Study Review Committee
Regular Meeting
August 28, 2025

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

Voting Members: Katie Nasser, Sam Finney, Bob Klingenfus, Greg King, Tom Elder, Tom Marsh
Staff: Planning Director Ryan Fischer, Planner 1 John Hine, Planner 1 Sandie Rugroden, Senior Planner Anna Barge
Others present:

Approval of Minutes: Motion was made by Member Marsh and seconded by Member Nasser to approve the June 24, 2025, Meeting Summary.

Motion carried by voice vote.

Comprehensive Plan 2025

Director Fischer gave a presentation that included the following:

1. Overview of what a Comprehensive Plan is
2. Parts of the Comprehensive Plan and its purpose and function
3. Timeline of the Comprehensive Plan including the four phases
4. Where we have been and where we are going
    a. Phase 1: Framework
        i. Focus Groups
        ii. Steering Committee
        iii. What work has been completed
        iv. Team members
    b. Phase 2: Public Engagement
        i. Public Meetings
        ii. Public Input
        iii. Data on the process including website visits, online public comments, and surveys submitted.
    c. Phase 3: Refinement and Review
    d. Phase 4: Finalize and Adoption
5. Cover Photo Update
6. Introduction:

a. Changes in the last five years since adoption (transportation projects, new community facilities, long range plans and studies)

Question by Member Klingenfus: Did the Steering Committee meet with the Study Review Committee?

Director Fischer: No.

Question by Member Nasser: Will the blank spots in the plans where numbers go be finalized?

Director Fischer: Yes, those will be finalized and added to the plan.

7. Goals and Objectives:
    a. 2019 plan has 36 goals and 104 objectives
    b. 2025 plan has 19 goals and 44 objectives

Comments by Member Klingenfus regarding Goals and Objectives:

1. LU-1-3.3: strike
2. LU-1-3.4: concerns about restricting property owner rights, the members decided to rephrase to the following: “Encourage the preservation of land for agricultural use when it does not infringe on the development rights of property owners”.
3. LU-4-1.3: Director Fischer explained the context. The members decided to add “while protecting landowners’ interests” to the end of the objective.
4. T-1-2.2: Member Klingenfus had concerns about enforcing and requiring phasing of developments. Director Fischer explained we currently require phasing regarding school capacity standards. Member Marsh and Nasser were concerned about traffic and safety if this objective was to be removed.
5. T-1-5.2: Member Klingenfus had concerns that this objective may be too restrictive. Director Fischer noted that this was in the 2019 plan.
6. Member Klingenfus expressed concerns about how conservation easements may restrict potential government actions such as building new roadways.
7. LU-1-4.2: There was discussion about whether the wording was correct regarding staff. Members decided to add the word “recommend”.

Comments by Member Finney regarding Goals and Objectives:

1. Member Finney expressed his concerns that roadways are not safe enough- due to their width and other factors for buses downstream from developments and the route to school. Chairman King expressed concerns about how we regulate state roadways when it is not the intersection where developments are occurring.

Director Fischer noted to fix the Community Facilities Goal cover slide by removing the extra space from number 2.

8. Plan Elements:
    - Director Fischer reviewed each section of the plan elements.
    - Member Nasser had the following questions:
        - Regarding the School section, does the table take in consideration the Clore Station development? Director Fischer stated that he would have to have someone from the schools comment as they were the ones that created the table.
        - Regarding the Transportation section project table, are these numbers our dates? Senior Planner Barge stated these dates were retrieved from the Kentucky Transportation Cabinet's data portal. Member Nasser requested adding the word "projected" before construction date since we do not know if these dates will end up being realistic.
9. Future Land Use:

    Senior Planner Barge noted to update the first slide with the line through the word "comprehensive".

    Director Fischer presented the changes both minor and major to the Future Land Use map.

A motion was made by Member Marsh and seconded by Member Elder to advance the Comprehensive Plan to Planning Commission. The discussion included Member Klingenfus requesting that the Steering Committee be present at the Planning Commission hearing to give information and answer questions from Commission members. Member Marsh agreed. The motion passed on a vote of 5 to 1.

Announcement:

Director Fischer gave an update of the Data Center regulations and the Task Force meetings. He anticipates the Data Center regulations will be reviewed at the next Study Review Committee meeting.

Meeting was adjourned at 6:48pm.