

Planning Matters

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Planning & Zoning Has Built-In Separation of Authority & Checks & Balances

Planning and zoning is a deliberate process governed by legal principles, statutes, and codes. It is designed to implement and protect the community's vision but not be a barrier to development. Planning and zoning directs growth and development, shields against nuisances, guides how citizens live together for the better, protects property values, and promotes the public health, safety, and welfare.

Kentucky Revised Statutes Chapter 100 is the state enabling legislation that provides the legal authority for local planning and land-use regulation. The Interlocal Agreement is the local agreement between Nelson County and the Cities of Bardstown, Bloomfield, Fairfield, and New Haven that sets forth the details for establishing and administering the joint planning unit. Both the state enabling legislation and Interlocal

Agreement clearly establish separation of authority and checks and balances to safeguard the public trust and protect the public interest. The legislative bodies (Fiscal Court, City Council, City Commission) and Planning Commission have distinctly different jobs. Each role is vital to ensuring efficient, effective, and fair processes and outcomes.

The legislative bodies are responsible for establishing the joint planning unit, and the Judge/Executive and Mayors, with approval of their respective legislative bodies, appoint the Planning Commission and BOA members. It is the job of the legislative bodies to appoint capable and fair members and to ensure that the Planning Commission and BOA have a balance of expertise and experience. The legislative bodies are the policymakers and have authority to adopt the Comprehensive Plan goals

regulations. The Planning Commission and BOA members are appointed to work within the adopted goals and objectives and zoning regulations, but they have no authority to change the goals and objectives and regulations based on public comment. If the Planning Commission and BOAs are concerned about the impacts of applying a specific regulation or have recommendations on effective ways to accomplish the community's goals and objectives, then they can only make recommendations on changes. It is left up to the legislative bodies to consider the recommendations and take action on changes to the law.

If, during the process, any individual or entity claims to be injured or aggrieved by any final action, then they may appeal the action to Nelson Circuit Court.

Planning Commission FAQs

What is the Joint City-County Planning Commission of Nelson County? The Planning Commission is an 11-member "quasi-judicial" and independent entity made up of appointed citizen members. The Planning Commission makes planning decisions and recommendations to the legislative bodies, and it operates under Kentucky Revised Statutes Chapter 100, an Interlocal Agreement, and its Bylaws.

What is a "quasi-judicial" entity? "Quasi" means similar or like. While the Planning Commission is not a court, its actions are similar to those taken by a judge. The Planning Commission applies law to a particular set of facts or circumstances to

reach its decision, and its procedures are "court like."

Is the Planning Commission a city or county agency? No. The Planning Commission is an independent agency, but it receives funding and direction from and is responsible to all participating legislative bodies.

When was the Planning Commission established? The Planning Commission was established under KRS Chapter 100 and through an Interlocal Agreement executed between Nelson County and the Cities of Bardstown, Bloomfield, Fairfield and New Haven on April 28, 1970. This agreement set forth the planning unit boundaries and contains all

details for the establishment and administration of the planning unit, preparation of plans and aids to plan implementation, and method of appropriation of financial support.

Where does the Planning Commission get its authority? Kentucky Revised Statutes (KRS) Chapter 100 provides the legal authority for local planning and land-use regulation. This enabling legislation sets forth the procedural and administrative requirements for comprehensive planning, zoning administration, and subdivision management. KRS 100.121 and 100.127 allows the creation of a joint planning unit through an interlocal agreement.

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Planning Commission FAQs (continued from page 1)

What are the Planning Commission's duties and responsibilities?

The Planning Commission's duties and responsibilities include implementing the community's Comprehensive Plan and administering the zoning and subdivision regulations, Design Standards Ordinance, and city sign regulations.

How are the Planning Commissioners appointed? Planning Commissioners are appointed by the Mayors and County Judge/Executive, with approval by their respective legislative bodies. The Planning Commission includes 3 Bardstown members, 1 Bloomfield member, 1 Fairfield member, 1 New Haven member, and 5 county members — 1 representing each magisterial district.

What are the qualifications for Planning Commissioners? Planning Commissioners must be Nelson County residents and may not be elected or appointed officials or employees of a participating local government. Bardstown and Bloomfield appointees must be owners of property or reside within the city limits. Fairfield and New Haven appointees must reside within the city limits. County members must represent specific magisterial districts. All Planning Commissioners must take the oath of office prescribed by Section 228 of the Kentucky Constitution and must satisfy training requirements as set forth in KRS 147A.027.

What is the term of office for a Planning Commissioner? Each Planning Commissioner serves a 4-year term and may be reappointed by the respective legislative body.

What happens if there is a vacancy on the Planning Commission? When a vacancy occurs, the Planning Commission notifies the appropriate appointing authority and the appropriate appointing authority shall fill the vacancy within sixty (60) days. If the authority fails to act within that time, the Planning Commission shall fill the vacancy. When a vacancy occurs other than through

an expiration of the term of office, it shall be filled for the remainder of that term so that a staggered pattern of terms may be maintained.

What are the specific duties of each Planning Commissioner?

Planning Commissioners are required to review agenda items, make site visits, attend and participate in the regular monthly meetings, attend and serve as Hearing Officer during one public hearing a year, complete continuing education, and attend other meetings, as necessary.

Is continuing education mandatory? Yes. In 1998, Kentucky was the first state to enact mandatory continuing education requirements for Planning Commissioners, BOA members, and staff. KRS 147A.027 requires newly appointed members to complete 4 hours of orientation within 120 days of appointment, all members to complete 8 hours of training every 2 years, and professional and administrative staff to complete 16 hours of training every 2 years. Certified planners are required to receive 32 hours of continuing education every 2 years to maintain their certification with the American Institute of Certified Planners.

When does the Planning Commissioner meet? The Planning Commission conducts a public hearing on the 2nd Tuesday at 7:30 p.m. and holds its regular meeting on the 4th Tuesday of each month at 6:30 p.m. All meetings are held in the Fiscal Court Room, 2nd Floor, Old Courthouse Building, One Court Square, Bardstown, unless otherwise published. The public hearing is conducted by one Planning Commissioner serving as the Hearing Officer, with assistance from the Director and Court Reporter.

Are the public hearing and regular meeting open to the public? Yes. The public hearing allows proponents and opponents to present testimony and evidence. However, while the regular meeting is open to the

public, no additional testimony or evidence on public hearing items may be presented at the regular meeting.

Are hearing transcript and meeting minutes open record?

Yes. Verbatim transcripts of the public hearing and Planning Commission action on public hearing items are prepared by the Planning Commission's court reporter. Minutes of the Planning Commission's regular meeting are also taken by staff. Requests for copies of meeting minutes or transcripts are at the expense of the requesting party.

Are Planning Commissioners paid? Yes. Planning Commissioners are paid \$50 plus mileage for each meeting. They may also be reimbursed for any training expenses.

Does the Planning Commission elect officers, and what are their duties? Yes. The Planning Commission is required to elect 3 officers — Chair, Vice-Chair, and Secretary/Treasurer — at its regular meeting in June of each year. Officers are appointed members and represent their respective jurisdiction; therefore, they are entitled to vote and take part in the discussion of any matters before the Commission. The Chair serves as the presiding officer. The Vice-Chair acts in the capacity of the Chair in his absence, and in the event the office of the Chair becomes vacant, the Vice-Chair shall succeed to this office for the unexpired term of the Chair. The Secretary/Treasurer is responsible for the Planning Commission's records management and financial administration and reporting. In the event the Chairperson or Vice-Chairperson is not present for a meeting, the Secretary/Treasurer serves as the presiding officer. The Secretary/Treasurer may delegate his/her duties and responsibilities to the Planning Commission Director, who shall not have the power to vote.

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Planning Commission FAQs (continued from page 2)

Does the Planning Commission employ staff? Yes. The Planning Commission may employ staff or contract with planners or other persons as it deems necessary to accomplish its assigned duties. Currently the Planning Commission employs 2 full-time and 3 part-time staff and has contracts for legal, accounting/audit, mapping, and court reporting services.

What is the staff's role? The Planning Commission staff is responsible for the day-to-day implementation, administration, and enforcement of local and state planning and zoning rules, regulations, and laws. The Planning Commission staff provides technical assistance to the Planning Commission. The Planning Commission staff does not have the power to vote or change policy.

Does the Planning Commission handle its own personnel and financial administration? Yes. The Planning Commission is responsible for its own personnel and financial administration. The Planning Commission has an agreement with Nelson County Fiscal Court for payroll and benefit administration, but all other personnel and financial administration is conducted in-house by the Planning Commission staff. Each year the Planning Commission is required to have financial statements compiled and an audit conducted.

How is the Planning Commission funded? The Planning Commission has 2 sources of funding— 55 percent from fees and charges for services and 45 percent from local government contributions. Fees support general operating expenses. Local government contributions support personnel, rent, and utilities. Local government contributions are based on per capita of each participating local government:

Nelson County	67.5%
City of Bardstow	27.7%
City of Bloomfield	2.3%
City of New Haven	2.3%
City of Fairfield	0.2%

What is the Planning Commission's budget? The Planning Commission's total budget for Fiscal Year 2008 was \$303,110. Below is a breakdown of last year's expenses:

Personnel	69%
Legal/Enforcement	10%
General Operating Expenses	8%
Office Rent and Utilities	5%
Insurance	4%
Member Salary/Training	4%

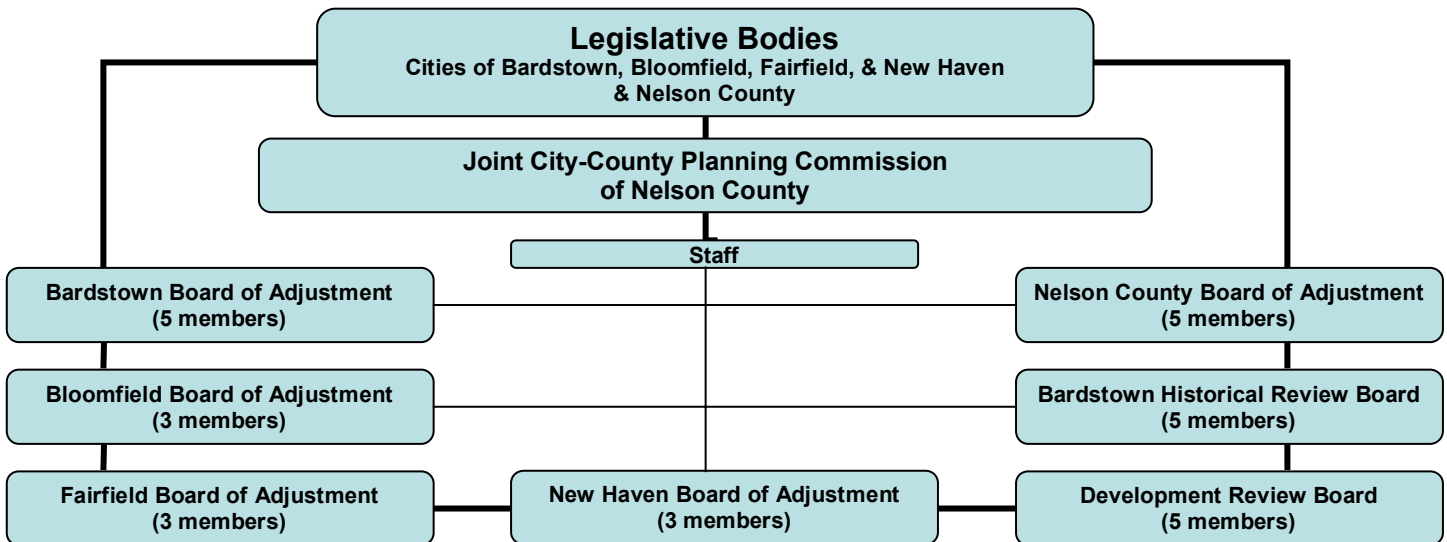
Do the Planning Commissioners have a Code of Ethics? Yes. Planning Commissioners must comply with the Code of Ethics adopted by their respective appointing legislative body and with the ethical principles set forth in the Interlocal Agreement

and Bylaws. In addition, as citizen planners and members of the American Planning Association (APA), Planning Commissioners must adhere to the APA's Ethical Principles in Planning.

What if a Planning Commissioner has a conflict of interest? A Planning Commissioner who has any direct or indirect financial interest in the outcome of any question before the body must disclose the nature of the conflict of interest, shall recuse oneself from participation in the discussion and voting on the question, and shall not be counted for the purpose of the quorum.

Can Planning Commissioners be removed from office? Yes. Any Planning Commissioner may be removed by the appropriate appointing legislative body for inefficiency, neglect of duty, malfeasance, or conflict of interest.

What is the Planning Commission's record on zone change recommendations? Between 2004 and 2008, the Planning Commission considered 160 zone changes and recommended approval of 89 percent of those changes. The legislative bodies took final action on and approved 91% of those zone changes.



About the Planning Commissioners & Staff

Kenneth Brown **City of Bloomfield**

Originally from Bloomfield, Kenny graduated from Bloomfield High School. Kenny worked 35 years at James B. Beam Distilling and was a union representative. He is a Vietnam veteran. Kenny's wife Charlotte is retired. They reside in the City of Bloomfield and have 6 children and 13 grandchildren. Appointed in 2005, Kenny said he agreed to serve on the Planning Commission because "after I retired, I had the time and wanted to be involved in community service."

Theresa Cammack **Nelson County Magisterial District #3** **(Southwest Nelson County, Boston, Cedar Creek, Nelsonville)**

Born in Lebanon, Theresa's family moved to Bardstown when she was 6 years old. She graduated from Bethlehem High School. Theresa has worked in customer service for Salt River Electric for 26 years and has participated in many community activities, including coaching softball, Little League commissioner, Nelson County High School softball Booster Club president, current Chair of Leadership Nelson County, Union Steward for Local 369, and member of the NCEEF Board of Directors. Her husband, Gene, is retired, and they live in the Boston area and have 3 children and 2 grandchildren. Appointed in 2001, Theresa says that the Planning Commission "... is just another way for me to help my community to be one of the best places to live."

Wayne Colvin **Nelson County Magisterial District #5** **(Northeast Nelson County, Bloomfield, Chaplin, Fairfield)**

Wayne is a self-contractor, realtor, and developer. His wife, Laketa, and he still live in the Chaplin area and have 2 children. LaKeta works as a bookkeeper at Kentucky Home Bank. Wayne graduated from Nelson County High School. He was appointed to the Planning Commission in February 2005. Wayne says serving on the Planning Commission allows him "... to try and serve the area and county as a whole."

Fred Hagan **City of Bardstown**

Appointed in January 2009, Fred is the most recent appointee to the Planning Commission. Fred currently works as the Senior Engineer Manager with Beam Global Spirits. Fred was raised in New Haven, and his wife, Patricia, and he live in Bardstown. His wife is a Learning Consultant at St. Joseph School. He has a Bachelor of Science in electrical engineering from the University of Kentucky and a Master of Business Administration from Bellarmine University. He served 2 4-year terms on the Bardstown City Council, completed Leadership Nelson County, and served on the Leadership Board of Directors. Fred says he serves on the Planning Commission because "for most of my adult life, I have been involved in my community as a volunteer, board member, chairman, etc. Since my tour as a city councilman was ending, I was looking for something to be involved in; therefore, I accepted the Mayor's invitation to serve."

Andy Hall **City of New Haven**

Andy is an Academic Counselor at Bethlehem High School and is the real estate broker of Andy Hall and Associates. Andy grew up in the New Haven community. He received a Bachelor of Arts from St. Meinred College, Masters from University of Kentucky, and Rank I from University of Louisville. His wife is retired, and they have 3 children and 6 grandchildren. Appointed in March 2000, Andy serves on the Planning Commission "to pledge a fair use of properties to all in future planning and to honor and protect places of historical significance."

Todd Johnson **City of Bardstown**

For 14 years, Todd has been employed as a Senior Account Manager with Tower Automotive. His wife, Lee Margaret, their four children, and he reside in the Bardstown Historic District. In the early 1970s, Todd and his family moved from Dayton, Ohio to Bardstown after Todd's father took a job in Elizabethtown. Todd received a Bachelor of Arts in political science and economics from Miami University in Oxford, Ohio and has completed 15 hours towards a Master of Public Administration at the University of Louisville. Todd says, "I was honored to be appointed. I have a sense of public service, and my education led to an interest in local government. I have a small "c" conservative view that change should be incremental and planned."

Mary Ellen Marquess **City of Fairfield**

Appointed in February 2007, Mary Ellen says she serves on the Planning Commission "to work for the betterment of the community and quality of life for all." Mary Ellen has lived her entire life in Fairfield. She graduated from St. Catherine Academy and worked 20 years as a USPS rural mail carrier for the Cox's Creek Post Office. Today she manages Rogan Mobile Home Park in Bardstown. Her husband, William, is retired and serves on the Fairfield Board of Adjustment. They have 5 children and 11 grandchildren.

Mark Mathis, Secretary/Treasurer **City of Bardstown**

With the exception of his years in school, Mark has lived in Bardstown and Nelson County his entire life. He is the President of Mago Construction Company and attorney in private practice. Mark graduated from Bardstown High School, and he received a Bachelor of Business Administration from University of Kentucky and Juris Doctor from the University of Louisville School of Law. His wife, Debi, is a volunteer, and they have 3 children. Appointed in 1990, Mark also serves as Chairman of the Bardstown Board of Adjustment. He says, "I serve as a Planning Commissioner because I live, work, and raise my children in this community, and therefore, I want it to be a better place all around. Our community is unique and needs to maintain its uniqueness while at the same time balancing future growth. I serve to give something back to Bardstown and Nelson County."

About the Planning Commissioners & Staff (continued from page 4)

Carolyn Welch

Nelson County Magisterial District #4
(Northwest Nelson County, Hunters, Deatsville, Samuels)

Appointed in February 2006, Carolyn has lived in Bardstown and Cox's Creek areas of Nelson County. She is married to Randy, and they have 2 children. Carolyn works with her husband in their company Welch Walls. Carolyn says, "I enjoy serving on the Planning Commission because I love Bardstown and Nelson County and I'm interested in learning about future plans and growth of the community."

Linda Wells, Vice-Chair

Nelson County Magisterial District #2
(Southeast Nelson County, Woodlawn, Botland)

Linda is the Executive Director of the United Way of Nelson County. Linda is originally from Jessamine County, but her husband, Wayne, and she moved to Nelson County after they married in 1965. Linda attended Eastern Kentucky University and graduated from Fuguzzi Business College. Wayne is retired from Barton Distillery, and Wayne and Linda have 2 children and 4 grandchildren. Linda currently serves as the Chair of the Nelson County Extension Board of Directors. Appointed in 1992, Linda says, "I enjoy serving on the Planning Commission because I enjoy seeing what is being done in Nelson County and being a part of it. Linda says, "The Planning Commission is very important in directing the future planning of our county, in making the community a better place to raise our family, and ensuring that our community is a place that our children and grandchildren can be proud of, want to live in, and do not want to leave."

Mike Zoeller, Chair

Nelson County Magisterial District #1
(Southern Nelson County, New Haven, Culvertown, New Hope)

Appointed in 1981, Mike Zoeller see his service on the Planning Commission as his civic duty. Originally from Jefferson County, Mike moved to Nelson County in 1976. Mike received a Bachelor of Arts in business and economics from Bellarmine University, Bachelor of Sciences and Arts from Louisville School of Arts, and Master of Fine Arts from Kansas University. Mike is self-employed. He is married to Dr. Lida Oxnard, and she has 4 children and 4 grandchildren. Mike is a member of the Nelson County Foundation and participated in Leadership Nelson County.

Pen Bogert

Preservation Administrator (part-time)

In January 2008, Pen started as the Planning Commission's part-time Preservation Administrator, and he is responsible for the day-to-day implementation, administration, and enforcement of the historic overlay zoning regulations. Pen worked for 10 years as a reference specialist with the Filson Historical Society in Louisville. Pen is originally from Philadelphia. He received a Bachelor of Arts in history and political science from Midwestern University and has authored several publications on slavery in Kentucky. His wife, Brenda, works at Bethlehem High School, and they reside in Bardstown's Historic District.

Phyllis Horne

Secretary/Receptionist (full-time)

Originally from Jefferson County, Phyllis and her husband, Gary, moved to Nelson County in 2001. Phyllis and Gary are both retired from LG&E. Phyllis has 2 children, 4 grandchildren, 2 stepchildren, and 1 step grandchild. Phyllis started with the Planning Commission part-time in 2004 and went full-time in 2007.

Janet Johnston, AICP

Director

Janet is originally from Henderson County. She received a Bachelor of Arts in political science, with economics minor, from the University of Kentucky and Master of Public Administration and Master of Arts in folk studies (historic preservation track) from Western Kentucky University. Janet's previous work experience includes 5 years as a Planner/Preservation Administrator with the City-County Planning Commission of Warren County in Bowling Green and 5 years as a Public Administration Specialist and Assistant Director with the Lincoln Trail Area Development District in Elizabethtown. She is a member of the American Institute of Certified Planners and American Planning Association. Janet and her husband, Keith Crowe, moved to Nelson County in 2000, and she assumed the Director's position in 2003. Keith is a Licensed Land Surveyor and Survey Department Head with QK4 Engineering in Louisville, and he has one daughter. Janet says, "I take pride in public service. My role as a professional planner is to fairly administer the law as adopted by the legislative bodies and to provide technical assistance to the Planning Commission to ensure that their decisions are informed and legal."

Cindy Pile

Administrative Assistant (part-time)

Originally from Spencer County, Cindy moved to Nelson County in 1987. She graduated from Sullivan University with a degree in administrative services. Cindy previously worked as a Production Manager at Ivy Hill Packaging in Louisville for 15 years. She started full-time with the Planning Commission in 1997 and went part-time in 2003. Cindy and her husband, Jerry, have 2 children. She serves as the Secretary to the Planning Commission and Boards of Adjustment and assists the Director in the day-to-day administration of the Planning Commission office.

Jack Waff

Enforcement Officer (part-time)

Originally from Virginia, Jack graduated from Western Kentucky University and moved to Kentucky. In 2003, Jack retired after 35 years as an educator and administrator — 22 years of which were as the Superintendent of Washington County Schools. In 2004, Jack and his wife, Wilma, moved to Nelson County, and he was employed as the Planning Commission's part-time Enforcement Officer responsible for investigating and inspecting zoning, sign, and design standards violations. Wilma is a retired teacher, and Wilma and Jack have 2 children and 2 grandchildren.

**Zoning Compliance Permit Analysis
January - December 2008**

Permit Type	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Additions	0	\$0	5	\$27,000	5	\$27,000
Agricultural Demolitions	0	\$0	1	\$0	1	\$0
Agricultural Structures	0	\$0	53	\$741,155	53	\$741,155
Agricultural Subtotal	0	\$0	59	\$768,155	59	\$768,155
Accessory Structures	56	\$204,278	189	\$1,889,841	245	\$2,094,119
Accessory Structure Additions	2	\$5,191	4	\$14,500	6	\$19,691
Accessory Structure Alterations	0	\$0	1	\$6,000	1	\$6,000
Accessory Structure Demolitions	1	\$0	1	\$0	2	\$0
Duplexes (4 units)	0	\$0	2	\$340,000	2	\$340,000
Duplex Alterations/Remodeling	1	\$2,000	0	\$0	1	\$2,000
Manufactured Homes, Double-wide	0	\$0	12	\$713,120	12	\$713,120
Manufactured Homes, Single-wide	0	\$0	22	\$262,100	22	\$262,100
Manufactured Homes, Park Replacements	3	\$0	3	\$0	6	\$0
Manufactured Home Additions	0	\$0	5	\$45,100	5	\$45,100
Manufactured Home Demolitions	0	\$0	1	\$0	1	\$0
Multi-Family Alteration	2	\$583,000	0	\$0	2	\$583,000
Multi-Family Demolition	0	\$0	1	\$0	1	\$0
Multi-Family Structures (25 units)	4	\$1,350,000	0	\$0	4	\$1,350,000
Single-Family Additions	30	\$394,119	76	\$1,197,110	106	\$1,591,229
Single-Family Alteration/Remodeling	17	\$282,000	25	\$553,100	42	\$835,100
Single-Family Demolitions	2	\$0	5	\$0	7	\$0
Single-Family Dwellings	37	\$4,397,816	128	\$17,009,250	165	\$21,407,066
Townhouses/Condominiums (9 units)	3	\$480,000	0	\$0	3	\$480,000
Residential Subtotal	158	\$7,698,404	475	\$22,030,121	633	\$29,728,525
Commercial Accessory Structures	2	\$2,400	1	\$4,000	3	\$6,400
Commercial Additions	9	\$3,436,500	4	\$124,792	13	\$3,561,292
Commercial Alteration/Remodels	28	\$987,795	3	\$15,500	31	\$1,003,295
Commercial Demolitions	1	\$0	1	\$0	2	\$0
Commercial Structures	13	\$2,823,900	5	\$1,653,000	18	\$4,476,900
Commercial Tenant Fit-Ups	14	\$873,460	1	\$2,000	15	\$875,460
Commercial Subtotal	67	\$8,124,055	15	\$1,799,292	82	\$9,923,347
Industrial Accessory	4	\$70,000	1	\$16,000	5	\$86,000
Industrial Additions	6	\$1,687,000	4	\$1,459,000	10	\$3,146,000
Industrial Alterations/Remodels	1	\$818,000	2	\$40,000	3	\$858,000
Industrial Structures	3	\$705,000	0	\$0	3	\$705,000
Industrial Subtotal	14	\$3,280,000	7	\$1,515,000	21	\$4,795,000
Public Structures	0	\$0	1	\$75,000	1	\$75,000
Public Structure Alterations/Remodels	2	\$639,300	3	\$9,000	5	\$648,300
Telecom. Accessory Structures	0	\$0	1	\$24,000	1	\$24,000
Public Subtotal	2	\$639,300	5	\$108,000	7	\$747,300
Temporary Mobile Home Storage	0	\$0	4	\$0	4	\$0
Temporary Modular Office	0	\$0	1	\$0	1	\$0
Total Permits Issued	241	\$19,741,759	566	\$26,220,568	807	\$45,962,327

**New Construction Permit Comparison
2006—2008**

Permit Type	2006		2007		2008	
	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost
Duplexes	12 (24)	\$552,000	10 (20)	\$1,027,000	2 (4)	\$340,000
Multi-Family Structures	8 (25)	\$845,000	1 (3)	\$110,000	4 (25)	\$1,350,000
Townhouses/Condos	16 (39)	\$3,620,000	9 (33)	\$1,860,000	3 (9)	\$480,000
Single-Family Dwellings	252 (252)	\$34,653,512	200 (200)	\$27,124,864	165 (165)	\$21,407,066
Commercial Structures	18	\$8,740,876	17	\$3,604,933	18	\$4,476,900
Industrial Structures	2	\$9,978,390	6	\$10,020,250	3	\$705,000
Public Structures	12	\$5,726,000	2	\$1,502,558	1	\$75,000
Total Permits	1,011	\$82,423,600	944	\$70,493,140	807	\$45,962,327

**Conventional Single-Family Dwellings
by Subdivision
2008**

<u>Subdivision</u>	<u># Units</u>
Miller Springs	14
Bridgepointe	13
Corman's Crossing	13
Early Times	8
Big Springs	5
Cross Creek	5
Wildwood	4

**Conventional
Single-Family Dwellings
1974-2008**

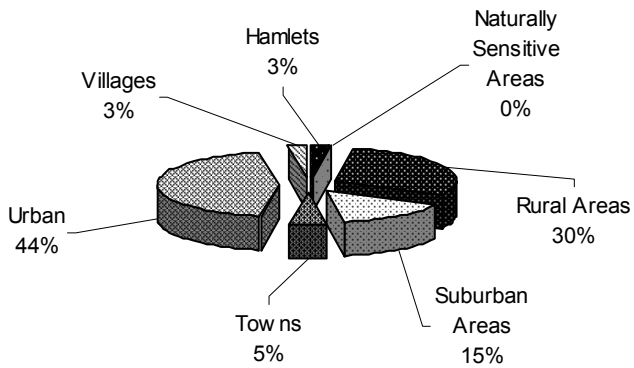
Year	# Units	Year	# Units
1974 R	109	1992	378
1975	152	1993	334
1976	149	1994	392
1977	126	1995	397
1978	176	1996	380
1979	209	1997	351
1980 R	115	1998	474
1981 R	98	1999	427
1982 R	98	2000	402
1983	129	2001 R	406
1984	100	2002 R	391
1985	111	2003 R	429
1986	121	2004	377
1987	118	2005	390
1988	128	2006	252
1989	183	2007 R	200
1990 R	244	2008 R	165
1991 R	252		

**Conventional Single-Family Dwelling Data Analysis
2006-2008**

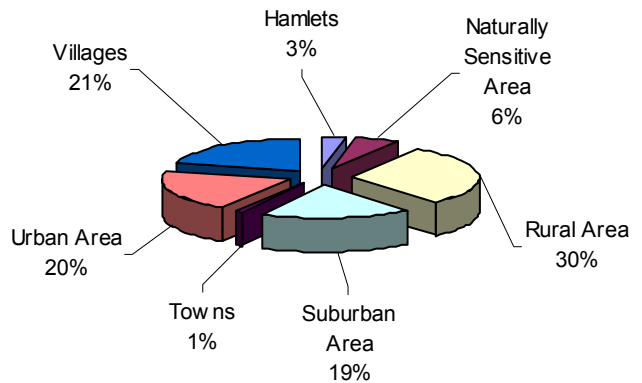
Construction Cost			Size—Living Space		
<u>Range</u>	2006	\$7,500-\$600,000	<u>Range</u>	2006	448-7,080 sf
	2007	\$18,000-\$1,987,000		2007	156-14,676 sf
	2008	\$2,100—\$500,000		2008	480-4,937 sf
<u>Average</u>	2006	\$132,510	<u>Average</u>	2006	1,783 sf
	2007	\$135,624		2007	1,671 sf
	2008	\$130,043		2008	1,750 sf
<u>Median</u>	2006	\$115,000	<u>Median</u>	2006	1,500 sf
	2007	\$100,000		2007	1,436 sf
	2008	\$105,000		2008	1,500 sf
<u>Mode</u>	2006	\$60,000	<u>Mode</u>	2006	1,350 sf
	2007	\$80,000		2007	1,350 sf
	2008	\$80,000		2008	1,250 sf

R denotes U.S. recessions as determined by the National Bureau of Economic Research

Comprehensive Plan Reorientation Policy Goals by Community Character Area



2008 Total Dwelling Units by Community Character Area

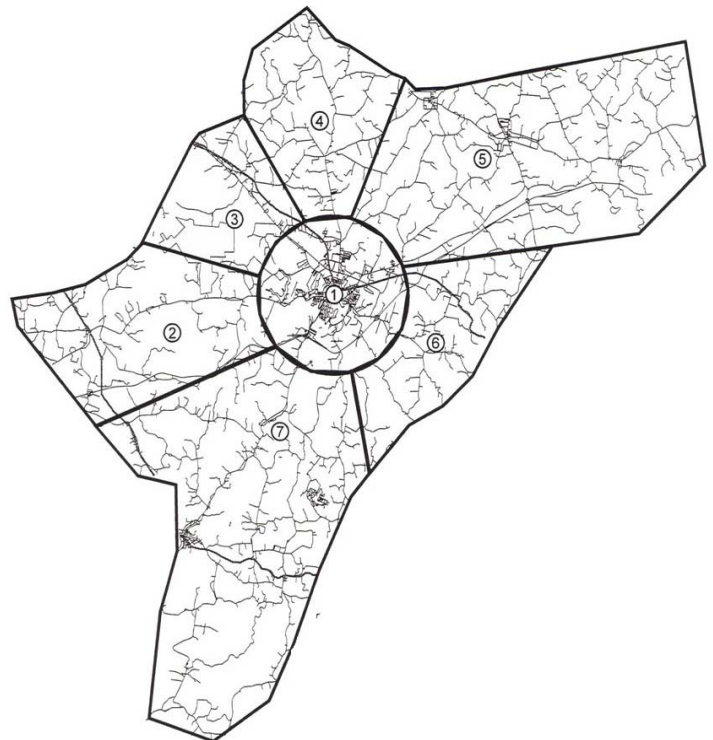


Total Dwelling Units by Area 2008

Community Character Area	# Units	%
Botland Hamlet (6)	1	0.42%
Cox's Creek Hamlet (4)	1	0.42%
Samuels Hamlet (3)	5	2.11%
Hamlets	7	2.95%
Boston NSA (2)	6	2.53%
New Haven NSA (7)	7	2.95%
Naturally Sensitive Area	13	5.49%
Boston Rural (2)	3	1.27%
Cox's Creek Rural (4)	5	2.11%
Bloomfield Rural (5)	24	10.13%
Woodlawn Rural (6)	11	4.64%
New Haven Rural (7)	29	12.24%
Rural Area	72	30.38%
KY 245 Suburban (3)	4	1.69%
Cox's Creek Suburban (4)	11	4.64%
Bloomfield Suburban (5)	4	1.69%
Woodlawn Suburban (6)	25	10.55%
New Haven Suburban (7)	2	0.84%
Suburban Area	46	19.41%
New Haven Town (7)	2	0.84%
Towns	2	0.84%
Outer Urban Neighborhood (1)	27	11.39%
Urban Industrial Center (1)	1	0.42%
Urban Neighborhood Business (1)	3	1.27%
Traditional Urban Neighborhood (1)	17	7.17%
Urban Area	48	20.25%
Deatsville Village (3)	16	6.75%
Hunters Village (3)	33	13.93%
Villages	49	20.68%

Total Dwelling Units by Area 2008

Area	#	%
Urban Area (1)	48	20.25%
Boston Road Corridor (2)	9	3.80%
KY 245 Corridor (3)	58	24.47%
Louisville Road Corridor (4)	17	7.17%
Bloomfield Road Corridor (5)	28	11.81%
Woodlawn Road Corridor (6)	37	15.61%
New Haven Road Corridor (7)	40	16.89%



Planning Commission Activity 2006—2008

Application Type	2006	2007	2008
Administrative Appeals	1	1	0
Cell Tower Review	1	1	0
Commercial Design Review			
New Projects	27	7	14
Revised Projects	2	8	1
Conditional Use Permits			
New Permits	29	36	20
Annual Inspection	31	60	96
Historic District Review			
Certificates of Appropriateness	58	57	51
Planned Unit Development Designa-	0	7	4
Planned Unit Development Amend-	0	0	1
Sign Permits			
Permanent	108	115	95
Temporary	77	70	60
Subdivision Review			
Advisory Plat	27	9	14
Agricultural Division	15	4	2
Amended Plat	83	39	64
Minor Plat	34	30	36
Major—Preliminary Plat	8	8	3
Major—Final Plat	17	9	32
Variances	23	26	23
Zone Changes	30	33	22
Zone Changes with PUDs	0	3	0

URBANE PLANNING

by Robert A. Jonas, AICP

About Urbane Planning and Robert A. Jonas, AICP:

Bob Jonas is planner with the Boone County Planning Commission. Since 1993, Bob has worked as an urban planner, and he has been exposed to a wealth of unusual and frustrating situations probably shared by many planners. In response to some of his experiences, he began drawing editorial cartoons to vent his frustrations. The cartoons are titled “Urbane Planning” as a play on the profession of urban planning. The word “urbane” means “refined or polished,” which is not normally used to describe the planning profession or situations planners face. Bob hopes fellow planners can relate to and have a laugh at the experiences depicted in Urbane Planning.

at-tached gar-age n. part of dwelling used by its owners as a secret entrance and exit from their house in order to avoid any contact with neighbors.

catch ba-sin n. outdoor garbage can for litterbugs who don't want to clutter up the inside of their cars with food wrappers and cans.

char-rette n. a quick and cheap process by which to obtain a plan without all the nicks and cuts of a consultant.

cul-de-sac n. suburban crop circles springing up in agriculture fields all across the country; an American phenomenon (see also ‘dead end’).

ga-ted com-mun-i-ty n. modern day subdivisions modeled after medieval mote-surrounded castles only without the hassle of alligators.

o-pen space n. land that can't be built upon and thus ‘donated’ to the community by a developer.

o-ver-sight com-mit-tee n. (1) a group of people usually gathered together to fix an oversight from a previous planning effort; (2) a group of people who inadvertently overlook the obvious solution to a problem.

ped-es-tri-an n. someone walking from their car to a store (or other similar destination) and back to their car.

sign-age n. advertisement that is never small enough to satisfy planners and never large enough to satisfy business owners.

smart-growth n. a style of development that is perceived to make sense but not dollars.

stake-hold-er meet-ing n. an event where a group of people hold a stake so that others can drive it through the heart of a plan with a large hammer often killing the project.

sus-tain-a-ble de-vel-op-ment n. old-school development where a community exists and lives within its means (see also ‘endangered species’).

ur-ban plan-ner n. jack of all trades; master of none (see also ‘scapegoat’).

zon-ing code n. a document people hate to abide by but are more than willing to push on their neighbors.

New and revised planning-related definitions

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Joint City-County Planning Commission of Nelson County

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**Serving the
Cities of Bardstown,
Bloomfield, Fairfield,
& New Haven
&
Nelson County**

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denotes Magisterial District

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Phyllis Horne, Receptionist/Clerk
Pen Bogert, Preservation Administrator
Mike Coen, Legal Counsel
Alicia Brown, Court Reporter

News

Mr. Fred Hagan was appointed by the Bardstown Mayor, with approval of the Bardstown City Council, to serve the unexpired 4-year term of **Mr. Roland Williams** on the **Planning Commission**. Coach Roe was elected to the City Council and subsequently resigned from the Planning Commission. Mr. Hagan will serve through January 2012.

Mr. John Cissell was appointed by the Judge/Executive, with approval of Nelson County Fiscal Court, to serve the unexpired 4-year term of **Mr. Jack Wimsett** on the **Nelson County Board of Adjustment**. Mr. Cissell will serve through January 2010. Mr. Cissell retired from Salt River Electric with 45 years of service. Mr. Cissell and his wife have lived at the same address for 44 years, and they have 6 children and 3 grandchildren. Mr. Cissell “. . . thinks zoning is very important in order to keep property owners from infringing on the rights of other property owners.” Mr. Wimsett resigned from the Nelson County Board of Adjustment after serving 33 years.

Mr. David Bruce Reynolds was appointed by Bardstown Mayor, with approval of the Bardstown City Council, to serve the unexpired 4-year term of **Mr. Joe Buckman** on the **Bardstown Historical Review Board**. Mr. Reynolds is an attorney, and his renovated law office is located within the historic overlay zoning district. Mr. Joe Buckman resigned from the Bardstown Historical Review Board after serving 4 years.

In memory of Mr. Bill King, Mrs. Geraldine Simpson, Mrs. Doris Leggett, and Mr. Bennie Lee Thompson. Mr. King served on the Nelson County Board of Adjustment for 30 years. Mrs. Geraldine Simpson served on the Bloomfield Board of Adjustment for 19 years. Mrs. Doris Leggett served on the Bardstown Board of Adjustment for 4 years. Mr. Bennie Lee Thompson served on the Bloomfield Board of Adjustment for 25 years. All of you will be deeply missed.