

**Study Review Committee  
Regular Meeting  
January 22, 2026**

**The meeting was called to order at 5:00pm.**

**Attendance:**

Voting Members: Katie Nasser, Bob Klingenfus, Tom Elder, Sue Ann Thomson, Will Douglas, and Tom Marsh

Staff: Planning Director Ryan Fischer, Senior Planner Anna Barge, Planner 1 Sandie Rugroden, and Planner 1 John Hine,

Others present: Magistrate Hawkins, Jim Allen, Kim Hydes, Robin Willard, Blaine Anderson

**Approval of Minutes:** Motion was made by Member Marsh and seconded by Member Klingenfus to approve the September 25, 2025, Meeting Summary.

**Motion carried by voice vote.**

**Potential Regulation Changes**

Director Fischer summarized the overall need for updates to the zoning ordinance including changes by the State Legislature. Some items need minor changes, and some items need major changes.

**Manufactured Housing Regulations:**

Director Fischer updated the Committee stating that House Bill 160 was approved last year to make manufactured homes allowed anywhere that site built houses are allowed to locate. The state gave all local governments until July 1, 2026 to update their zoning ordinance. Currently, there are three sections in the zoning ordinance that discusses manufactured homes. Director Fischer stated the request to consolidate the three separate sections into one section and to update what the state requires.

Senior Planner Barge the new definition of a Qualified Manufactured Home as presented in KRS 100.348 (when effective on July 1, 2026, “a home that meets all of the following criteria:

1. Manufactured within five years of the installation of the home;
2. Is affixed to a permanent foundation and is connected to the appropriate facilities and is installed in compliance with KRS 227.570;
3. Has a width of at least twenty (20) feet at its smallest width measurement or is two (2) stories in height and oriented on the lot or parcel so that its main entrance door faces the street;
4. Has a minimum total living area of nine-hundred (900) square feet

Senior Planner Barge also reviewed the categories that local governments can regulate as long as those same regulations are applied to site built homes.

Director Fischer reviewed the current definitions in the zoning ordinance.

**Motion was made by Member Marsh and seconded by Member Elder to review and consolidate the manufactured home section to a more understandable comprehensive section that complies with state laws.**

**Motion carried by voice vote.**

### **Sign Regulations**

Senior Planner Barge discussed problems with Temporary Signage, I-71 Corridor section not conforming with Kentucky Transportation Cabinet protocols, Digital Sign allowance in Industrial Park District zoning, and potential regulations or clear exemptions for construction signage.

Director Fischer explained that Waivers are not currently allowed in the sign ordinance and variances are very limited.

**Motion was made by Member Marsh and seconded by Member Douglas have staff review sign regulations, to update them, and to prioritize which sections to update at the next meeting.**

**Motion carried by voice vote.**

### **Parking Regulations**

Director Fischer gave an overview about how the existing parking regulations are broken into different sections. He stated that at the Kentucky American Planning Association conference attended last fall, there were talks about how calculating parking requirements off employee numbers is not a best practice. There was also discussion at the conference about many jurisdictions removing parking minimums to reduce unnecessary impervious surfaces. Director Fischer stated that staff can research other jurisdictions and their best practices.

**Motion was made by Member Douglas and seconded by Member Marsh to have staff review existing parking regulations to come up with a reasonable expectation and to provide a timeline of an expectation of update timelines.**

**Motion carried by voice vote.**

### **Home Occupation**

Director Fischer gave an overview of the existing Home Occupation regulations and experiences staff have had with the regulations. The intent of the ordinance is to protect the surrounding neighbors and neighborhood.

The Steering Committee agreed that this is not a high priority item but would like to update this section of the ordinance.

**Motion was made by Member Elder and seconded by Member Marsh to have staff update the Home Occupation section as time allows.**

**Motion carried by voice vote.**

### **Definitions**

Staff discussed definitions to add or update including school, private utility, living space, and finished space.

**Motion was made by Member Klingenfus and seconded by Member Thompson to have staff come up with a list of definitions to update.**

**Motion carried by voice vote.**

### **Golf Driving Ranges**

Director Fischer discussed the history of the Code Enforcement Board case dealing with Golf Driving Ranges. He also discussed the current allowance of a 60 foot fence while nets are prohibited.

Member Douglas suggested reaching out to Midland Trail Golf Course.

**Motion was made by Member Marsh and seconded by Member Douglas to have staff create a proposal of updates of this section.**

**Motion carried by voice vote.**

### **Self-Storage**

Director Fischer noted that the current zoning ordinance for self-storage facilities requires a 3-acre lot minimum while most self-storage facilities now cover a smaller ground area and are instead multi-stories. The self-storage facility would still be required to obtain a conditional use permit from the appropriate Board of Adjustments.

**Motion was made by Member Marsh and seconded by Member Elder to have staff create a proposal to remove the 3-acre requirement for self-storage facilities in the C-3 and C-4 commercial zones.**

**Motion carried by voice vote.**

**Short-Term Rentals**

Director Fischer summarized existing conditions of the zoning ordinance. He stated that the proof of primary residence does not require a photo ID. He recommended that a government issued photo ID also be required at time of short-term rental renewal. Additionally, the state legislature removed the ability for local governments to require short term rental permits for properties that are listed 30 days or less in a given calendar year. Planner Hine clarified that Homeowners Associations and Deed Restrictions can prevent Short Term Rentals.

**Motion was made by Member Marsh and seconded by Member Thompson to require photo identification for new and renewing short term rental applications as one of the two forms of identification, and to comply with the new state statute.**

**Motion carried by voice vote.**

**Cell Towers- Small Cell Networks**

Planner Rugroden gave an update on how federal rule changes impacts Small Cell Networks. She stated that the county's fees do not comply with current federal rules and can open the county up to lawsuits. Additionally, she noted that the federal government is in the process of potentially further limiting local government. Planner Rugroden suggested that staff create a section specifically dedicated to Small Cell Networks.

**Motion was made by Member Marsh and seconded by Member Elder to have staff create a small cell network section in the Cell Towers ordinance section and to update the fee schedule.**

**Motion carried by voice vote.**

**Meeting was adjourned at 5:41pm.**