

**Study Review Committee  
Regular Meeting  
March 26, 2026**

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

Voting Members Present: Katie Nasser, Bob Klingenfus, William Douglas, Tom Marsh, Sue Ann Thompson.

Staff Present: Director Fischer, Assistant Director Anna Barge, Planner 1 Sandie Rugroden, Planner 1 John Hine

Others Present: Magistrate Hawkins

**Approval of Minutes:** Motion to approve minutes made by Member Douglas, Seconded by Member Marsh.

Edits suggested:

Add Blaine Anderson present to meeting minutes.

**Motion carried by voice vote.**

**Manufactured Housing Ordinance**

- Assistant Director Barge explained the proposed changes to the ordinance to bring it in compliance with new state laws.
- Combined all three sections covering manufactured homes to one section 250-280.
- Committee decided to add reference to KRS 100.348.
- Contemplated adding non-qualified manufactured homes still as a conditional use.
- Asked to add “non-qualified manufactured home” definition that is allowed under a conditional use permit.
- Committee members discussed aesthetic restrictions, but ultimately decided to address aesthetic concerns at a later time.
- Commissioner Klingenfus questioned Temporary Use section.
- Create temporary shelter definition.
- Change temporary use extension time frame suggested to be longer than 3 months.
- Discuss with Code Enforcement extension time frame and bring back next month.

**Motion made by Member Marsh and seconded by Member Douglas to make edits suggested and return to SRC.**

**Motion carried by voice vote.**

### **Golf Driving Ranges**

- Planner 1 John Hine explained changes made to net restrictions.
- Add 's' to person in number 5.
- Amend 7 with proposed corrections.

**Motion made by Member Douglas and seconded by Member Marsh to reword and review again at SRC.**

**Motion carried by voice vote.**

### **Self-Storage Facilities**

- Director Fischer explained proposed changes to the ordinances.
- There was discussion on whether to allow plumbing for bathroom area for employees prohibited
- Reword item number 2, to replace "means" with "is defined as"
- Reword plumbing restriction to allow for employee and customer use bathrooms during business hours.
- Concern with enclosure requirements for RV and Boat storage facilities.
- Don't combine self-storage and RV and Boat Storage; make separate section for RV and boat storage.
- Discussion on proposed change to minimum lot size requirement.
- Include description of allowable waivers?

**Motion made by Member Douglas and seconded by Member Marsh to include edits and bring to next meeting.**

**Motion carried by voice vote.**

### **Short-term Rentals**

- Planner 1 John Hine explained change to ID requirements.

**Motion made by Member Thompson and seconded by Member Klingenfus to approve changes for presentation to Planning Commission.**

**Motion carried by voice vote.**

### **Telecommunications Ordinance**

- Planner 1 Sandie Rugroden explained the proposed changes.
- Chair Nasser suggests they take time to digest this and see visual presentation of some subject material.

- Require inclusion of studies already required by Federal Law regarding environmental/ health tests.
- Discussion of proposed small cell network in cardinal harbor.
- Marsh suggests slimming down to what can be regulated by Planning Commission.
- Douglas suggests making CUP requirement a Waiver for Planning Commission review.

**Motion was made by Member Marsh and seconded by Member Douglas to have staff review, consolidate, and bring back changes to next meeting.**

**Motion carried by voice vote.**

### **Other business**

Next meeting will involve review of Data Center Ordinances.

**Motion was made by Commissioner Douglas and seconded by Commissioner Marsh to adjourn.**

**Motion carried by voice vote.**

**Meeting was adjourned at 6:54pm.**