

The Russell County Planning Commission
June 17, 2014
4:30 P.M. EST.

An adjourned meeting of the Russell County Planning Commission was called to order by Vice Chair David Ellis. Members present were: William "Bill" Friend, Wanda Lamb, Dillie Elliott, Gary Head, Commission Chair Peggy Martin, Rick Perry, Ferdinard Crawford, Attorney Walter Gray, and County Administrator LeAnn Horne, who kept the minutes. Advisors present were County Engineer Larry Kite, and County Building Inspector Greg Smith.

A quorum was established.

Vice Chair Ellis requested motion to approve the May 6, 2014 meeting minutes. Gary Head motioned to approve the minutes and was seconded by Wanda Lamb. Seven (7) yes votes and one (1) abstention, Rick Perry who was absent at the last meeting, the motion passed. Vice Chair Ellis requested that today's minutes reflect the cancellation of the May 20th, meeting which was cancelled due to the lack of agenda items and the June 3rd, 2014 meeting, which was Election Day.

Discussion concerning county sewer took place. Vice Chair Ellis requested that plans for the creation of a system be discussed, this should include the Fort Mitchell area and promoting areas in Ladonia that already have sewer lines. Mr. Ellis suggested to also discussing how to finance a county sewer system.

Chamber of Commerce representative, James McGill, gave a presentation concerning Fort Mitchell's growth rate and the need for a sewer system in that area to accommodate potential businesses. He outlined different sewer systems, their cost and the inquiry of businesses who want to locate in the Fort Mitchell area.

The County Administrator gave funding options for sewer systems.

Vice Chair Ellis requested written support from the County Commission to the Planning Commission and Sewer Board for the creation of a county sewer plan and for the pursuit of funding. More discuss took place concerning funding sewer systems.

Vice Chair Ellis adjourned the discussion portion of the meeting and thanked those who attended.

The regular meeting resumed.

Vice Chair Ellis announced that due to Chair Adams' medical condition, he thought it would be appropriate to elect a second Vice Chair in-case he should also absent before Chair Adams returns. Dillie Elliott was nominated by Ferdinard Crawford to serve as second Vice Chair and was seconded by Gary Head. The vote was unanimous.

Dillie Elliott motioned for Administrator Horne to write a letter to the Commission stating that the Planning Commission requests the Commission to set up a county sewer plan. Seconded by Commissioner Martin. The vote was unanimous.

George Martin presented the minor subdivision plat for Jimmy Finkley 3 deeded pieces of property are being added together make two larger pieces of property. Vice Chair Ellis requested the County Engineer's recommendation. County Engineer Larry Kite stated that his interpretation of Russell County's regulations is: if you are only combining lots, it's not a subdivision and is not necessary to seek approval the Planning Commission. The Planning Commission may want to consider changing some of the language and regulations. The definition of a subdivision is the dividing or development of a parcel into two or more sites. The Country Engineer is required to sign every plat, even if someone is just resurveying the lot and not changing anything. Some surveyors place the Planning Commissioners Certificates on all plats, which force the plat to be approved by Planning Commission, or if it is a gray area. Sometimes, there may only be a lot line changing, but still not changing the number of lots. He suggested there be more consistency.

Vice Chair Ellis thoughts are that surveyors should still bring those plats before the Planning Commission. After the Comprehensive Plan has been updated, the Planning Commission can then review the Subdivision Rules and Regulations and address that issue at that time and maybe make a changed.

Commissioner Martin motioned to approve the Plat for Jimmy Finkley. Seconded by Wanda Lamb. The vote was unanimous.

A re-plat for Thomas Richardson was presented by Tommy Richardson. Property lines are being moved for presentation to the bank for financing of house construction. Engineer Kite found no problems with the re-plat. Ferdinard Crawford motioned to approve the plat and was seconded by Bill Friend. The vote was unanimous.

A representative for Surveyors Hobbs Smith & Associates presented the minor subdivision for the Mary Bush located on Woodland Drive. Engineer Kite stated the plat met subdivision regulations. Rick Perry motioned to approve the plat. Seconded by Wanda Lamb. The vote was unanimous.

Barrett-Simpson Surveyor discussed a re-plat of lots 251-253 of the Registry at Westgate. These lots need additional adjoining land to accommodate sewage. The configuration is one that the bank acknowledged they would approve for financing. Engineer Larry Kite recommended approval of the re-plat. Bill Friend motioned to approve and was seconded by Ferdinard Crawford. The vote was unanimous.

Surveyor for Barrett-Simpson also presented for Ronald Harris a minor subdivision located in Pittsview on County Road 4. They are creating a lot line to divide property. The Health Department as signed off on the subdivision though there is two dwelling on one lot. Engineer Kite stated that since the Health Department has signed, He doesn't

have a problem with the re-plat. Rick Perry motioned to approve and was seconded by Gary Head. Dillie Elliott left the meeting prior to the vote; all remaining members voted to approve.

Vice Chair Ellis stated that the next meeting is scheduled for July 1st.