of \$2500. This will be updated in the text amendment. Lou Ann Flanagan seconded the motion. Roll call vote with Matt Gosser-yes; Lou Ann Flanagan-yes; Coy Harris-yes. Motion carried 3-0.
6. Correction needs to be made on Hwy 127 and Cade Road. This was overlooked on mapping, had been understood that 300 feet off road of Hwy 127 was to be commercial. Coy Harris made the motion to correct zoning from R-3 to C-1 from north side of Cade Road where the land has been cleared and up to property line and over to the private drive of Helen Cade. On the south side of Cade Road, property being excavated now up to the duplex on the west end of property. Lou Ann Flanagan seconded the motion. Roll call with Matt Gosser-yes; Lou Ann Flanagan-yes; Coy Harris-yes. Motion carried 3-0.
7. Jeremy Coffey informed the Zoning Board that letters had been sent out concerning abandon cars and condemned houses. These problems do affect the health, safety and welfare of the citizens of Russell Springs.
8. Coy Harris made the motion to adjourn. Lou Ann Flanagan seconded the motion. Motion carried 3-0.

  
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Coy Harris, Chairman

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