

# Planning Matters

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## Planning Commission Kicks Off Public Awareness Campaign Answers to Frequently Asked Questions (FAQs)

As planning and zoning has increasingly become a topic of many meetings, conversations, and debates, the Planning Commission has developed a public awareness campaign to raise awareness of and promote the value of planning and zoning and provide information to citizens and officials on planning and zoning regulations and processes.

The public awareness campaign will include the distribution of quarterly and annual newsletters, brochures, and other media and conducting lunchtime informational sessions and other training opportunities. This

campaign will disseminate valuable information, answer *frequently asked questions* (FAQs), and address any misinformation and myths about planning and zoning.

The following paragraphs provide answers to frequently asked questions (FAQs):

### **Who created planning & zoning?**

Nelson County Fiscal Court and the Cities of Bardstown, Bloomfield, Fairfield, and New Haven ("legislative bodies") created the Planning Commission and the 5 Boards of Adjust-

ment (BOAs) through an Interlocal Agreement originally adopted in 1970 and amended in 2005, and the Fiscal Court, City Councils, and City Commissions have agreed to and adopted the current zoning regulations, processes, and permitting.

The Planning Commission is a joint planning unit with 5 participating legislative bodies. All legislative bodies have equal authority in the planning and zoning process and have representation on and contribute financially to the Planning Commission based on

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## Bardstown Historical Review Board Completes Survey Projects and National Register Nomination

The City of Bardstown is a Certified Local Government (CLG). The CLG program is a partnership between local, state, and federal governments and focuses on promoting historic preservation through the awarding of annual grants. Bardstown's CLG program is administered by the Bardstown Historical Review Board and Planning Commission and is funded through a federal matching grant and city general funds. In addition to administering the city's historic overlay zoning, the CLG program involves special projects, such as historic resources surveys and National Register nominations.

Over the last year, the Bardstown Historical Review Board staff has undertaken two special projects. The first project involved the documentation of three Bardstown historic neighborhoods, and the second project was

the development of a National Register of Historic Places nomination to expand the original National Register District and designate 12 properties as contributing structures.

### **Neighborhood Survey Project**

For the 2009-2010 grant funding cycle, the City received funding to hire two interns from the University of Kentucky School of Architecture to assist in researching, photographing, surveying, and documenting the development of 3 Bardstown historic neighborhoods. During May and June and working under the direction of Preservation Administrator, Pen Bogert, interns Madelynn Ringo and Mark Fluehr researched the neighborhoods of Hickmantown, Carden Addition, and Henrytown.

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population in each legislative body. The Fiscal Court and Cities each appoint citizen members to serve on the Planning Commission and their respective BOAs. The Planning Commission consists of 11 citizen members – 5 appointed by Fiscal Court (1 for each magisterial district), 3 appointed by City of Bardstown, and 1 appointed from each City of Bloomfield, Fairfield, and New Haven. Bardstown and Nelson County BOAs each consist of 5 appointed citizen members. Bloomfield, Fairfield, and New Haven BOAs each consist of 3 appointed citizen members.

State law (KRS 100) provides the legal authority for local planning and zoning. The adopted Interlocal Agreement and the Planning Commission's bylaws set forth the details for the establishment and operation of the Planning Commission. Both state law and the Interlocal Agreement clearly establish separation of authority and checks and balances to safeguard the public trust and protect the public interest. The legislative bodies, Planning Commission, BOAs, Historical Review Board, and staff, all have distinctly different roles and responsibilities. Each role is vital to ensuring efficient, effective, and fair processes and outcomes.

### **Who adopted the plan and regulations and who can change them?**

Comprehensive Plan. The Comprehensive Plan is not law but is merely a guide for managing and coordinating growth and development and ensuring that development is served by adequate public infrastructure and services. In 1996, the Fiscal Court, Cities, and Planning Commission paid \$50,000 in consultant fees for the development of a new Comprehensive Plan. The County and Cities all adopted the Statement of Goals and Objectives of the Comprehensive Plan, and the Planning Commission adopted the Land Use, Transportation, and Community Facilities Plans. The Planning Commission is currently undertaking the required 5-year

review of the current Comprehensive Plan and will be working with the legislative bodies to complete that process in the fall 2010. The Comprehensive Plan is implemented through the adopted regulations and standards.

Zoning Regulations. The Zoning Regulations are law and include rules and requirements for the use, placement, spacing, and size of land and buildings. The legislative bodies (Fiscal Court, City Councils, and City Commissions) adopt the Zoning Regulations. The Planning Commission, BOAs, and staff are charged only with the administration and enforcement of the regulations as they are written and can only make recommendations on regulation text amendments and zone changes. They have no authority to adopt, revise, amend, change, ignore, or waive the regulations. The Fiscal Courts and Cities adopted the first countywide Zoning Regulations in 1974. In 2000, the Fiscal Court, Cities, and Planning Commission paid \$7,500 in consultant fees for major amendments to the Zoning Regulations, and they have subsequently approved amendments and revisions to these regulations since 2000. Upon completion of the 5-year Comprehensive Plan review in fall 2010, the Planning Commission will review and propose amendments to the current Zoning Regulations to ensure consistency with the amended Comprehensive Plan.

Historic Zoning Regulations and Design Standards. Historic zoning is part of the Zoning Regulations and are law. Historic zoning establishes rules and procedures for preserving and protecting the city's historic resources within designated local historic districts. The Bardstown City Council created the Bardstown Historical Review Board and agreed to and adopted the historic zoning regulations and design standards. The Planning Commission, Historical Review Board, and staff are charged only with the administration and enforcement of the historic zoning regulations as they are written and can only make recommendations on regulation text amendments and design

standards review (COAs). They have no authority to adopt, revise, amend, change, ignore, or waive the regulations. Although the historic zoning regulations have not been significantly revised or amended since the original adoption, the City of Bardstown paid \$28,490 in consultant fees for a new *Bardstown Historic District Design Review Manual* in 2008.

Subdivision Regulations. Subdivision Regulations are law and establish the regulations and procedures for subdividing of land. The Subdivision Regulations are the only regulations that Planning Commissions have authority to adopt, amend, and revise (KRS 100.273). The current Subdivision Regulations were approved in 1995, and upon completion of the 5-year Comprehensive Plan review in fall 2010, the Planning Commission will review and propose amendments to the current Subdivision Regulations to ensure consistency with the amended Comprehensive Plan.

Sign Regulations. The Cities of Bardstown, Bloomfield, and New Haven each have adopted stand-alone ordinances for regulating signage within their respective jurisdiction. The Planning Commission and staff only administer and enforce the city sign regulations as they are written and have no authority to adopt, revise, amend, change, ignore, or waive the city sign regulations. The Planning Commission does not administer and enforce the County's sign ordinance. The County sign ordinance is administered and enforced by the Nelson County Code Enforcement Department. The Planning Commission receives only the sign permit and late fees for the administration and enforcement of the city sign regulations.

Commercial Establishments Design Standards Ordinance. In 2000, the City of Bardstown and Nelson County Fiscal Court jointly adopted an ordinance establishing minimum design standards for all new establishments

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with office, commercial, and LIP zoning districts and created a joint Development Review Board. The Planning Commission, Development Review Board, and staff are charged only with the administration and enforcement of the Design Standards Ordinance as they are written and can only make recommendations on regulation text amendments and design standards review (COAs). They have no authority to adopt, revise, amend, change, ignore, or waive the regulations. The Planning Commission receives no fees or charges for services and receives no additional compensation or reimbursement for its administration and enforcement of this ordinance.

### **Can and should the regulations be changed?**

State law (KRS 100) requires the Comprehensive Plan to be reviewed, amended and/or re-adopted every 5 years but does not establish timeframes for reviewing and amending regulations. However, to ensure relevancy and consistency, plans and regulations should be reviewed and, if necessary, amended more often — ideally every year.

It is common for communities to develop regulations, but only make piecemeal amendments thereafter. While “band-aiding” regulations is common, many of the problems with regulations are those that you would expect from, say, a 35-year old document. Outdated terms and definitions are still in the regulations, and outdated concepts are based on old technology, processes, and methods. Some regulations may have been found to be ambiguous, problematic, and/or unclear. New uses, processes, and concepts evolve over time and need to be included or addressed in the regulations.

Planning Commissions and legislative bodies should take annual reviews of requests and actions to determine if changes in the regulations need to be made to ensure consistency with the Comprehensive Plan and to address

issues, ambiguity, inconsistency, and other problems.

### **Who interprets the regulations and can they be appealed?**

Nelson County Fiscal Court, Bardstown City Council, Bloomfield City Council, New Haven City Commission, and Fairfield City Commission are the policymakers and decisionmakers. The Planning Commission, BOAs, HRB, DRB, and staff have no authority to adopt, revise, amend, change, ignore, or waive the regulations and are only allowed to make a literal interpretation of the regulations. Specifically, KRS 100.271 sets forth that “the administrative official may be designated to issue building [zoning] permits or certificates of occupancy, or both, in accordance with the literal terms of the regulation, but may not have the power to permit any construction, or to permit any use or any change of use which does not conform to the literal terms of the zoning regulation.”

When issues of interpretation of the rules and regulations arise, state law and all of the above-listed ordinances, rules, and regulations have established procedures for appealing interpretations and decisions. Examples are as follows:

- Zoning Regulations Interpretation and Zoning Compliance Permit Decision: Any individual disagreeing with an interpretation or action of the Administrative Official may appeal to the appropriate Board of Adjustment.
- Zone Change Final Action: Any individual disagreeing with the approval and/or denial of a zone change by the legislative body may appeal to Nelson Circuit Court. The Planning Commission does not take final action on zone changes but only makes a recommendation on zone changes.
- Variance and Conditional Use Permit Variances: Any individual disagreeing with approval and/or denial of a variance or conditional use permit by the BOA may appeal to Nelson Circuit Court.

- Sign Regulations Interpretation and Sign Permit Decision: Any individual disagreeing with an interpretation or action of the Sign Administrator may appeal to the appropriate city council or commission, and, if applicable, to the Nelson Circuit Court.
- Historic Zoning Regulations Interpretation and Certificates of Appropriateness Final Action: Any individual disagreeing with the approval and/or denial of a Certificate of Appropriateness by the Bardstown City Council may appeal to the Nelson Circuit Court. The Bardstown Historical Review Board does not take final action on historic design review but only makes recommendations.
- Commercial Establishments Design Standards Ordinance Interpretation and Review Approval: Any individual disagreeing with the approval and/or denial of the design by the Bardstown City Council or Nelson County Fiscal Court may appeal to the Nelson Circuit Court. The Development Review Board does not take final action on design review but only make recommendations.

### **What's up with all of these permits?**

The only permit required by the Planning Commission is a zoning compliance permit. A zoning compliance permit is required for the installation, construction, alteration, and addition of any building or structure. The purpose of the zoning compliance permit is to verify that the proposed project complies with the use, dimensional standards (setbacks, height, open space, etc.), parking requirements, etc. of the Zoning Regulations and that a structure is not being installed/constructed within a 100-year floodplain.

A zoning compliance permit has been required since 1974, when the Zoning Regulations were adopted by Nelson County Fiscal Court and the Cities of

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Bardstown, Bloomfield, Fairfield, and New Haven. Prior to 2003, the zoning compliance permit was called "building permit." With the adoption and implementation of the building inspection program by Nelson County Fiscal Court in 2003, the Planning Commission's permit title was changed to zoning compliance permit.

While the Planning Commission's only responsibility is to require, review, and issue zoning compliance permits, it has been asked to not issue a zoning compliance permit until the applicant has obtained and completed the permitting and approval processes of other agencies, including but not limited to the following:

- Projects within Historic District: Certificate of Appropriateness approved by City of Bardstown.
- New Buildings in Office, Commercial, and LIP Zoning: Design approval by either Nelson County Fiscal Court or Bardstown City Council.
- City projects: Entrance/drainage approval from the City of Bardstown.
- County projects:
  - ⇒ Encroachment permit from Nelson County County Road Department.
  - ⇒ Drainage approval from Nelson County Engineer.
- Projects served by on-site septic system: Copy of approved evaluation and/or final system installation by the Nelson County Health Department.
- Manufactured home installation: Proof of installer's certification from State Fire Marshall's office and proof of inspection (B1 seal or HUD label).

Once the Planning Commission verifies all zoning compliance and ensures that all of the above-listed items have been satisfied, then the Planning Commission issues a zoning compliance permit, makes 2 copies of the permit and supporting documentation – one for the applicant and one for Code Enforcement — and sends the

applicant to the Nelson County Code Enforcement Department for building permitting and inspection.

The Planning Commission does charge a fee for zoning compliance permits. The minimum fee for any zoning compliance permits is \$29. The minimum fee is required for pools, fences, demolition, decks, and covered porches. All other fees are based on type and size of the project. Fees are not charged for agricultural structures. The zoning compliance fee is typically only 3-5 percent of the fees and charges for all permits and approvals. The following are examples of fees charged for a typical 1,500 square foot dwelling with a 2-car 24' x 24' unfinished garage and no porches or decks:

<i>Dwelling in Bardstown Corporate Limits &amp; Served by City Sewer</i>			
Permit Type	Issued by	Fee	Note
Zoning Compliance Permit	Planning Commission	\$79	
Entrance / Drainage Permit	City of Bardstown	\$550	#1
Plumbing Permit / Inspection	State Plumbing Inspector	\$42	#2
Building Permit / Inspection	Nelson County Code Enforcement	\$198	#3
Electrical Permit / Inspection	Nelson County Code Enforcement	\$137	#3
Mechanical Permit / Inspection	Nelson County Code Enforcement	\$44	#3
Sewer SDC / Tap-On Fees	City of Bardstown	\$775	
Water SDC / Tap-On Fees	City of Bardstown	\$750	
	Total	\$2,575	#4
Notes:			
#1 \$500 refundable upon inspection/approval. Information obtained from City of Bardstown.			
#2 Additional inspections/fees may be required. Information obtained from Plumbing Inspector.			
#3 Information obtained from Nelson County Code Enforcement Office.			
#4 Total fees do not include other required permits and utility tap-on fees.			

<i>Dwelling in Unincorporated Nelson County &amp; Served by Septic System</i>			
Permit Type	Issued by / Paid to	Fee	Note
Zoning Compliance Permit	Planning Commission	\$79	
Entrance / Drainage Permit	City of Bardstown	\$500	#1
Plumbing Permit / Inspection	State Plumbing Inspector	\$42	#2
Building Permit / Inspection	Nelson County Code Enforcement	\$198	#3
Electrical Permit / Inspection	Nelson County Code Enforcement	\$137	#3
Mechanical Permit / Inspection	Nelson County Code Enforcement	\$44	#3
Septic System Evaluation / Inspection	Nelson County Health Department	\$600	
	Total	\$1,600	#4
Notes:			
#1 \$500 refundable upon inspection and approval. Information obtained from City of Bardstown.			
#2 Additional inspections/fees may be required. Information obtained from Plumbing Inspector.			
#3 Information obtained from Nelson County Code Enforcement Office.			
#4 Total fees do not include other required permits and utility tap-on fees.			

### **So why is a permit required for an agricultural structure?**

State law (KRS 100.203(4)(b)) sets forth that local Zoning Regulations shall have no regulations for land used for agricultural purposes except that: (1) setback lines may be required for the protection of existing and proposed streets and highways; (2) all buildings and structures in a designated floodway or

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or floodplain or which tend to increase flood heights or obstruct the flow of flood or flood waters may be fully regulated;(3) mobile homes and other dwellings may be permitted but shall have regulations imposed which are applicable, such as zoning, building, and certificates of occupancy; and (4) agricultural uses defined in KRS 100.111(2)(c) may be subject to regulations as a conditional use.

The adopted Zoning Regulations require a zoning compliance permit for agricultural structures but does not require a permit fee. Applicants are asked to certify the use of agricultural structures to verify that the structure is not being used for other uses that do not comply with zoning and/or require other permits, approvals, and inspections.

### ***Were the zoning and sign regulations the reasons why Cracker Barrel and Frisch's didn't locate here?***

In September 2007 and February 2008, Cracker Barrel and Frisch's,

respectively, submitted their applications and building, site, landscaping, lighting, and signage plans for review under the Commercial Establishments Design Standards Ordinance, Zoning Regulations, and Sign Ordinance. In both cases, initial reviews of their plans indicated no significant issues with the proposals. In fact, Cracker Barrel's freestanding (pole) sign, shown on their submitted plans, complied with the Bardstown Sign Ordinance, and City of Bardstown was already making steps to amend the sign regulations to allow larger visual elements, such as the Frisch's "big boy" statue. Both Cracker Barrel and Frisch's requested to table their design applications. Although Cracker Barrel did not officially cite their reason, initial reviews of their submitted plans indicated no major roadblocks due to local standards and regulations. And with Frisch's, their representative cited in an email that the reason for tabling the issue dealt with the land transaction, not the standards and regulations.

## Survey & National Register (continued from page 1)

Established in 1864, Hickmantown is an historic African-American neighborhood on West Brashear Street between North Fourth and North Fifth Streets. The Carden Addition is located along Barber Avenue, West Beall Avenue, and North Fourth Street and was platted in 1911. Henrytown is located north of the railroad and east of North Third Street and was established in 1909. Mark and Madelynn surveyed 300 residences, took over 1,000 photographs, researched deeds, and documented the history of these historic neighborhoods. This fall, a presentation on this project will be offered.

### ***National Register Nomination***

The Bardstown Historical Review Board staff also developed a National Register of Historic Places nomination to expand the original Historic District and to designate 12 properties as

contributing structures. The original National Register District was created in 1983 and included 279 properties. The proposed nomination expands the National Register District boundary to include 57 additional properties and designate 12 properties as contributing. A site, building, or structure is eligible for listing individually or as contributing within a district if it is at least 50 years old. When the original District was created in 1983, the historic period of significance ended in 1930, and many properties within the district were not eligible for listing. The proposed nomination extends the period of significance to 1960 and allows 12 additional properties to be listed as contributing within the district.

The CLG program requires all National Register of Historic Places nominations to be initiated by the Bardstown Historical Review Board and City of Bardstown. The local nomination process

## P&Z Facts

**Mission Statement:** To secure the maximum economical, physical, and social welfare for the Cities of Bardstown, Bloomfield, Fairfield, and New Haven and Nelson County and their citizens through the thoughtful and planned use and development of land, buildings, thoroughfares, and public utilities.

**Date Established:** April 1970

**Original Adoption of Countywide Comprehensive Plan:** October 1972

**Original Adoption of Countywide Zoning Regulations & Subdivision Regulations:** November 28 & December 9, 1974, respectively

### **Commission & Board Memberships:**

- Planning Commission - 11 members
- Bardstown BOA - 5 members
- Bloomfield BOA - 3 members
- Fairfield BOA - 3 members
- Nelson County BOA - 3 members
- New Haven BOA - 3 members
- Historical Review Board - 3 members

### **Duties:**

- Implements Comprehensive Plan;
- Administers Zoning and Subdivision Regulations, including permit review and issuance of zoning compliance permits and review and approval of plats;
- Administers and enforces the City Sign Ordinances;
- Administers the Commercial Establishments Design Standards Ordinance and provides staff support and technical assistance to the Development Review Board;
- Administers historic zoning and provides staff support and technical assistance to Bardstown Historical Review Board; and,
- Administers the floodplain management program for all local governments

will include property owner notification, HRB public hearing and recommendation, and Bardstown City Council approval. Upon completion of the local nomination process, the nomination will be considered by the state historic preservation office (SHPO), the Kentucky Heritage Council.

For information, contact Pen Bogert, Preservation Administrator at 348-1805 or bogert@bardstowncable.net.

**Zoning Compliance Permit Analysis**

January - June 2010

	City of Bardstown		Nelson County		Total	
	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)	Permits	Est. Cost (\$)
Agricultural Additions	0	\$0	2	\$10,000	2	\$10,000
Agricultural Demolitions	0	\$0	1	\$0	1	\$0
Agricultural Structures	0	\$0	22	\$279,243	22	\$279,243
<b><i>Agricultural Subtotal</i></b>	<b>0</b>	<b>\$0</b>	<b>24</b>	<b>\$289,243</b>	<b>24</b>	<b>\$289,243</b>
Accessory Structure Additions	1	\$2,000	3	\$25,900	4	\$27,900
Accessory Structure Alteration	1	\$5,000	0	\$0	1	\$5,000
Accessory Structure Demolitions	2	\$0	1	\$0	3	\$0
Accessory Structures	43	\$163,900	121	\$868,366	164	\$1,032,266
Manufactured Homes, double-wide	0	\$0	5	\$352,900	5	\$352,900
Manufactured Homes, single-wide	0	\$0	6	\$107,496	6	\$107,496
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	17	\$159,310	48	\$716,507	65	\$875,817
Single-Family Demolitions	0	\$0	3	\$0	3	\$0
Single-Family Dwellings	25	\$2,718,000	68	\$8,412,250	93	\$11,130,250
Single-Family Alteration/Remodeling	6	\$261,750	10	\$242,814	16	\$504,564
Townhouses/Condominiums (4 units)	2	\$340,000	0	\$0	2	\$340,000
<b><i>Residential Subtotal</i></b>	<b>98</b>	<b>\$4,049,494</b>	<b>267</b>	<b>\$10,949,883</b>	<b>364</b>	<b>\$14,999,377</b>
Commercial Accessory Structures	2	\$5,300	0	\$0	2	\$5,300
Commercial Additions	8	\$46,400	1	\$1,000,000	9	\$1,046,400
Commercial Alteration/Remodels	10	\$581,250	2	\$10,300	12	\$591,550
Commercial Demolitions	1	\$0	0	\$0	1	\$0
Commercial Structures	2	\$590,000	2	\$15,000	4	\$605,000
Commercial Tenant Fit-Ups	2	\$56,000	0	\$0	2	\$56,000
<b><i>Commercial Subtotal</i></b>	<b>25</b>	<b>\$1,278,950</b>	<b>5</b>	<b>\$1,025,300</b>	<b>30</b>	<b>\$2,304,250</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	0	\$0	2	\$2,100,000	2	\$2,100,000
Industrial Tenant Fit-Ups	1	\$265,000	0	\$0	1	\$265,000
<b><i>Industrial Subtotal</i></b>	<b>6</b>	<b>\$998,300</b>	<b>4</b>	<b>\$2,136,000</b>	<b>10</b>	<b>\$3,134,300</b>
Public Accessory Structures	0	\$0	1	\$944	1	\$944
Telecommunication Acc. Structures	2	\$30,000	2	\$30,000	4	\$60,000
<b><i>Public Subtotal</i></b>	<b>2</b>	<b>\$30,000</b>	<b>3</b>	<b>\$30,944</b>	<b>5</b>	<b>\$60,944</b>
<b>Total Permits Issued</b>	<b>131</b>	<b>\$6,356,744</b>	<b>303</b>	<b>\$14,431,370</b>	<b>434</b>	<b>\$20,788,114</b>

**New Construction Permit Comparison  
Mid-Year (January—June)  
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	5 (10)	\$442,000	2 (4)	\$340,000	0	\$0	0	\$0
Multi-Family Structures	1 (3)	\$110,000	0	\$0	1 (7)	\$425,000	0	\$0
Townhouses/Condos	4 (22)	\$850,000	4 (17)	\$720,000	1 (2)	\$120,000	2 (4)	\$340,000
Single-Family Dwellings	113	\$14,368,914	91	\$11,808,160	71	\$8,854,144	93	\$11,130,250
Commercial Structures	7	\$1,235,078	14	\$2,888,900	5	\$340,000	4	\$605,000
Industrial Structures	2	\$212,750	1	\$65,000	3	\$270,000	2	\$2,100,000
Public Structures	1	\$250,000	0	\$0	2	\$2,700	0	\$0
<b>Total Permits</b>	<b>488</b>	<b>\$31,472,146</b>	<b>421</b>	<b>\$25,233,616</b>	<b>364</b>	<b>\$22,261,604</b>	<b>434</b>	<b>\$20,788,114</b>

**FYs 2006-2010 Financial Reports  
Joint City-County Planning Commission of Nelson County**

	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
	Actual 6/30/06	Actual 6/30/07	Actual 6/30/08	Actual 6/30/09	Actual 6/30/10
<b>Revenues</b>					
Previous Fiscal Year Carryover	\$25,558.07	\$31,652.69	\$9,719.31	\$6,199.33	\$0.00
Local Government Contributions	\$132,672.57	\$136,248.23	\$136,248.23	\$140,571.17	\$149,190.40
Fees & Miscellaneous Revenues	\$136,376.82	\$98,518.85	\$100,747.58	\$70,668.33	\$79,426.91
<b>Total Revenues</b>	<b>\$294,607.46</b>	<b>\$266,419.77</b>	<b>\$246,715.12</b>	<b>\$217,438.83</b>	<b>\$228,617.31</b>
<b>Expenses</b>					
Personnel (Wages, Taxes, Retirement, Insurance)	\$161,547.57	\$165,123.23	\$165,905.45	\$156,725.60	\$157,483.51
Office Rent, Utilities & Janitorial	\$11,125.00	\$11,125.00	\$11,125.00	\$11,125.00	\$11,125.00
Audit/Accounting Services	\$2,000.00	\$2,250.00	\$2,659.50	\$3,097.95	\$3,100.00
General Operating Expenses	\$15,100.27	\$11,921.55	\$8,802.85	\$6,898.40	\$7,861.70
Kentucky Rural Heritage Development Initiative	\$5,000.00	\$5,000.00	\$5,000.00	\$0.00	\$0.00
Liability & Property Insurance & Bond Premiums	\$20,967.08	\$11,513.42	\$12,480.38	\$12,525.70	\$12,242.17
Legal Services	\$27,498.97	\$22,816.85	\$20,935.98	\$9,140.00	\$20,769.99
Legal Advertising (Notices)	\$3,689.84	\$3,499.20	\$2,958.30	\$2,459.96	\$2,705.94
Mapping/Website Maintenance	\$474.41	\$4,843.57	\$588.50	\$2,146.45	\$879.20
Planning Commission Compensation	\$5,650.00	\$5,300.00	\$6,050.00	\$5,950.00	\$5,563.50
Planning Commission & BOA Travel	\$973.70	\$858.20	\$1,209.65	\$1,184.85	\$1,309.80
Planning Commission & BOA Training/Memberships	\$1,743.03	\$1,084.00	\$1,488.80	\$1,095.81	\$650.00
Staff Training/Memberships	\$2,255.53	\$483.35	\$880.42	\$948.96	\$893.41
Staff Travel	\$2,746.07	\$3,057.22	\$2,747.26	\$2,810.16	\$2,511.89
Transcription/Court Reporter Services	\$2,183.30	\$2,936.75	\$2,683.70	\$1,329.99	\$1,521.20
<b>Total Expenses</b>	<b>\$262,954.77</b>	<b>\$251,812.34</b>	<b>\$245,515.79</b>	<b>\$217,438.83</b>	<b>\$228,617.31</b>

	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010
	Actual 6/30/06	Actual 6/30/07	Actual 6/30/08	Actual 6/30/09	Actual 6/30/10
<b>Breakdown of Local Government Contributions</b>	<b>\$132,672.57</b>	<b>\$136,248.23</b>	<b>\$136,248.23</b>	<b>\$140,571.17</b>	<b>\$149,190.40</b>
Nelson County Fiscal Court (67.5%)	\$89,554.00	\$91,967.56	\$91,967.56	\$94,885.54	\$100,703.52
City of Bardstown (27.7%)	\$37,520.00	\$37,740.76	\$37,740.76	\$38,938.21	\$41,325.74
City of Bloomfield (2.3%)	\$3,052.00	\$3,133.71	\$3,133.71	\$3,233.14	\$3,431.38
City of New Haven (2.3%)	\$3,052.00	\$3,133.71	\$3,133.71	\$3,233.14	\$3,431.38
City of Fairfield (0.2%)	\$267.00	\$272.50	\$272.50	\$281.14	\$298.38

# Joint City-County Planning Commission of Nelson County

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

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## **Planning Commission Staff**

Janet Johnston, AICP, Director  
Cindy Pile, Administrative Assistant  
Phyllis Horne, Receptionist/Clerk  
Pen Bogert, Preservation Administrator  
Mike Coen, Legal Counsel  
Alicia Brown, Court Reporter

## **Planning Commission**

Kenneth Brown, City of Bloomfield  
Theresa Cammack, Nelson County #3  
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. Ed Brown** has been appointed by the Nelson County Fiscal Court to serve an unexpired 3-year term through January 2012 on the **Development Review Board**. Mr. Brown is a self-employed and semi-retired real estate broker. He has been involved in commercial real estate since February 1986 and has been involved in many commercial developments in several states.

The **Planning Commission, Nelson County Board of Adjustment, Bardstown Board of Adjustment, and Development Review Board** recently held election of officers. The Commission and Boards re-elected the following officers for the upcoming fiscal year:

### **Planning Commission**

Todd Johnson, Chair  
Mary Ellen Marquess, Vice-Chair  
Mark Mathis, Secretary/Treasurer

### **Bardstown Board of Adjustment**

Mark Mathis, Chair  
Martin Carpenter, Vice-Chair  
Bill Ellis, Secretary/Treasurer

### **Nelson County Board of Adjustment**

Ron Griffith, Chair  
Ken Stone, Vice-Chair  
Allen Parker, Secretary

### **Development Review Board**

Ben Wathen, Chair  
Ann Hite, Vice-Chair  
Wes Parrish, Secretary