

TAYLORSVILLE-SPENCER COUNTY
BOARD OF ADJUSTMENT
Meeting Minutes

The Taylorsville-Spencer County Board of Adjustment held a meeting on Thursday, September 22, 2022, at 4:00 pm in the Fiscal Court meeting room at 28 East Main St., Taylorsville, Kentucky.

Vice Chairman Annelle Hoene called the meeting to order. Present were Annelle Hoene, Charlie Ethington, Jan Kehne, and Duane Hume. Greg Murphy was absent. Also, present Administrator Julie Sweazy and Admin. Assistant Angie Helton and Attorney Dale.

Approval of the Docket: Motion to approve by Mrs. Kehne, second Mr. Ethington, all in favor, opposed, motion carries.

Approval of the minutes for 08/25/22: Motion to approve by Mr. Hume, second Mr. Ethington, all in favor, opposed, motion carries.

Vice Chairman Hoene: Any Committee Reports.

Administrator Sweazy: None.

Attorney Dale: Swearing in of everyone wishing to speak.

Vice Chairman Hoene: Unfinished business.

Administrator Sweazy: None.

Vice Chairman Hoene: New Business.

Administrator Sweazy: We have the application of **David Gavi** requesting a Conditional Use Permit to operate a short-term rental AirBnB on a 2-acre tract of land located at 2039 Wilsonville Road. Per the application filed, Mr. Gavi is requesting to use the extra space within his home for short term rental. In your packets is some information he provided. It's a 3 bed, 2 bath home. He currently lives there. The septic system was cleaned out when he first moved in and is designed to accommodate a home of this size easily. I also have a survey of his property on the screen so you can see how his property is laid out.

David Gavi: I live on 2 acres, to the right is 2 empty acres and to the left is my neighbor that I share the driveway with, they live on 11 acres. Behind me is a huge working farm. I live there alone. The neighbors next to me are a family of four kids and two adults, their all older and there's always traffic in that driveway. I don't feel like adding one or two cars on a random basis will affect anything.

Vice Chairman Hoene: Have all the neighbors been notified?

Administrator Sweazy: Yes, and I have not heard anything from anyone.

Mr. Hume: What is the square behind your house?

Mr. Gavi: That's a pool.

Mrs. Kehne: So, they would be parking in the main driveway?

Mr. Gavi: Yes. I have a two-car garage and I have it where their parking is right up front towards the front of the house.

Mrs. Kehne: So, entry through the front of the house.

Mr. Gavi: The way my house is set up is when you walk through the front door, I have French doors that separate my living room, so I close the front doors then they have access through the front part of the house which is two bedrooms and a bathroom.

Mrs. Kehne: There's no gathering space or anything like that?

Mr. Gavi: No.

Mr. Hume: Will they have access to use the pool?

Mr. Gavi: No. I have access to the back of the house, and they have access to the front of the house. If they want to use the grill, I have one on wheels and I just roll it to the front.

Mrs. Kehne: No kitchen?

Mr. Gavi: No, just two bedrooms and one bath, like a hotel.

Mr. Gavi: I was unaware Spencer County required a conditional use permit and that was my mistake.

Vice Chairman Hoene: So, have you already started.

Mr. Gavi: Yes, I had someone stay then I got a letter asking if I had one. So, I went in an applied.

Mrs. Kehne: Quiet hours 10pm – 8am, no partying or guest outside the AirBnB.

Mr. Gavi: There's not enough space for people to come there and have a party.

Mr. Hume: So, the people that share the driveway have no concerns about this?

Mr. Gavi: They had no idea I was even doing it.

Administrator Sweazy: They were notified, and I have not heard anything.

Mr. Hume: Can it be used anytime weekdays and weekends?

Mr. Gavi: When I originally did it, the first guest I had was a family of four that had just sold their house, then they put a contract on another one and it fell through. So, they ended up staying with me for five weeks.

Mrs. Kehne: AirBnB's are usually short time, you're doing long term?

Mr. Gavi: They have the option for both, day, week, month, it's just whatever the people are looking for.

Mrs. Kehne: Did you obtain your County Business License? You also must pay Tourism Tax.

Mr. Gavi: I can take care of that tomorrow morning.

Mrs. Kehne: No one will be outside, parking will be in the driveway, maximum number of occupant's is four, 10pm everyone in and quiet. Any questions?

Vice Chairman Hoene: Anyone signed up to speak?

Administrator Sweazy: No.

Mrs. Kehne: I'll make a motion to approve this as a short-term rental AirBnb. There will be two-bedroom, one bath, maximum guest of four, quiet hours are from 10pm to 8am, no parting outside, parking will be on the concrete driveway, will need to obtain a county Business License, and comply with the Tourism Tax. Any discussion?

Mr. Ethington: Second.

Vice Chairman Hoene: Discussion. Motion made, second, all in favor, motion carries.

Administrator Sweazy: We have the application of **Michael Smith** requesting a Conditional Use Permit to operate an automobile sales/minor repair/cleanup on a 150-acre tract of land located at 2441 Plum Ridge Road. Per the application filed, Mr. Smith is requesting to use a 20x60 bay area in an existing shop/barn to do minor work, repair, cleanup of automobiles and trucks. This will be a temporary space for auto/truck sales and maintenance. The entire facility consists of three 20x60 bays. An additional 20x60 space/area is used for office space, tool room and storage. The shop sits on 150 acres that has been in the family since 1968. I included in your packets as well as on the screen a copy of where under AG-1, agricultural it recommends a conditional use permit to allow a semi-commercial type use of this nature.

Vice Chairman Hoene: Could you step up Michael Smith.

Mrs. Kehne: What about hours of operation?

Michael Smith: It's not going to be like an open-door type shop.

Mrs. Kehne: So, you won't have set hours?

Michel Smith: No, not really for the type of work we do. What I'm doing is trying to help the oldest son. He works for Ford Motor Company, and he buys and sells high end trucks. For him to have his dealers license he has to have a space to do that. We have some property suitable for it up on 44 but I don't want to go up there and spend \$350,000 to build a building and set it up and find out it's not feasible to make it work.

Mrs. Kehne: When you have a dealer's license...

Mr. Smith: It means you can go to the car auctions or anywhere else you want to go. Plus, you don't have to go to the courthouse every time you sell a vehicle.

Mrs. Kehne: How many cars and trucks do you think you'll have on the lot?

Mr. Smith: Five at the most.

Administrator Sweazy: By the regulations he can only have five and they have to be operatable.

Mrs. Kehne: You go to the auction to get the vehicles to bring them back. Will you bring them back by trailer, drive them, how will you get them back?

Mr. Smith: I'm not going to buy it if it won't come home. That's not high end. High end means low miles, very nice, we're talking about a 25-year-old truck that will still bring \$30,000.

Mrs. Kehne: So, no big transporters or anything?

Mr. Smith: No.

Mrs. Kehne: Will you have any employees besides your son working there?

Mr. Smith: Possible but probably won't be out there.

Mrs. Kehne: Will you be changing oil and tires?

Mr. Smith: Possible.

Mrs. Kehne: How do you get rid of the oil?

Mr. Smith: I have a guy that comes out of Indiana called Petroleum One and they buy it.

Mrs. Kehne: What about the tires?

Mr. Smith: Its usually \$2.00 to \$3.00 a piece to get rid of them. Because I have a dealership, but I don't sell tires.

Mrs. Kehne: Do you have adequate parking?

Mr. Smith: Yes.

Mrs. Kehne: Will this be off the road, close to the road?

Mr. Smith: Semi close but it won't be right on it, no. They will probably set next to where the building with the driveway all the way around it is. Because you can see it from the house and theft is bad out there.

Mrs. Kehne: I was going to ask what about security?

Mr. Smith: We're having security camera's installed as we speak.

Mrs. Kehne: You've answered all my questions.

Mr. Smith: I spoke to all my neighbors yesterday; they have no problems.

Vice Chairman Hoene: Anyone signed up?

Administrator Sweazy: No.

Mr. Smith: We have to have a sign, but I don't want no great big sign. We're going to put it under the one for the farm. But he has to have a sign.

Mrs. Kehne: With a conditional use the sign can be 2 foot by 2 foot.

Mr. Smith: I don't know what they require for the dealer's license?

Administrator Sweazy: Under our conditional use it only allows a 2' x 2' sign.

Mr. Smith: I have to have whatever is required.

Brennan Smith: The office has to be 100 square feet with a desk, office chair, and at least two seats for customers. We have all that. You have to have \$100,000 in financing and I have that secured with The People's Bank. So, this approval is all I need to get started.

Mr. Hume: To be a Dealer, they don't specify the size sign you have to have?

Brennan Smith: No, it just says road frontage sign. I mainly just want to buy and sell pickup trucks.

Mrs. Kehne: I'm going to make a motion to grant this conditional use for an auto sales/minor repair and clean up. The sign can be no bigger than 2'x2', maximum number of vehicles will be five, no inoperative vehicles at this location, they agreed any tires or oil will be sent to the proper visilaties to be taken care of, security cameras are be setup at this time, agreed to get a county business license, at some point in time there could be up to three employees at this location, and hours are not set.

Mr. Hume: Second.

Vice Chairman Hoene: Motion made, second, all in favor, motion carries.

Administrator Sweazy: We have the application of **Alexandra Haney** on behalf of R3L Properties, R3L Properties #1 LLC and R3L Properties #5, LLC requesting a Conditional Use Permit to operate a short-term rental AirBnB on a 10.05-acre tract of land located at 214 Hickory Lane. Per the application filed, Mrs. Haney is requesting the Conditional Use Permit for the main house on the 10.05-acre tract that has 5 bedrooms, 5.5 bathrooms at approximately 5,700 square foot living space. I have several slides of information she has provided. They are her plan and proposal, septic permit information, perk test information, some photos of the area, and photos of the home.

Alexandra Haney: We're applying for a conditional use permit at the address of 214 Hickory Lane, Bloomfield, KY for an AirBnB. Most of you all probably remember us from last year when we applied for a conditional use permit for a wedding venue on the same property. Since that hearing we have decided not to pursue our dream of starting a wedding venue for various reasons. I'm going to recap what has brought us to this point. Back in April of this year we made the decision not to move forward with the wedding venue. At that point we contacted Julie to see if we would be able to do a AirBnB based off the previous permit giving permission for overnight guest. We were given permission, so we went ahead and started receiving reservations in late June once everything was ready. That permission was amended later to say we needed to come in for a conditional use permit that was specifically for an AirBnB which is why we are here today. So, to be clear we are only applying for a conditional use permit to use the property as an AirBnB and will not be pursuing the wedding venue. The property in consideration at 214 Hickory Lane is a 10.05-acre section of an 86-acre piece of property currently zoned AG-1. The house is a 5 bed, 5.5 baths for a total of approximately 5,700 square feet. The septic permit plan that was approved by the Spencer County Health Department in 2012 during construction of this house is attached to the application. There's a 1,500-gallon septic tank and a drain field installed that drains into our own land. The septic tank was pumped in August of this year. Rumpke picks up weekly at our house which should be sufficient. If not, we will take to a local dumpster service. We have accurate parking. We will be managing ourselves since we live right next door at 212 Hickory Lane. The only other people coming on the property would be cleaning staff. They are not our employees they are 1099 contractors on a job-to-job basis typically cleaning on the same day as guest check out. AirBnB offers a one-million-dollar insurance policy, and we also have homeowners' policy in place. We also do live on site approximately 50 feet away from the main residence. So, we are able to address any issues that may come up. However, we've not had any issues with guest we've hosted this far. We are not requesting any permit signage to be put up however we have place solar powerhouse numbers at the entrance of the driveway to make directions clearer.

Vice Chairman Hoene: The contingency plan you say you have for the trash; do you have a dumpster somewhere else?

Mrs. Haney: Yes, my husband will take it to his work dumpster.

Mr. Hume: Maximum amount of guest?

Mrs. Haney: Currently we have 12 on the listing.

Vice Chairman Hoene: So, you are already operating the AirBnB there?

Mrs. Haney: Yes.

Vice Chairman Hoene: You were not aware you needed a conditional use permit to operate as an AirBnB?

Mrs. Haney: We had a previous conditional use permit on the wedding venue that had conditions saying we could have overnight guest. When I spoke with Julie in April, I got permission to have overnight guest up to a 15-person max. But was not told it still needed to be only Friday and Saturday.

Administrator Sweazy: I'm going to intervene because I received an email from her asking me what she needed to do to get in line to do this. At that point I sent an email to our Attorney and ask is this something that we will need to take back to the board or is this something that I can make that determination? I was told I could make that determination, so I followed what was in the wedding venue where she was given a max of 15 people for overnight stay at the main house. So, that's why I allowed the AirBnB to begin and capped it the same way with only allowing 15 people because that's what it said in the original application. Because she couldn't get the venue up and going, she was going to do the AirBnB. You all are aware we received complaints that this was not done appropriately. So, to make it appropriate and do it the right way I told her we needed to do the conditional use permit for the AirBnB. That way its designated as such and she agreed to do so.

Vice Chairman Hoene: Any questions for Mrs. Haney.

Mr. Ethington: Was there a time frame that things had to be shut off for noise reasons?

Administrator Sweazy: There was contingencies put on the venue but we're not on the venue anymore. She withdrew that so this is a whole new application. We're just going down the path of AirBnB, no different than the other AirBnB's you've done before.

Mrs. Kehne: The parking is taken care of; maximum number of occupants is 12. What do you have set for a noise ordinance?

Mrs. Haney: 11pm.

Mrs. Kehne: Will there be curfew to be indoors?

Mrs. Haney: Like I said we went through this last time.

Mrs. Kehne: We're not doing last time; we are doing this time. Let's forget about the last time and stay on track with this time.

Mr. Hume: So, this is going to be a short term AirBnB?

Mrs. Haney: Yes.

Vice Chairman Hoene: Do we have anyone signed up to speak?

Administrator Sweazy: Yes. Ellen Kratch.

Mrs. Kehne: Ask Mrs. Kratch to show her where she lives on the map on the screen? How far away would you say you are from that house?

Ellen Kratch: We have boundaries. Her property butts up to mine.

Mrs. Kehne: Would you say 1 acre, 2 acre...

Mrs. Kratch: Ask Mr. Haney how much he mowed back there.

Mr. Haney: About 300 – 400 yards.

Mrs. Kratch: I sent a letter August 2nd to all the members on the board except Duane, I didn't realize you weren't on here.

Mr. Hume: I'm new.

Mrs. Kratch: It confuses me that nobody realized that a separate conditional use permit should be filed because there's probably 20 plus bullet points in here were in the last two meetings, we had for the wedding venue (I know we're not backing up) it was said 20 plus times if you're doing an AirBnB you got to have a separate application. So, for Mrs. Haney to call and not understand that confuses me. I get it Julie's busy; you all have a lot going on, but unless you go back and look at the minutes, you're going to get it all. It clearly says a separate conditional use permit application should have been applied for. It was brought to my attention that activity was going on at my neighbor's home when at 11:15 at night a strange car pulls up and stops at the end of my driveway. I happen to go out to walk my dogs, I didn't have a flashlight so I couldn't get their attention. Then they drive down and stop at the next neighbor's driveway, I'm the first of four on that private lane. A private lane that we maintain ourselves. We pay for the rock; we pay for the grading. We have no trespassing sign up at the entrance of the lane. They turned around and sit at that curve were there's an opening where you can see the venue. I thought I guess the wedding venue is working, I'm going to go see. I waited for the car to drive out my lane, gave them 3-4 minutes then I should see a van pull into their driveway, and I did. That's how my attention came to this. I called to complain about the curfew being busted because it came up my private lane. I don't get tax money for my private lane, our private lane that the four of us take care of. Since then, I've had multiple cars pull up and turn around in my driveway. Occasionally we will get a wrong car, occasionally I expect someone to turn around in my driveway. It's happened a lot since June. Just this past weekend someone pulled in my driveway and turned around through my front yard.

Mrs. Kehne: Do you know if they were staying at the AirBnB?

Mrs. Kratch: No, I cannot connect it. I just know I have more cars coming up my lane than I used to.

Mr. Hume: Do you know if it's a GPS problem?

Mrs. Kratch: I know its GPS. But when you go to Mrs. Haney's AirBnB listing it says once reservations are made we will give specific directions. They need to be following the directions that she gives.

Mrs. Kehne: How far back are you?

Mrs. Kratch: I'm 4/10th of a mile back Old Ashes Creek Road.

Administrator Sweazy: Would it help if there was a sign at Old Ashes Creek Road that said keep going for AirBnB?

Mrs. Kratch: Also, what kind of directions is Mrs. Haney giving to her clients?

Mr. Hume: Can we permit for a sign to put there?

Administrator Sweazy: We would have to check on that with it being a state road I'm not sure what they will allow county to put on a state road as a directional, but it's something we can check into.

Mrs. Kratch: I heard you say the curfew would be 11pm for the guest to be in doors by 11pm. When do they get to come back out?

Mrs. Kehne: That would be something we would discuss with Mrs. Haney.

Mrs. Kratch: What is the financial benefit that the county government gets at the expense of the county residence?

Mrs. Kehne: They do have to pay tourism tax. Can you explain to me the expense of the residence?

Mrs. Kratch: Our peace of mind. We all moved out there and many of us commute over an hour one way. We chose to move out to that quiet, noncommercial area and my husband is willing to make that commute so his wife and children can live in the country, homeschool in the country, participate in Spencer County Community events, participate in local churches out here, buy from Country Mart, buy from hardware stores here. So, we made a choice to move to the country to have quiet and to get away from commercialism and now we have commercialism coming to our property. So, what is the benefit to the Spencer County Government at the expense of residences that are invested in being here as Spencer County residence?

Mrs. Kehne: I want to respond to this in the proper way. I moved here 33 years ago, I moved in Elk Creek, I bought a 5-acre tract of land. That gentlemen that was just here, his farm is down that road, there is now 15 subdivisions around us. You're not going to stop growth, maybe that's not what you want to hear, but you're not going to stop growth. If we don't actually get some businesses in Spencer County your taxes are going to go up. We can police this where it doesn't cause you the anxiety and what you're feeling. That's why you want a conditional use. If she wants to come back and maybe rezone, you can't put these restrictions on it. This is something trying to be helpful for you but also letting her have the right to have her business. But we put these restrictions on it to make sure she does it to where we can live in a community and work together.

Mrs. Kratch: An AirBnB is much more tolerable than a wedding venue.

Mrs. Kehne: This is to help ease all the problems and for them to be good neighbors and for you all to be good neighbors.

Mrs. Kratch: I appreciate that because I'm definitely not asking for a rezoning. I do not feel totally comfortable that the Board of Adjustment and Planning and Zoning has the existing neighbor's wellbeing at heart because at the wedding venue I heard every one of our concerns. Particularly the safety concern numerated by members of the Board and then the wedding venue was passed.

Vice Chairman Hoene: It was passed with some restrictions that hopefully took care of some of the issues you all had with it. But we're not talking about that.

Mrs. Kratch: I know but this is why I don't have a strong comfort level that you're looking out for the existing community.

Mrs. Kehne: You meet the regulations that it is a two-lane highway, they took care of the garbage, we will do the same thing here and answer everything you uncomfortable with. We have a 3-minute limit for talking and we let you talk but at some point in time we have to say the real concern here, what really happen, we can put those restrictions and make them work. It does work. If you go online right now, we have a lot of AirBnB's in this community. We have them in subdivisions, main highways, and way off the beaten path.

Mrs. Kratch: Going on with my lack of confidence, is how she received permission to operate an AirBnB and the neighbors weren't notified. Then when we challenged that she was allowed to continue to operate the AirBnB. We ask that it stop until we could have this hearing and it didn't stop. My prospective is that there must be a lot of money coming in from the tourism tax. I don't know that end of the business. How much of benefit is it to just kind of... I feel like the neighborhood has been thrown under a bus.

Mrs. Kehne: Okay, anything else.

Mrs. Kratch: If she changes the number of people that can sleep at the house...

Mrs. Kehne: She would have to come back.

Mrs. Kratch: She would have to come back for an amended conditional use permit and we would be notified?

Mrs. Kehne: All adjoining property owners and it would be in the newspaper.

Mrs. Kratch: Thank you for listening to me and hearing my concerns and for having this meeting.

Shellie Stamper: I live immediately next door to the property in question.

Mrs. Kehne: Can you show me where your house is?

Shellie Stamper: Our driveway runs right next to theirs.

Mrs. Kehne: How far away are you from this?

Shellie Stamper: Maybe 100 – 125 feet.

Mrs. Kehne: Your all's driveway runs parallel until they split off.

Shellie Stamper: Yes. My issue is not whether their allowed to operate an AirBnB. As Ellen mentioned it's about the regulations and restrictions. We were upset of how the process was handled with the switching to an AirBnB from a wedding venue. It was clearly stated during both meetings that it was Friday and Saturday only. We started getting guest staying next door different nights of the week. When we filed a complaint, we were told that she was going to change it to an AirBnB. If it had been changed to an AirBnB we had not heard. That was upsetting by several neighbors. I have young kids and just last week we had my son's birthday and there was guest at the AirBnB. It was observed there was a conflict or something, I'm not sure. There was a couple of people in the front yard speaking loudly,

seemed like they were aggravated. Mr. Haney walked up and spoke to them and then things disbursed. A few moments later the gentleman that was observed like driving away. This came after the fact we saw several people were drinking, walking, stumbling. I don't know if they had a medical issue or if they were drinking. I'm just giving you observations. I walked one of the neighbor kids home on the road because I didn't feel comfortable letting him just go back home after witnessing that. It was said that our lane was a two-lane road, our road is not two lanes, our road is only 16 feet wide. If two cars are going down the road, one has to get in the grass to pass.

Mrs. Kehne: It's still a county road.

Shellie Stamper: It is county maintained. Another issue I have is the bus stop. The buses do not come directly to our house we have to all meet at the end of Hickory Lane. There are three families that meet at the end for their kids to get on the bus. Two weeks ago, there was a gentleman coming around the corner, it's kind of a blind curve when you go to turn into Hickory, we're all congregated there, and he comes flying around the curve. If its elementary school, its bright outside, if its middle or high school it's still dark in the morning. We've voiced our concerns to the school, about not being a safe stop. The gentleman was able to stop in time. But again, my concern is the safety. It's not an issue with the AirBnB itself, it's how everything was handled. Also, on her listing it says events, so is it events or overnight guest, she mentioned birthday parties, showers. I don't think at AirBnB's typically those type of events doesn't actually happen. Unless certain provisions are made to allow that to happen. My other question was regarding occupancy of the house. At the wedding it was set at 15 people between both residences. So, at their home they are five then the main house. I don't know what its perked for but at the other meeting it was 15 people between both buildings.

Administrator Sweazy: Maryann Stamper and she needs to be sworn in.

Attorney Dale administered the oath of testimony to Maryann Stamper.

Maryann Stamper: My concern is not with the AirBnB. Mine is how this was handled. It strictly states in the conditional use permit for the wedding venue what the conditions are. I don't see how in June one person can take this, what you all voted on, and say because it says 15 people you can go ahead and have the AirBnB. What about the other conditions that were in this. So, this has been running as an AirBnB since June. We started filing complaints, we ask that it be brought back before the board and were told at first no. I insisted that we are put back on, that was in July. Here we are at the end of September. I don't see how what you, the board, put as restrictions can be voided out by one person. If we only need one person to decide, I don't know why everybody is sitting here. It was handled poorly. There was no consideration for the residence, we were kind of just brushed off. That's my complaint.

Mrs. Kehne: I feel sorry that you felt like you were brushed off. That was probably never the intent. Unfortunately, we had to go through a lot of procedures to get this meeting together. I know that Julie and our attorney spoke many times back and forth about what needed to be done and how to proceed with it. Things just happen sometimes that are out of our control. That's why we're back here trying to get things back in control. We want to do it the proper way and we appreciate your all's input. Sometime hearts strings get involved of what's legal and that's where we have to separate the two. Now we will discuss on how to proceed with this, what to do about it, those type of things. We are open for discussion.

Mr. Hume: Can we bring Mrs. Haney back up? On the AirBnB do you have something that says they can have events there?

Mrs. Haney: It did have in the listing that if they wanted to have any type of birthday or something that they needed to make me aware of it before hand so I can approve or deny that request. We have had request to have weddings there since we opened the AirBnB in June and all four of those requests I denied. If it's over the 12-person limit, that birthday or event or whatever it is, I deny it.

Mrs. Kehne: In your application did you list doing birthdays?

Mrs. Haney: No, I didn't, and I can take it off. I have it on there no events, but if you want to have something specific like a birthday then you need to tell me beforehand.

Mrs. Kehne: That would be spending the night?

Mrs. Haney: Right, it's not a daytime rental.

Mrs. Kehne: There would be no more than 12 people at any time?

Mrs. Haney: Correct.

Mr. Hume: Something else brought up was 15 people in both buildings. Is that something that needs to be brought back up about the septic?

Administrator Sweazy: They have a separate septic in the other home. This house has septic approval for a 5 bedroom.

Vice Chairman Hoene: When did you start using this as an AirBnB?

Mrs. Haney: We made the listing live at the end of June. We had three reservations in the month of July for just weekends only, Friday and Saturday. The month of August we totally blocked out once we were told that we needed to come back in, but we did honor the existing September reservations that we had booked from when we opened the listing.

Vice Chairman Hoene: There were questions about them finding you. What kind of directions do you have?

Mrs. Haney: The GPS directions on Google Maps specifically and I've been in contract with Google numerous times to get the directions changed. But I do send the guest a message the day before they check in that says please read for accurate directions. It says we recommend using Ways as your GPS app to come see us at 214 Hickory Lane, Bloomfield, KY. Sometime GPS apps do not take us to the right place so once you get on Hwy 55 follow these directions. From 55 turn on Franklin Road (1066), continue for about 3 miles then turn left on Ashes Creek Road, Hickory Lane will be about a mile and a half down Ashes Creek on the right. Once you are on Hickory Lane you will go straight and the road dead ends into our driveway. It's the house with the red roof. If you are coming in after dark, there or solar powered house numbers visible from the road. Please drive on the driveway that says 214. In addition, we keep the outside light on. If you do not see the house from the road, you are likely at the back of the property and need to turn around.

Vice Chairman Hoene: So, you don't have a sign there at all?

Mrs. Haney: Not a 2'x2' sign, just the house numbers like any house would have.

Administrator Sweazy: I will say it's hard-to-get Google Maps to change anything. I go to Plum Creek Baptist Church, and they've had it mark all the way down on the other end of Dale Lane. It was a battle to finally get it changed.

Mr. Hume: Sounds like a Google Maps issue.

Administrator Sweazy: We could check with the state highway department to see if we could put anything there or not.

Mrs. Haney: I also encourage people to use Ways instead of Google.

Mr. Hume: One other thing that was ask was quiet time. You have 11pm, what time do people usually get back up

Mrs. Haney: Typically, people who stay are there to see like Bourbon Trails and Distilleries they're not at the house much by the time they return. Usually by what I've seen around 9am to 10am.

Vice Chairman Hoene: Is there a problem with 11pm to 7am for quiet time?

Shellie Stamper: Could I just ask that during the week could you have a different time then the weekend? There are school kids out during the week.

Mrs. Kehne: When its cold out they won't be outside.

Mr. Ethington: What time are they normally picked up?

Shellie Stamper: Elementary about 8am, Middle and High School around 6:15am.

Mrs. Kehne: You already have your business license, taken care of the tourism tax, guest at 12, short term.

Mr. Hume: Do you have any plans of how to deal with issues you could have there?

Mrs. Haney: Like I said, we live in the guest house directly next to it. If there were any issues it would be easy for us to take care of it. There are other AirBnB's here that the owners don't even live in the county.

Vice Chairman Hoene: How do you handle like about when the lady was afraid to let the little boy go home by himself because there was an issue?

Mrs. Haney: My husband had already gone out there and spoke to them and that's what disbursed it. We also have three young kids that live within 50 feet of the house. We're not going to let anything crazy happen.

Mrs. Kehne: Mrs. Stamper could you come back up please? Do you feel like the car that came close to you all came from the AirBnB?

Shellie Stamper: Yes, it was a guest.

Mr. Hume: So, that was earlier than 8am?

Shellie Stamper: The bus comes between 7:45-8:15. So, it was somewhere in that time frame, that's for the elementary school which runs after the middle and high school.

Mrs. Kehne: That's not a dead-end road, correct?

Shellie Stamper: Yes, it's a dead-end road. Well, it's Hickory then there's Shagbark off of there and that's a dead end.

Mrs. Kehne: How many people do you think live back there and go to work?

Shellie Stamper: There's 13 houses.

Mrs. Kehne: I just didn't know how isolated it was.

Vice Chairman Hoene: Are there speeding or watch for children signs there?

Shellie Stamper: There's no watch for children signs and I'm not sure about speeding signs. Signs have been knocked down around there and guard rails taken out.

Mrs. Kehne: So, your main concern is nighttime?

Shellie Stamper: Weekends I get it, we have friends over, we party outside at night on weekends. During the week I try to get them to sleep around 8:30pm. Personality the weekends it does bother.

Mrs. Kehne: Thank you.

Kevin Ward: My contractor has come around that corner with the same problem. So, it could have been one of them.

Shellie Stamper: I know it was a guest. It was a little red SUV.

Mr. Hume: So, do we need to look at different time for the weekdays compared to the weekends?

Mrs. Kehne: Mrs. Haney can you come back up?

Administrator Sweazy: I want to ask a question. This doesn't just pertain to this application only, but any AirBnB. When you all travel, think about this personally, you like to get up early and get on the road. I think its going to be hard to determine the morning. Now night is a different story. But I think in the morning that would be hard. When traveling sometimes we're on the road by 5am.

Mr. Kehne: We make a lot of noise packing up in the morning.

Mr. Haney: I think there's enough distance between the properties there wouldn't be any impact on them.

Mrs. Kehne: The morning thing is that they're not out browsing around and carrying on.

Mr. Haney: We're 50 feet away, we have three young children, if anyone is going to get bothered by the noise then it would be us.

Shellie Stamper: The morning thing was only because of the bus stop.

Mrs. Kehne: I understand that and hope the school comes up with something better for you. So, during the week what would you think for during the week if you have people come in and stay. Could you handle having a different time for quiet time?

Mrs. Haney: Typically, where they go when they are outside is the back porch, which is away from the Stampers house. So, I don't really see that of being an issue. I don't think it will make a difference if we keep 11pm for the week nights as well.

Vice Chairman Hoene: Any more questions? Anyone else here to speak?

Administrator Sweazy: Adam Stamper.

Adam Stamper: Really my main concern is having drunk people drive up and down the road. Especially with the kids, they ride their bikes back and forth between houses. When they had the intoxication incident and my wife had to end up walking one child home. It's bad when you have people come from out of state and don't know the roads. That's dangerous and so is alcohol drinking. That's been my concern since day one.

Mrs. Kratch: It just came to mind hearing about wanting to watch the wildlife. Will there be any hunting by the clients of the AirBnB? Because if you don't know the lay of the land and shoot across that field you're going to fire into my private driveway where I walk my dogs.

Kevin Haney: No one should be hunting on that property except for myself and two other people that I designated. We are not going to let any guest hunt on it. The one person has been hunting on that property for 15 years because the previous owner let him hunt and the grandson of the guy that does our hay ask me today. Those are the only two people I have responded to. They will let me know the day before they show up and where they're going to be on my property. This not going to be a hunting excursion.

Vice Chairman Hoene: Did that answer your question?

Mrs. Kratch: Yes.

Mr. Hume: Do we just want to leave the noise ordinance from 11pm-7am or do we want to change it where its different during the week?

Mrs. Kehne: With the way the house lays. I'm only assuming they would be out on the back deck. The back deck opens to a substantial area away from either house. If that becomes an issue, I believe we

would address it. But right now, I don't see a reason to change. How many visitors have you had during the week?

Mrs. Haney: Two set of guests came in on a Thursday and stayed until Sunday.

Mrs. Kehne: I don't see any reason to change.

Mr. Hume: I think we could leave it that way and then if it comes back with issues, we could revisit it.

Mr. Ethington: I have trouble with the reason I'm going to say this is they're getting ready to build a whole bunch of stuff in front of my house. There are all kinds of kids in our subdivision also. Even though it's a two-lane highway in front of my house, the kids ride in the middle of the road. I almost hit one the other day even though I was only going 15mph. Everybody needs to work together and try and watch out for each other and take into consideration this is my kids out there too. I want them to be as safe as my neighbors' kids.

Mr. Hume: I can see their issues but I would hope that an AirBnB wouldn't be any different from those people if a family was living there because a family is going to make noise, their going to be out doing things, in and out. Only difference is its going to be a different family. It its run like it should be there shouldn't be any issues.

Shellie Stamper: Between a wedding venue and an AirBnB. We're not concerned as much about the AirBnB. Other then people going out on the Bourbon Trails then coming back. But you can't police that.

Mr. Hume: I make a motion we approve short rental AirBnB for the property at 214 Hickory Lane.

Mr. Kehne: Second.

Vice Chairman Hoene: Any discussion?

Administrator Sweazy: Do you want any stipulations?

Mr. Hume: Parking in front of the house and by the garage, maximum number of occupants is 12, 11pm-7am is quiet time, curfew to be indoors or on back porch by 11pm, no hunting for guest and if any issue will be taken care of swiftly.

Mrs. Kehne: On the hunting, will be no hunting for guest at the AirBnB, only hunting for property owner and his guest.

Shellie Stamper: What about special or other events?

Mr. Hume: If there's an event and there's no more than 12, if they have a birthday party on the inside or outside and there's no more than 12, I don't think that would be an issue.

Mrs. Kehne: I know that she had taken reservations prior to knowing this had to be done. However, this came about so now when she calls in, she knows specifically what she can and can't do, there's no gray areas.

Administrator Sweazy: You have a motion and a second.

Vice Chairman Hoene: All in favor say aye, motion carries.

Vice Chairman Hoene: Any general questions or discussion?

Administrator Sweazy: Nothing other than I did get everyone that's going to the training in October registered. We also have another meeting on October 13, 2022.

Mr. Ethington: Motion to adjourn.

Mr. Hume: Second.

Vice Chairman Hoene: Motion made, second. Adjourn.

Secretary

Chairman