

City of Mt. Washington
Regular Council Meeting
March 22, 2021
Fick Hall

VIA LIVESTREAM FACEBOOK

Mayor Armstrong called the meeting to order at 6:30 PM with the following council members present, Greg Gentry, Sandra Hockenbury, Gayle Troutman, George Maddox, Dustin Armstrong and Troy Barr.

Also present were City Attorney Hayden Sweat, City Administrator Dawn Hardin, Major Kelty and City Treasurer Alice Harris.

Councilwoman Hockenbury led the Pledge of Allegiance.

Mayor Armstrong asked those present to take a moment of reflection.

Minutes

Councilman Troutman made and Councilman Armstrong seconded a motion to approve the minutes of the regular council meeting for March 8, 2021. Motion carried.

Treasurer Report

City Treasurer Alice Harris read the Treasurer's report for the month of February 2021.

Ordinance

First Reading – Sponsored by Councilman Troutman

Hayden Sweat read the first reading of an ordinance relating to the rezoning of 6.648 acres owned by SBL Properties, LLC located at 9750 Hwy 44 E.

Billy Lucas the property owner stated last year we requested a B1 zoning and said he is now requesting a B2 which is better suited for small office buildings. Mr. Lucas stated he has no desire to develop the remaining portion of the property at this time or the next several years. He said he is not looking to saturate the property with vehicles or work trucks, just a really nice office location which won't increase the traffic in this area grossly.

Mayor Armstrong stated his concerns of the setbacks of B2 zoning and the proximity to highway 44 E. He said he believes Mr. Lucas may not intend to utilize this property in this manner but once its rezoned future owners may do what they wish as long as it is within B2 zoning regulations.

Councilman Barr suggested B2 zoning with B1 setbacks.

Councilman Gentry stated there are similar zonings in that area and if he was remembering correctly that a year ago it was given a favorable recommendation from planning and zoning.

Billy Lucas stated he would be okay with B2 zoning with B1 setbacks. He said basically what he would do in the future is sell off the remainder of the 5 acres to a future business. Mr. Lucas stated any business that will come in the future will serve the community and be more beneficial as a commercial zoning instead of residential.

Mr. Lucas said he is very attached to the old house that is located on this property and will have the integrity of the future of this house and will do his due diligence to protect it.

Nate is with Woodlake Homeowners Association and not knowing what can or will be built next to two sides of his property is scary. He reiterates Mayor Armstrong's comment regarding the setbacks and Nate asked if this is something that would also be required if the property was sold to a new property owner. Mayor Armstrong stated it can be recorded in the deed restrictions as well as with this ordinance. Mr. Nate asked the setbacks for B2. Mayor read the setbacks to be 50 feet front yard, 25 feet side, and 30 feet in the back. Nate said if there are certain high-risk property it can raise insurance premiums in the area, Highway 44 E is already high traffic road and would cause a nuisance and safety factor. He also read a portion of the commercial planning and design ordinance already in place which states plans are to be approved. Mr. Nate said there is a petition of other Woodlake residents that are opposed to the rezoning of this property. Mayor Armstrong read aloud the businesses that are acceptable for B2 zoning.

Dawn Hardin stated all the Zoning Regulations for each zone can be found on our website at www.mtwashingtonky.org

Carmen said there are a lot of concerns from surrounding residents as they have opposed this rezone last year and thanked the City Council for their time and hope they also deny this rezoning request.

The Mayor said the second reading will be held at the next scheduled meeting on April 12, 2021.

Second Reading Roll call vote

The city attorney read the second reading of a consensual Annexation request of 12.656 acres more or less part of the Moore Farm Estates owned by Spalding Development Inc. Councilman Armstrong asked if this property was going to be developed for immediate housing. Attorney Eric Farris said he doesn't believe it will be immediately developed as the property will be developed in section, he also stated this particular property was annexed to encompass the sewer lines that will service this future development. Councilman Troutman made, and Councilman Gentry seconded a motion to approve. Motion carried unanimously by a roll call vote of 6 to 0.

Mayor's Report

Mayor Armstrong informed everyone that Troy Pitcock resigned as Chief of Police as of March 17, 2021. The mayor said he will move forward in the future of appointing another Chief for this position.

Mayor Armstrong said the Spring Cleanup and Spring Festival has been cancelled due to Covid-19 and we are anticipating a Fall cleanup as well as a Fall Festival at a date to be determined.

Mayor Armstrong stated if citizens have large items or need refuse removed there is a business in our Business park that can haul trash, or you can also call Rumpke who the city contracts for trash service and they can pick up 1 large item a week.

Report from Council

Councilman Maddox asked if there was a stop work order issued for the work being done on the underground cable in Twelve Oaks. Barry verified there was one issued by our Public Works Director for discrepancies

Councilman Armstrong congratulated the Bullitt East boys' and girls' basketball team for winning District and wished them luck in Regional.

Executive Session

At 7:16 PM Councilman Troutman made, and Councilwoman Hockenbury seconded a motion to enter into executive session pursuant to KRS 61.810.

Reconvene

Councilwoman Hockenbury made a motion to reconvene to the regular session at 8:22 PM and Councilman Troutman seconded. The City Attorney stated discussion of future acquisition was held and also reported the Richerson vs. City of Mt. Washington rezoning lawsuit is final and the city prevailed.

Adjournment

Councilman Troutman made, and Councilwoman Hockenbury seconded a motion to adjourn at 8:24 PM Motion carried.

Barry Armstrong
Mayor

Elizabeth D. Hardin
City Administrator