

# Planning Matters

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## The Different Roles of the Governing Body and Planning Board

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A misunderstanding of roles is the most frequent barrier to a positive relationship between councils and planning board. What are the roles? The Council begins with the responsibility of appointing the members of the planning board. It is the Council's job to create a capable commission with a balance of experience and expertise.

The two groups have distinctly different jobs. Councilors are policy makers. They are elected by and are responsive to the public whom they represent in all its various constituencies. The Board members, on the other hand, are not policy makers. They are appointed to work within the ordinances adopted by the Council.

They work within already

established policy and do not change policy based on public comment. Even if the room is packed with citizens arguing that a permitted use be denied in a site plan hearing, it is not the Planning Board's role to change what is or is not permitted. It is their role to apply the given ordinance.

If the public does not like what the ordinance permits, then the Council is the place to get it changed. Similarly, if the Board is concerned about the impacts of applying a given ordinance, their option is to recommend changes to the Council.

Even in the process of rewriting or developing new ordinances, the Council is still the policy

maker. The Board functions like a technical consultant to the Council recommending effective ways to accomplish the general community goals requested by the Council. The Council gives a sense of direction to the Board. The Board then uses its specialized background and expertise to make recommendations back to the Council.

The recommendations may be creative and far reaching. They may be more complex than the Council ever imagined. But, it is the Council that makes the final decision with whatever political considerations it deems appropriate. Each role is vital to a smoothly functioning community. But they are separate.

### New Construction Permit Comparison 3rd Quarter Analysis January—September 2007—2010

Permit Type	2007		2008		2009		2010	
	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost	# Permits (Units)	Est. Cost
Duplexes	8 (16)	\$847,000	2 (4)	\$340,000	0 (0)	\$0	0 (0)	\$0
Multi-Family Structures	1 (3)	\$110,000	2 (18)	\$470,000	1 (7)	\$425,000	0 (0)	\$0
Townhouses/Condos	4 (22)	\$850,000	4 (17)	\$720,000	1 (2)	\$120,000	2 (4)	\$340,000
Single-Family Dwellings	165 (165)	\$21,273,329	132 (132)	\$17,361,410	107 (107)	\$14,412,344	128 (128)	\$16,195,050
Commercial Structures	14	\$1,854,233	17	\$4,118,900	7	\$1,090,000	8	\$1,274,600
Industrial Structures	4	\$561,250	1	\$65,000	3	\$270,000	3	\$2,210,000
Public Structures	1	\$250,000	1	\$75,000	4	\$21,700	3	\$1,725,800
<b>Total Permits</b>	<b>766</b>	<b>\$42,957,210</b>	<b>660</b>	<b>\$36,496,407</b>	<b>598</b>	<b>\$31,414,340</b>	<b>621</b>	<b>\$36,606,750</b>

**Zoning Compliance Permit Analysis**

**January - September 2010**

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Additions	0	\$0	4	\$13,100	4	\$13,100
Agricultural Demolitions	0	\$0	1	\$0	1	\$0
Agricultural Structures	0	\$0	31	\$378,593	31	\$378,593
<b>Agricultural Subtotal</b>	<b>0</b>	<b>\$0</b>	<b>36</b>	<b>\$391,693</b>	<b>36</b>	<b>\$391,693</b>
Accessory Structure Additions	1	\$2,000	5	\$34,400	6	\$36,400
Accessory Structure Alteration	1	\$5,000	2	\$41,000	3	\$46,000
Accessory Structure Demolitions	2	\$0	1	\$0	3	\$0
Accessory Structures	53	\$193,430	170	\$1,407,206	223	\$1,600,636
Manufactured Homes, double-wide	0	\$0	7	\$487,900	7	\$487,900
Manufactured Homes, single-wide	0	\$0	10	\$156,996	10	\$156,996
Manufactured Home Additions	0	\$0	1	\$7,000	1	\$7,000
Modular Homes	0	\$0	1	\$216,650	1	\$216,650
Multi-Family Additions	1	\$399,534	0	\$0	1	\$399,534
Single-Family Additions	29	\$435,410	72	\$1,159,432	101	\$1,594,842
Single-Family Demolitions	0	\$0	5	\$0	5	\$0
Single-Family Dwellings	30	\$3,128,000	98	\$13,068,050	128	\$16,195,050
Single-Family Alteration/Remodeling	7	\$276,750	14	\$385,414	21	\$662,164
Townhouses/Condominiums (4 units)	2	\$340,000	0	\$0	2	\$340,000
<b>Residential Subtotal</b>	<b>126</b>	<b>\$4,780,124</b>	<b>386</b>	<b>\$16,964,048</b>	<b>512</b>	<b>\$21,744,172</b>
Commercial Accessory Structures	3	\$11,300	0	\$0	3	\$11,300
Commercial Additions	9	\$51,400	3	\$1,011,090	9	\$1,063,300
Commercial Alteration/Remodels	16	\$664,250	3	\$46,401	19	\$710,670
Commercial Demolitions	1	\$0	0	\$0	1	\$0
Commercial Structures	5	\$1,234,000	3	\$40,600	8	\$1,274,600
Commercial Tenant Fit-Ups	6	\$780,000	0	\$0	6	\$780,000
<b>Commercial Subtotal</b>	<b>40</b>	<b>\$2,740,950</b>	<b>9</b>	<b>\$1,098,091</b>	<b>49</b>	<b>\$3,839,041</b>
Industrial Accessory	2	\$20,300	0	\$0	2	\$20,300
Industrial Alterations/Remodels	3	\$713,000	2	\$36,000	5	\$749,000
Industrial Structures	1	\$110,000	2	\$2,100,000	3	\$2,210,000
Industrial Tenant Fit-Ups	1	\$265,000	0	\$0	1	\$265,000
<b>Industrial Subtotal</b>	<b>7</b>	<b>\$1,108,300</b>	<b>4</b>	<b>\$2,136,000</b>	<b>11</b>	<b>\$3,244,300</b>
Public Structure	1	\$17,800	2	\$1,708,000	3	\$1,725,800
Public Structure Additions	0	\$0	2	\$5,514,000	2	\$5,514,000
Public Accessory Structures	0	\$0	1	\$944	1	\$944
Telecommunication Acc. Structures	3	\$56,800	4	\$90,000	7	\$146,800
<b>Public Subtotal</b>	<b>4</b>	<b>\$74,600</b>	<b>9</b>	<b>\$7,312,944</b>	<b>13</b>	<b>\$7,387,544</b>
<b>Total Permits Issued</b>	<b>177</b>	<b>\$8,703,974</b>	<b>444</b>	<b>\$27,902,776</b>	<b>621</b>	<b>\$36,606,750</b>

# Joint City-County Planning Commission of Nelson County

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Wayne Colvin, Nelson County #5  
Andy Hall, City of New Haven  
Fred Hagan, City of Bardstown  
Todd Johnson (Chair), City of Bardstown  
Mary Ellen Marquess (Vice-Chair), City of Fairfield  
Mark Mathis (Secretary/Treasurer), City of Bardstown  
Carolyn Welch, Nelson County #4  
Linda Wells, Nelson County #2  
Mike Zoeller, Nelson County #1

# denotes Magisterial District

# NEWS

**Mr. Jesse Wheat** has been appointed by the Bardstown Mayor and approved by Bardstown City Council to serve an unexpired 4-year term through January 2012 on the **Bardstown Board of Adjustment**. **Mr. John Phillips** resigned from the Bardstown BOA due to relocation. John had served since March 2004. **Mr. Wheat** is a retired teacher and is currently a Case Manager for the Boys' and Girls' Haven. He is a life-time resident of Bardstown-Nelson County. He says he "... want[s] to give back to my community. I am interested in seeing that planning and zoning is fair, not difficult to understand, and to be for as many people as possible a positive experience."

**Mrs. Cindy Pile** has returned to full-time status as the Planning Commission's Administrative Assistant as of September 25, 2010. Cindy started full-time in August 1997 and went part-time in June 2003. Cindy serves as the Secretary to the Planning Commission and BOAs and assists the Director in the day-to-day operations of the Planning Commission