

TAYLORSVILLE-SPENCER COUNTY
BOARD OF ADJUSTMENT
Meeting Minutes

The Taylorsville-Spencer County Board of Adjustment held a meeting on Thursday, September 13, 2021, at 4:00 pm in the Fiscal Court meeting room at 28 East Main St., Taylorsville, Kentucky.

Administrator Sweazy: Before we start, anyone who is listening on zoom wishing to speak will have to come in the room when your name is called so it can be on the recorded system.

Chairman Greg Murphy called the meeting to order. Present were Annelle Hoene, Charlie Ethington, Greg Murphy, Jan Kehne, Administrator Julie Sweazy, Admin. Assistant Angie Helton and Ashlee Ingram, Enforcement Admin. Doug Goodlett was absent.

Approval of the Docket: Motion to approve by Mrs. Hoene, second Mr. Ethington, discussion none, all in favor, motion carried.

Approval of the Minutes: Motion to approve by Mr. Ethington, second Mrs. Hoene, discussion none, all in favor, motion carried.

Chairman Murphy: Any Committee Reports.

Administrator Sweazy: None.

Attorney Dale: Swearing in of applicants in court room wishing to speak.

Chairman Murphy: Unfinished Business.

Administrator Sweazy: None.

Chairman Murphy: New Business.

Administrator Sweazy: Read the application of **Jonathan and Jessica Nielson** requesting a side yard setback variance to construct a garage within 8.5 feet of the property line located at 33 Rising Sun.

Mr. & Mrs. Nielson are preparing to construct a garage on their property. To do so they have had the utilities released along the side property line and had those recorded. Now they are requesting the variance to build within 8.5 feet from the property line. All adjoining property owners have been notified as well as notice being placed in the newspaper.

Jonathan Nielson: I am wanting to build a garage 8.5 feet from the property line.

Chairman Murphy: Is it going to affect the sewer or power line?

Mr. Nielson: No.

Chairman Murphy: Is there a reason why you can't move it back some?

Mr. Nielson: The land already has some drop to it.

Mrs. Kehne: Has the utility companies released the easement?

Mr. Nielson: Yes.

Mrs. Kehne: Is there a reason why you don't put it to the left side of the house?

Mr. Nielson: Because of the size of the garage, it's too close to the center of the road and some of the utility lines run underground there.

Mrs. Hoene: How big is it and what is it being used for?

Mr. Nielson: 36x48. Using for storage.

Chairman Murphy: Are you going to have bathroom or anything in it?

Mr. Nielson: It will have electric but no water.

Administrator Sweazy: I have the power point up now and you have drawings in your packets if you would like to look at them.

Mrs. Kehne: We don't enforce restrictions, but have you checked your subdivision restrictions?

Mr. Nielson: I have check with the neighbors and there is no HOA anymore.

Mrs. Kehne: Restrictions stay with the land, so you might want to check them, you could end up getting sued.

Chairman Murphy: Any more questions? I'll entertain a motion.

Mrs. Hoene: I make a motion we approve this variance. It will not adversely affect the public health, safety, or welfare. It will not alter the essential character of the general vicinity. It will not cause a hazard or a nuisance to the public. It will not allow an unreasonable circumvention of the requirements of the Zoning Regulations.

Mr. Ethington: Second.

Chairman Murphy: Motion made by Mrs. Hoene, second by Mr. Ethington, all in favor say aye, motion carried.

Administrator Sweazy: Read the application of **Alexandra Haney** requesting a Conditional Use Permit to operate a Wedding Venue located at 214 Hickory Lane. I have the power point up so we can look at it. We have an overhead of the area, property tax map of the acres that has been purchased, a labeled drawing of where they are proposing to put a parking lot, reception area, a honeymoon suite, the main quest house, and a couple of different sites for ceremony spots. There's an existing building there they plan on remodeling. You all have a written proposal in your packets that was written by the applicant. So, I will turn it over to her.

Attorney Baker: Good afternoon my name is John Baker, Attorney of the Commonwealth of Kentucky. I'm here today to introduce you to Caleb and Alexandra Haney, who moved here from Virginia. Mr. Haney just finished servicing this country with the US Marine Corps. Now they are looking to move into civilian life right here in Kentucky and most likely Spencer County.

Alexandra Haney: I am here on behalf of my husband and myself. We are looking to start a wedding and event venue at 214 Hickory Lane. We've been here about 6 weeks now. It's always been our dream to make Kentucky our home. I am currently a wedding photographer and have been in the industry for four years now. Thankfully, my business did weather the storm of COVID-19. That brings us to today of starting and running a wedding venue. After searching for over a year we finally found and purchased the property at 214 Hickory Lane because we saw so much potential in it. The main structures were already built, like the main house and the guest house. Also, there's another building we would like to make the reception area. The 86 acres that it's situated on is gorgeous, a lot of it is pasture but there are wooded areas as well. We realize that our application is different than others of its type. When we started out, we knew we didn't want to live on site. We wanted to keep our work setting different from our home setting. We also looked at the zoning laws and saw we are only supposed to have 2 residences on the property. So, we thought we weren't able to build on site. We are willing to live on site if that's something you guys see fit. We do not intend on hiring someone to run it for us, we will be doing that ourselves. Just like any major project, we do intend to build this in stages. As we see growth, we want to throw that growth into the business to make it more breathe taking. One thing I do want to address is the gravel parking lot area. Now that we been here for a couple of weeks now, we think we should move that parking lot around to the back of the reception hall building. We also have spoken to an agricultural specialist to see what plants and trees will thrive in this area. In order to do everything to code and law, we have not done any marketing, have not taken any event deposits and have not booked any contracts to start any work. It is our goal to do everything right from the beginning. It has been brought to our attention that some of our neighbors have concerns. I do understand and respect those concerns. I will be happy to address each one of those individually and hopefully we can come with something proactive for a solution to those.

Attorney Baker: I would like to bring up some planning principles for discussion with the board. The Haney's filed a conditional use permit to run a wedding venue on the property. In 2014 and 2015 this board approved two different conditional use permits for similar type uses of wedding venues on properties that were agricultural. The second one 2015 which is on Murphy Lane, which is just north of Taylorsville Lake from this property. I would like to discuss Spencer Counties Comprehensive Plan. When this was put together there was some challenges that were discussed within this document. One of which was, how economic development would move forward with the challenges that Spencer County has as it relates to and in contrast in other counties such as there's no gradual water way that moves through the county. There's Taylorsville Lake but not a river. There's no major highways or major railroads. Spencer County has a lot of rolling and steep hills that prevent development itself. So, what Spencer County acknowledges in their document is how do you bring people to Spencer County and the people that live here leave Spencer County to go to work. So, their dollars go out of the county. How do we generate dollars to stay in Spencer County? One way it acknowledges is tourism. For people to come into Spencer County to spend their money here. One of the best ways to do that is by the natural state of the land itself. With the proposed wedding venue, the one thing that gives it value is the beauty of the land. These types of venues have been very popular in rural areas. The wedding venue can bring money into the county, but still leave the property as a rural setting as it is today. They're not proposing any new structures, development or change the character of the property. In general, it's a very low intense use of the property. Mainly because it will be seasonal and, on the

weekends, only. We are here to listen to the concerns tonight. We understand that some exceptions will need to be made and we're willing to work with our neighbors. But we really believe this is an appropriate use for the property and that it blends with the properties that surround it. We appreciate your time tonight and willing to answer any questions. Any revenue generated, the Haney's will put back into the property itself and the character of the area will remain the same.

Chairman Murphy: You said just weekends. Are you going to do any private parties there?

Mrs. Haney: We would like to use it as a wedding and event venue. With that being said the weddings themselves will be 99% of the time on weekends. The way we would like to see the property run is to allow for our guest to check in on Friday afternoon, giving them the opportunity to have their rehearsal dinner there if they chose to. We estimate the rehearsal guest being from 20-50 guest. Then after that 12-15 would be allowed to stay the night at the main house and the guest house. Then Saturday would be the main traffic day, which would be the ceremony day. Then stay for the reception, then the ones that stayed on Friday night would be staying there on Saturday night as well and check out on Sunday around noon.

Mrs. Hoene: So, there's only one building on the property now.

Mrs. Haney: No, there is the main house, guest house and a building. We plan on sheet rocking and insulating it for the receptions to be held.

Chairman Murphy: In the main house you said up to 15 guests, is the septic approved for that?

Mrs. Haney: Yes, it's perked for 5 bedrooms.

Mrs. Kehne: Are you planning on provided any food?

Mrs. Haney: No. They will have to go to an outside vendor for that.

Mrs. Kehne: What about the overnight guest?

Mrs. Haney: They will have to bring their own, like an Airbnb. We will not be involved with the food at all. That would be between the couple and the caterers.

Mrs. Hoene: You're planning on moving the parking lot to around behind the building?

Mrs. Haney: Yes. Now it's on the front property line. We want to move it around behind the big metal building.

Mrs. Hoene: How many cars will it hold?

Mrs. Haney: Between 50-60. We haven't installed the parking lot yet, so we can make as big as we need to.

Mrs. Kehne: How many people will be able to attend?

Mrs. Haney: We are waiting on inspections for them to tell me what the maximum capacity is.

Mrs. Kehne: I think that is something we will have to know.

Chairman Murphy: You may set down Mrs. Haney. Who else is wanting to speak?

Administrator Sweazy: Begin calling attending people to speak.

Gregg Schumann: Sworn in by Attorney Dale. My concern is sanitation, and it is not equipped for large parties. Will it be upgraded to handle this? If has to be a lagoon, where will it be located? Also concerned about trash that will be thrown out by the people attending. The area is very quiet and peaceful. Will portable sanitation systems be brought in or will they be upgrading the existing system? Concern of more traffic.

Adam Stamper: Sworn in by Attorney Dale. I live directly next door to this property. We moved here for the privacy, quiet and safer area. To my understanding there are 3 businesses that own this property so is Mrs. Haney a legal representative for them? Concerned about attendee trespassing on my property. Would any of the businesses cover legal expenses if someone was to trespass on my property?

Chairman Murphy: How far are you from the venue?

Adam Stamper: Two driveways 20 feet apart.

Bryan Porter: Sworn in by Attorney Dale. My concern is not what the owners do on their own property. Events being on the weekends all seasons, I can see conflict with rural activities such as livestock, hunting, shooting, ATV riding and any other activities surrounding landowners do on their own properties on the weekends.

Susan McGowan: It needs to be noted that there are several people unable to attend today due to working or being out of town. The letter of intent for the permit paints a worthy picture of what they envision for the future. Unfortunately, there are many homeowners in close proximity of the property. There are several concerns being voiced today that need to be taken into consideration. They propose on serving alcohol on the premises and that poses possible several phone calls to the police in regard to noise and possible drunk driving. The estimate time of closing is 11pm. It's just that, an estimate, surely there will be vacating the property past midnight. How do they intend to handle the increase sewage, water, and trash removal? I can go on and on about the affect this will have on our peaceful neighborhood.

Ron Allen: I live on Ashes Creek about 2 ½ miles from this property. I also work at My Old Kentucky Homes. We have wedding there and they have tents going up, people there for rehearsal, vendors, etc. It's hard for workers to get through. We have to stop sometimes just to have people move their vehicles. I live at the end of Ashes Creek Lane, where the road was dug out now there's just a gate there. People going to the lake turn around in our driveway all the time. But some people come through there and crash into the gate because unfamiliar territory for outsiders. Now you add drinking people on the road, if they take a wrong turn there could be people and property damage. The quality of life is my concern.

Sammy Hall: We own the 3 acres of the first lot on the left when you turn on Hickory Ridge. We just purchased this property in July and broke ground today. We chose to buy here to get further out into

the country. I own three local businesses in Taylorsville. My only problem with this venue is the location. We moved there because we have three children. They ride bikes and play outside. If you have 150-200 people coming in the entrance to Hickory Ridge, that's a big concern for me. I invested in this property not knowing this was going to happen. I'm opposed to it, mainly because of the location of it due to safety concerns.

Paula Sherman: I live on Ashes Creek Lane. We bought our place 6 years ago and moved here from Louisville. A few reasons why I am opposed to the venue. The area is quiet and beautiful. I would like to address Attorney Baker. One of the things you said was Spencer County had very little economic growth and this was a way to grow. But in fact, Spencer County has had 15% economic growth with no real huge commercial environment. I do want to ask Mrs. Haney, she said it was a wedding venue and events. So, my question is what are these events? Are there going to be parties and not just wedding at the venue? I think that needs to be clarified.

Morgen Kratch: Sworn in by Attorney Dale. I live at 275 Old Ashes Creek Road. There are 2 different letters from Mrs. Haney. One that she gave us and one that she gave Planning & Zoning. The one to us read a wedding venue for people to start their legacy and the one to Planning & Zoning read a wedding and event venue and short time rental. She also said nothing about Airbnb or holding receptions there. There are several differences between the letters of what they plan on doing on the property. I also have concerns of impact of the wildlife, trespassing, trash, lights, and safety.

Maryann Stamper: Passed out maps of where she adjoins the property. (see attached map) I live next door to this property in this rural area. Our driveways actually cross and are parallel. Most everything is located on the front of the property. There is one road in and one road out. I am opposed due to not being suitable for this area, traffic, constant disruptions, vendors in and out, noise, trash, interfere with our lifestyles, will destroy this area, effect property value and safety issues. Please review and listen to the people in this area.

Shellie Stamper: The definition of Conditional Use is a use which is essential or desirable or would promote the public health, safety, or welfare in one or more zones. This venue is not essential or desirable nor does it promote public health, safety, or welfare. This would increase our noise, traffic, dust, trash, and smell. By granting the permit you are allowing degraded living standards, decreased property value, potential property theft, discarded trash on surrounding properties, potential legal expenses, and alcohol related issues with intoxicated drivers. This will impact the time of our enjoyment of the outdoors. This is just not compatible with our area.

Susie McCawley: Was not present.

Ellen Marie Kratch: Our property adjoins the east side of this property. We came from Louisville in 2019. I am a Home-Schooled Teacher. My concerns are sexual predators, they can't check everyone coming in there. This is a rural area where my kids get out and walk and enjoy the outdoors. Well, they won't be doing that anymore. I want them to be successful, but it's not the right place and not safe for us. There are about ten other things about this venue that violate the Comprehensive Plan. Has anyone from the road department been out there to determine if the roads can handle the extra traffic and trucks?

Kevin Kratch: We have three kids and when we moved out here, we were looking for a quiet rural setting. We like to relax on the weekends and enjoy the wildlife. The venue will chase that away. There's safety concerns, traffic, road conditions and noise. Who do we complain to about problems?

Suzannah Goodrich: I have safety concerns. It's very hard for EMS to get back to where we are. What if people park in wrong places and it causes issues with emergency services. Is this business more important than the people that live there?

Kevin Ward: I have all the same concerns as everyone else. I bought my place to hunt on, fish on and the quiet. But this man served our country so we could do it free. I want to do it free and legal as a landowner. I would like for everyone to consider if they can answer everyone's concerns that you will consider this and I'm in favor.

Administrator Sweazy: Mike Trial does not want to speak but wants on the record that he is opposed. So that is all the individuals that signed up to speak.

Chairman Murphy: Mrs. Haney, would you like to address the concerns?

Mrs. Hoene: Who owns the property now? Do you own the property?

Mrs. Haney: It's three LLC's that own the property and all the LLC's are owned by my Aunt. I do have permission from my aunt that I can make decisions and speak on behalf of those LLC's.

Administrator Sweazy: I do have that in the record.

Mrs. Hoene: What about the septic system?

Mrs. Haney: As of right now we have one septic on the main house and one that is shared by the guest house and the shop. So, we will have to build additional or do a drain field.

Chairman Murphy: You will probably have to put in a lagoon and fence it in.

Mrs. Hoene: The event that you're going to have there, it isn't an Airbnb?

Mrs. Haney: I think that's where there is some confusion. Originally when I first contacted Julie back in April. I did want to do a short-term rental and wedding venue and do the weddings on the weekends. However, I didn't realize I would need a separate Conditional Use Permit for that. So that's why it was in the proposal but not addressed today. The Airbnb was meant to supplement all those expenses we were going to meet and then fade out after we continued to grow.

Mrs. Hoene: You don't plan on living there on the property?

Mrs. Haney: No, we want to keep our work and home separate. There is also already two residences on the property and we didn't think we could build a third.

Mrs. Hoene: How many employees do you plan on hiring to manage this property?

Mrs. Haney: I would be the manager, my husband has been doing all the grounds keeping, and for the events we would need a setup team (2-3 people), a breakdown team and parking attendants at night.

Mrs. Hoene: What about trash?

Mrs. Haney: The caterer would be responsible for cleanup of what they bring in and remove from the property at the end of the night. The cleanup crews at night would do the additional cleanup of the grounds.

Mrs. Hoene: Will you have alcohol on the property?

Mrs. Haney: We have been in touch with Scot Heath, County Alcoholic Beverage Control Administrator and we do plan on doing our best to get our alcohol license so we can hire a bartender that would be on property to keep track of knowing how much alcohol everyone has.

Mrs. Hoene: Are you requesting for a wedding venue only?

Mrs. Haney: I would like to request wedding and events. Events being bridal showers, baby showers, and other similar events of this nature.

Administrator Sweazy: When she first started talking to me, I had the understanding that the wedding party or the bride and groom maybe staying onsite during preparation of the wedding. The only thing I was worried about was if going to an Airbnb on the side.

Mrs. Hoene: But she's not requesting the Airbnb right now. Isn't that correct?

Mrs. Haney: I would love to do an Airbnb, however I understand that there could be a need to two separate Conditional Use Permits. I would be willing to sacrifice that Airbnb to be able to have the wedding and event venue.

Administrator Sweazy: Like I said I was under the understanding you were going to allow guest to stay on site Friday and Saturday night and leave on Sunday. I wasn't thinking about an Airbnb for anyone else.

Mrs. Kehne: So, it's going to be more like a hotel? Will you be collecting Hotel tax?

Mrs. Haney: That's a good question. I would have to look further into that to see what current taxes I would have to pay.

Administrator Sweazy: We have other Airbnb in the county and wedding venues in the county. So, she would be combining them at the same location. As far as when she made in her application, I put the application in under AG1, which is Article 3, Section 300 under conditional uses allowed page 28, item G does allow for bed and breakfast establishments. That's what we have always went under for Airbnb because our book was wrote before Airbnb's hit. As far as wedding venues there's not ever been anything in our books that says wedding venues completely. So, like Driscoll's Estates and Wedding Bells of Kentucky we ran those through under the Power of the Board of Adjustments and that's Article 2, Section 213.3 were it talks about uses not specifically permitted in zoning districts. That those can come up with the Board of Adjustments and you all can deem what is appropriate or where those would

fit in. The only thing in AG1 in Section 300 is they are allowed an accessory use private recreational facility. There's not a real definition of what is a private recreational facility. So, is this something that may fall under private recreational facility? There is a lot of different things in our regulations but there is not anything that specifically says wedding venue or Airbnb.

Mrs. Haney: Just being in the wedding industry, a lot of wedding venues do Friday, Saturday, and Sunday. This allows the bride not to get stressed out they are onsite to see everything through. So, this allows just one event on the weekends, instead of several.

Mrs. Haney: We talked on the sanitation some. I did initially say we want to have the luxury bathroom trailers. These are airconditioned, well maintained and you take them out at the end of each event. So, in the beginning until we can figure out the septic issues or installing a lagoon or whatever it needs to be. We've already spoke about the trash and the LLC. With issues with traffic and people getting lost, I have already been in contact with Google to get those directions fixed. We also spoke about alcohol.

Attorney Baker: The Haney's are fully aware that outside of the Conditional Use Permit that they will have to comply with every regulation that applies to them. Ie.abc licence, septic, the county road goes up to the property. In terms of lowering property values there is no evidence that this would lower property values. Instead our position is quite the opposite just like things are being developed today. These 86 acres was on the market for over a year. So, in the future it's probably going to be developed eventually or farming will be established on that property. What our position is Saturdays are event days, in a year from now you will see the exact same pictures you see today. That's not going to change, and we believe that if there are certain questions that the board has based on the presentation given today. If you think things can be done better perhaps, we can come back with other things to work on if the board is not completely satisfied or with some suggestions and provided you with additional information that would satisfy you. With a Conditional Use Permit there are a number of conditions that apply with your regulations. Proposed use must blend in with surroundings and not be a detriment to the area. The property will remain the same in regard to appearance. Whatever utilities and septic is needed on the property will be provided if the luxury bathroom trailers are not acceptable. The 5000 square foot building would be more the adequate for receptions. The building will have soundproof material on the inside of the building so amplified music will not cause a disturbance to others. On top of that you can add conditions on top of that.

Chairman Murphy: We have to take into consideration the residents who live there that have concerns. You talked about the characteristics of the property not changing, but it is going to change. Conditions, the noise, the lights, we have to take all that into consideration.

Attorney Baker: There hasn't been any discussion about lights. The only lights that they would have would be directed downward in the parking lot. Any lights for the building would be internal and all other would be directed downward.

Mrs. Haney: On the main driveway, we do plan on creating a barrier of trees so we can minimize any type of noise or lights. We are open to certain conditions, as far as noise, specific times, etc. We are open for suggestions.

Mrs. Kehne: Question for Maryann Stamper about driveway. How far is the barn, is down a hill? How far down does the tree line go?

Mrs. Stamper: The tree line goes full length. The pictures are from coming up my driveway.

Mrs. Kehne: How far is your house to that barn?

Mrs. Stamper: About a football field length.

Attorney Baker: It's at least 500 feet from the reception area to the driveway entrance. I realized I forgot to ask about adding some previous minutes from some similar venues to the record.

Attorney Dale: You can but they are different. You are asking for wedding and event venue and a liquor license.

Administrator Sweazy: Driscoll's does showers and do have a liquor license. I will say anything they do on that building as in remodeling the building inspector will be involved and it will have to meet codes, it would have to have bathrooms in it, handicap accessible. With that they would have to get permits for that, Health Dept. inspections if adding bathrooms and the Fire Marshall will have to do a visit.

Mrs. Kehne: Is there any guidelines with 15 people staying there.

Administrator Sweazy: No, but you can put conditions on it for what is allowed to stay.

Chairman Murphy: Questions? We can put conditions and restrictions on it if we want?

Administrator Sweazy: You can.

Attorney Dale: On the LLC's, are you an officer?

Attorney Baker: She has statement from the LLC's to act on their behalf.

Attorney Dale: Is it one deed or 3?

Administrator Sweazy: It's one deed with all the LLC's on it.

Mrs. Hoene: Who are the LLC's again?

Mrs. Haney: R3L Properties, LLC, R3L Properties #1, LLC and R3L Properties #5, LLC.

Shelly Stamper: She brought up natural barriers, our driveways are 20 feet apart. According to ordinance a natural barrier is two rolls of trees or shrubs that are at least 6 feet tall. The two rolls are scattered trees and shrubs and the distance between the two are 40 feet. There's not enough space between the two driveways. Will they relocate and move the driveway or run the barrier up our driveways?

Administrator Sweazy: That would be a determination of this board because the landscaping and buffering requirements in our regulations does state that it has to be that for commercial. But if the Board wants to follow that they can.

Mrs. Haney: I did inquire about changing the zoning to commercial but was advised to apply for the Conditional Use Permit instead. We are trying to find any type of solution that would work in our favor or your favor.

Administrator Sweazy: I would like to respond to that because I am the one that gave the advice. Because I feel like that in our county, we don't want to put commercial out in the rural area. If they got that property zoned commercial and if they left then that property stays commercial for anything. At least with a Conditional Use Permit, you can put conditions on it and make sure it stays as what they are asking for and they couldn't change it to something else.

Mrs. Hoene: When do you plan on opening the venue?

Mrs. Haney: This is our final check point. Then we can start advertising and marketing the venue. Then usually people tend to schedule a year out.

Mrs. Kehne: Some of my concerns are the buffering. I think there does need to be buffering not just along the driveway, but around the property. I have been to the site but did not drive onto the property, I'm not sure where the parking is going to go now. How far is distance from the residence around this is going to be? The hours. I've been to the other venues in the county, have we had any type of problems with those?

Administrator Sweazy: No, we have not gotten any complaints on the venues or the Airbnb's.

Attorney Dale: On the other two, do the owners live there?

Administrator Sweazy: Wedding Bells of Kentucky, not in the beginning, but do now. Driscoll Estates, owners do live on the property.

Mrs. Kehne: Are you planning on making the whole 5000 square feet of the barn a wedding venue?

Mrs. Haney: There's a small area blocked off as an office, we will keep it for storage. It's already roughed in for a bathroom. We want to put in a partition for the caterer to be able to have a refrigerator, stove, sink and an area of cabinets.

Mrs. Kehne: Will you be supplying tables and chairs, or will they have to be brought in?

Mrs. Haney: We will be supplying table and chairs.

Mrs. Kehne: Still not answered my questions. How much of the 5000 square feet will be used for the reception hall?

Mrs. Haney: We will be using the entire thing as the reception hall.

Mrs. Kehne: And you don't know how many people that will hold?

Mrs. Haney: We are waiting on the Fire Inspector to come and tell us the maximum capacity.

Attorney Dale: Are you going to have to have a sprinkler system installed.

Mrs. Haney: I do not know that yet.

Mrs. Hoene: Some people's concerns was liability if someone from the event wandered on their property, and something went wrong. Who would be liable? Have you thought about that?

Attorney Baker: The operators of the venue carry insurance for that.

Mrs. Hoene: That covers their property, but what about the adjoining property owners?

Attorney Baker: With managing and having these events, they are still responsible.

Mrs. Hoene: Will you be putting signs along the road?

Mrs. Haney: There will be a sign at the entrance. We want to do it right. So, if needed we are happy to put sign at 1066 and 2450.

Morgan Kratch: What happens if someone comes onto our property, and they get hurt and find out it's our property. Can they sue us? Who is responsible?

Chairman Murphy: It would be them.

Attorney Dale: Their insurance should take care of it.

Mrs. Hoene: How would you feel if you're having a wedding there on a Saturday late afternoon and one of the neighbors is doing target practice?

Mrs. Haney: They are coming into the rural area of Kentucky. I can make that part of my contract, that we are not responsible for any outside noise because it is the nature of the area.

Maryann Stamper: With all these venues aren't these commercial businesses? Why isn't this going before the Planning and Zoning Board to be rezoned? Their going to be selling and providing alcohol, wedding venues, I'm sure eventually Derby parties (they last for days).

Attorney Dale: Going through the Board of Adjustment, its more limited. When going through zoning and get a commercial zoning there's a lot more things, they can do with it.

Mrs. Kehne: This group can put more stipulations and more rules and regulations on it. They can also come back if there's a complaint and say your not doing that any more and the permit can be pulled.

Mrs. Hoene: Say if we put a time limit on there that they have to be out of there on a Saturday night at 11:00pm and they were there at 11:30pm, you have the right to complain about it, then it would come back to us and dealt with.

Mrs. Kehne: If a complaint is called into the office, we do have a compliance officer that will check into the complaint and follow up with us. Then there are steps to be taken. They would be notified that the problem, the owner will have to come before this board to explain how we're going to rectify this problem. That's why you have more options with this board then with Planning and Zoning.

Maryann Stamper: When we got this letter residence starting coming into Planning & Zoning and we got the impression this was a done deal.

Mrs. Kehne: Never.

Maryann Stamper: Why are we so concerned? Why are so many people objecting to this?

Mrs. Kehne: Change and change is hard. The more knowledge you can give us, the better we can make a decision. We appreciate what you come in and ask, we've all been taking notes, we take this very seriously, because yes, it's making a change in your area. We have to go by what we've seen, not necessarily what come from the heart, but by statistics. She is well aware that at some point there can be gun shots, ATV's, noise from other parties in the area. That's why this is an open meeting to listen to what people have to say.

Chairman Murphy: We can put restrictions on it. They have so much time to get these things done and if they don't abide by the rules, we can pull the permit.

Ellen Marie Kratch: This has been well zoned to reduce conflict for the residence of this area. Yes, it will stay zoned compatible, but the new neighbor will be incompatible. We left the city, so we didn't have to call our kids in at 7:30 at night, so we didn't have to build fences and didn't have to worry about the neighbors. It does change our community and change is hard. But please make it a compatible change to what we have spent our life savings on.

Chairman Murphy: Lady in the back, you may come forward.

Ashley Cayle: Sworn in by Attorney Dale. I live on Houghlin Road. My dad bought the property about 10 years ago. He recently past and I moved there with my family. Knowing that it's such a rural area why did they choose this certain spot? I understand there are other venues but there not in the same type of area or environment that this is. Concerns of alcohol being served, traffic, wildlife, and safety.

Shellie Stamper: Talking about the roads, someone brought up about an accident and someone passing away. That was my father-in-law. The ambulance came early one morning to pick him up, the road was very foggy and at the end of 2450 where you come to 1066 there's a guardrail where the road come to an end. The ambulance was unaware that the road came to an end, a road they just came through and should be familiar with. He did not see the stop sign or the guardrail and crashed into the guardrail. That guardrail has been hit and replaced many more times.

Mrs. Hoene: I have the most problem with the traffic that will be on that road. I want to go out there and look.

Chairman Murphy: We need to know about signs, times, employee's, safety, buffer.

Mrs. Kehne: I still want to know about buffer, Hwy Department, Health Department, Fire Marshall information, capacity, insurance, lighting, sings, time of operation, security, drinking, employee's, tents. Still thinking about people staying there.

Administrator Sweazy: Are you thinking that it needed to be under two applications, with Airbnb as one and venue as another?

Mrs. Kehne: I think they can be done as one, just trying to figure out how you would do that to make it all make sense. We've not done this before; this is something very different. I still have questions so maybe I need to go look at it and go on the property to see how things are set. They are county roads and meet county specifications. We need to go look at it to see what can be done to make this better.

Administrator Sweazy: We do have another meeting on September 30. If you think you want more answers, that will give you the opportunity to get more.

Mrs. Kehne: Driscoll's backs up to several homes, that's why I ask if they had any complaints. The other one is very isolated. Driscoll's backs up to a subdivision and there are several homes that backup to his border line. I don't know how this is going to go, I have no idea, but I want to get as much information as I can. If you have a problem, then you call and make your complaint. We are trying to address your problems. Right now, I have questions for her and she needs to come back with those answers before we can proceed with this.

Mrs. Haney: So, the main thing I have right now Mrs. Kehne is guest count.

Mrs. Kehne: We need buffer along the drive, Hwy Department (any problems with the roads), Health Department (septic), Fire Marshall information, capacity, handicap accessible, insurance, lighting, signs, time of operation, security, drinking, employee's, tents. Still thinking about people staying there.

Mrs. Haney: I did say we would be hiring licensed bartenders so could do our best to assure we would not be over serving. Also have an idea of hiring an off-duty officer for security.

Mrs. Kehne: I don't understand how you cannot over serve.

Mrs. Haney: That's the bartender's job.

Mrs. Hoene: What about the people staying the night. Can't they bring their own in?

Mrs. Haney: When they book with us, they set down and do an alcohol order form with us. So, we are in control of what they have.

Mrs. Hoene: But you can't control if they bring in their own?

Mrs. Haney: No.

Mrs. Hoene: What about cleaning crews or grounds people?

Mrs. Haney: We will have some things Sub-Contracted out.

Mrs. Hoene: Are you going to have like a secretary or something on site?

Mrs. Haney: I plan on having my office days on Monday, Wednesday, and Thursday's from 9am to 4pm. That would be the hours for people to come and tour the property.

Mrs. Kehne: Are you planning on having any kind of tents?

Mrs. Haney: I would like to have the option to have outside ceremonies. Right now, we don't have the space to do that.

Mrs. Kehne: If it was restricted to have a tent due to noise, how would you feel about that?

Mrs. Haney: I would really like to be able to have tents.

Mrs. Haney: My recap on what I need to get to you. The buffers, Hwy Department info, Health Department for septic, Fire Marshall guest count, be in compliance for bathrooms, sprinkler system for reception hall, signs, time.

Chairman Murphy: I'll entertain a motion to continue this until September 30, 2021, at 4:00pm.

Administrator Sweazy: At the next meeting will you be taking public comments or are you closing public comment at this meeting? And the next meeting would just be the Board Members taking information from the applicant.

Chairman Murphy: I think we have all the information we need, and I think we can make a decision on that.

Ellen Kratch: If they decide to finish the basement in the main house, does she have to come back to you to allow more people to stay there?

Mrs. Hoene: Yes.

Administrator Sweazy: If there are any changes, they will have to come back.

Ellen Kratch: So, is the next meeting open to the public so we can attend but not provide information?

Chairman Murphy: Yes. I'll entertain a motion to continue this until September 30, at 4:00pm.

Mrs. Kehne: I make a motion to continue this until September 30 at 4:00pm.

Mr. Ethington: Second.

Chairman Murphy: We have a motion and a second, all in favor, motion carries.

Mrs. Kehne: Made motion to adjourn, Second by Mr. Ethington.

Mr. Ethington: Motion to adjourn, second by Mrs. Kehne.

Chairman Murphy: All in favor, meeting adjourned.

Secretary

Chairman