

The regular meeting of the Brandenburg City Council was held October 9, 2023 at Brandenburg City Hall.

PRESENT:

Bryan Claycomb, Mayor
Amy Haynes, City Clerk
Brian Haag, Police Chief
T.J. Hughes, Public Works Dir.
~~Jessica Brown Roberts, Atty~~

COUNCILMEMBERS

Charlotte Ford
Bruce Fackler
Mark Spry
Bill Basham
Bradley Johnston
Ginger Coomes

VISITORS: Gene Webster-WVIH, Rodney Ford, Quinn Lynch, Matt Sibole, James McAdams

PLEDGE OF ALLEGIANCE & PRAYER:

The meeting was called to order @ 7:00pm and opened with the Pledge of Allegiance and a prayer led by Bruce Fackler, followed by a roll call by City Clerk Amy Haynes.

YARD OF THE MONTH:

Yard of the Month for October 2023 was awarded to Kenny Smith @ 131 Lakeview Drive. Mr. Smith was not present at the meeting, but the sign will be placed in his yard and a certificate mailed to him.

APPROVAL OF MINUTES:

A motion was made by Bruce Fackler, seconded by Charlotte Ford, to approve the regular meeting minutes from September 11, 2023. Vote of motion was unanimous.

TRANSFERS:

A motion was made by Bill Basham, seconded by Bradley Johnston, to approve the monthly transfers as read. Vote of motion was unanimous.

TRICK OR TREAT HOURS:

A motion was made by Mark Spry, seconded by Ginger Coomes, to set Trick or Treating hours on October 31, 2023 from 5:30-8:00pm. Vote of motion was unanimous.

FIRST READING OF PLANNING & ZONING ORDINANCES:

Ord #622 - Tim Jackson Rezoning

City Clerk Amy Haynes read aloud the first reading of Ordinance #622, followed by a brief discussion by the Mayor of the property and the existing usage.

Ord #623 - WCM Land Rezoning

City Clerk Amy Haynes read aloud the first reading of Ordinance #623. Councilman Johnston asked for confirmation on the location of this property. Claycomb stated that it was the acreage which the City had agreed to annex on the bypass and 228. Mayor Claycomb then informed the Council that he had attended the Planning and Zoning hearing on this issue, and the vote had passed with a 3-1 vote. Councilman Spry then asked again about an initial time frame which was given to Mr. McGehee regarding the use of the property. Mayor Claycomb reminded the Council that he had changed the previous contract. A representative at the meeting on behalf of Mr. McGehee, Matt Sibole, stated that the goal was to get lots smaller sized on the outside of the property for more benefit to the City. He

stated that he believes it is an ideal site for development. He reiterated that the changes do not necessarily mean apartment buildings, but stated that Mr. McGehee was not a builder, just a land developer, and he wanted to have the R3 zoning to allow for condos or townhomes, not apartment buildings. Mayor Claycomb then reiterated that with the changes, no one on adjoining properties would have to worry about anything being built directly next to their properties. Councilman Spry then asked about the number of lots, and Sibole responded that it would be dependent on whether or not the zoning change was approved. He said currently in the plans there were approximately 60 lots with some changes possible. He also noted that there would be approximately 60 acres of Commercial property in the development. He stated that for the foreseeable future, the site will be crop farmed until buyers are secured. He mentioned that there would be a lot of infrastructure costs upfront before any lots could be sold. He stated that diversity is the goal, not necessarily homes but allowances for condos, townhomes, etc.... Councilman Johnston then just reiterated for clarity that none of the lots would remain as zoned Residential 1 (R1). He stated that is not what was originally discussed prior to the annexation, but Claycomb reiterated that he felt like these zoning changes allowed for good opportunities. Councilman Johnston stated that if we keep making these changes it will not allow for more development of residential areas in the City.

Ord #624 - St. John's Rezoning

City Clerk Amy Haynes read aloud the first reading of Ordinance #624, and then clarified that all the information regarding the changes was forwarded to each Council member in their emailed Council packet.

Other Business:

Resident and developer Quinn Lynch addressed the Council regarding the property that was rezoned previously from Ag and C1 to C1 on the bypass. He wanted to ask the Council for a variance regarding the 60 foot road easement which is part of the Roads and Streets Ordinance. He would like an exception to allow for his road easements in his development to be 50 feet. He stated that curb and guttering would be implemented, which would allow for less ditches, and a much cleaner look. Mayor Claycomb stated that he had asked both the City Attorney Jessica Roberts, as well as the State Highway Dept. if there is a need for the 60 feet, and was told it was at the Cities discretion. He stated that both Old Ekron Road, and the Bridgepoint Plaza were less than 60 feet. City Clerk / Treasurer Amy Haynes then explained to the Council why this was a City Council issue, and not one for the Planning and Zoning Board of Adjustments. The original ordinance is not a planning and zoning ordinance, but one which was implemented by the City Council, therefore, the P&Z Board of Adjustments would have no say in any variance requests. Lynch then stated that the roads will be brought up to City standards, just will not have 5 feet on each side of the road. Councilman Fackler asked about the intended land use and amount of traffic expected in the development, and suggested that we get an opinion from our City Engineer. Mayor Claycomb asked Lynch about an approximate time line for the construction to begin, and Lynch stated that they hoped to have plans submitted by Christmas.

OFFICE REPORT:

City Clerk Amy Haynes presented the monthly office report for September 2023.

POLICE REPORT:

The Chief noted that his department had responded to approximately 318 calls for service in the City during September. He said it was a busy month in our park that had kept both his department and the Citizens on Patrol very busy.

WATER/SEWER DEPARTMENT:

Public Works Director TJ Hughes read aloud his report for September 2023. Councilman Fackler then noted that Hill Street needs to be trimmed back near the Methodist Church, as well as down Decatur street prior to the work being done on the old sidewalk along Main Street. Mayor Claycomb stated that plans were to begin the milling this week, and that Cindy Henning had signed the easement for her property. He stated once the mill works was done, DirtWorks would come in and then upon completion, the State will pave the entirety of Main Street.

BUSINESS LICENSES:

Kentucky Pinoy

Address: 1400 Old Ekron Road

Type of Business: Restaurant

Applicant: Layman Bennett

A motion was made by Bruce Fackler seconded by Bill Basham, to approve the business license for Kentucky Pinoy. Vote of motion was unanimous.

Beauty by Bri

Address: 455 Broadway

Type of Business: Hair Salon

Applicant: Brionna Welsh

A motion was made by Bill Basham, seconded by Bruce Fackler, to approve the business license for Beauty by Bri. Vote of motion was unanimous.

Bull Hall LLC

Address: 155 Main Street

Type of Business: Event Space

Applicant: Sydney and Lee Durham

A motion was made by Bruce Fackler, seconded by Mark Spry, to approve the business license for Bull Hall LLC. Vote of motion was unanimous.

OTHER BUSINESS:

The Mayor asked each Councilmember if they had any issues or concerns. Basham stated he would again like to thank all of the City employees for their continued good work. Councilman Johnston asked if the Council would be receiving the MOR and DMR from the Wastewater Treatment Plant in their packets. Mayor Claycomb stated that he was free to come and look at them anytime in the office, but that they would not be placed in the packets or become a regular discussion in all Council meetings.

A motion was made by Bill Basham, seconded by Bruce Fackler, to adjourn the regular monthly meeting. Vote of motion was unanimous.

Bryan Claycomb, Mayor

Amy Haynes, City Clerk/ Treasurer