



FALMOUTH CITY COUNCIL MEETING
Minutes Special Meeting December 16, 2024

After pledge and invocation, Mayor Price called the Meeting to order.

Amy Hurst	Present	Joyce Carson	Present
Sabrina Hazen	Present	Amanda Moore	Present
Anthony Cox	Present	Brian Reid	Present

After the pledge of allegiance and invocation, Mayor Price called the meeting to order stating that due to a training on the regular Thursday night, a special meeting had been called for tonight.

APPROVAL OF MINUTES

Minutes for approval: November 21, 2024 Regular Meeting and Caucus Meeting December 5, 2024

MOTION: Amanda Moore made a motion, seconded by Amy Hurt to approve the minutes as submitted. All aye; motion carried. 6-0-0

ORDINANCES/RESOLUTIONS/MUNICIPAL ORDERS

Ordinance 2024:10 City Clerk Ramona Williams gave a second reading of the summary to the ordinance amending text in the Falmouth Zoning Ordinance to negate medical cannabis dispensaries.

MOTION: Sabrin Hazen made a motion to approve second reading of Ordinance 2024:10, seconded by Anthony Cox. All aye, motion carried 6-0-0

OLD BUSINESS

The purchase contract with Northern Kentucky HeadStart had been submitted before the meeting for Council to review. Attorneys for both sides had reviewed and given their mutual approval of its content. It was not ready for the Council to make a decision.

MOTION: Sabrin Hazen made a motion to enter into the purchase contract and authoriz the mayor to execute documents; Amy Hurst seconded. All aye, motion carried 6-0-0

NEW BUSINESS

Mayor Price had submitted for review a draft Ordinance by the Code Enforcement Committee regulating the parking or storage of trailers, campers, RV's, inoperable vehicles and other such types of equipment. Code Enforcement Officer Steve Groh said the intent was to keep people from living in campers, and the parking issues associated with RV's and trailers. There was discussion between other committee members Anthony Cox, Sabrina Hazen, and Amanda Moore who each said this was just a proposal of the work they had been doing, not up for any vote at this point.

A resident was present to bring attention to a friend/neighbor who had received a letter from Code Enforcement officer regarding multiple vehicles. The attendee was there to explain both adults work outside the home, and several children in the family also had vehicles. The committee expressed concern the recipient of letter should go through the proper channels of contacting the Code Enforcement Officer to explain their side of the situation instead of going straight to the Mayor or a public meeting for resolution. Chain of command needed to be adhered to and suggested they make contact with Mr. Groh.

Mayor Price announced that a date needed to be agreed upon for the swearing in of the new Council and himself. It was decided to meet on December 30th at 6:30.

At this juncture Mayor Price wanted to recognize outgoing Council Members Amy Hurst and Brian Reid. He presented both with an engraved gift thanking them for their service.

OTHER/COUNCIL COMMENTS

It was reported the Wilson Street sewer project would be wrapping up this week and due to the plant closing for the year, the blacktopping would have to wait until Spring.

A special meeting will be held prior to the caucus meeting on January 2 for a 1st reading of the new RV Ordinance. Also due to the Newly Elected Officials Academy the 15-17 of January, another special meeting would be announced.

Brian Reid wished to thank his fellow Council members for making him feel so welcome and to the public for their support.

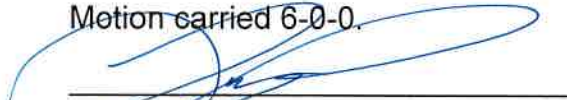
Amy Hurst also wanted to thank the public for supporting her over the years, and gave especially the new members the advice of always doing their own research on topics; no matter who you know and trust it pays to find the facts for yourself. She appreciated the friendships over the last eight years of her time on Council.

ORIGINAL


ANNOUNCEMENTS:

ADJOURNMENT

MOTION: Joyce Carson made a motion to adjourn; seconded by Amanda Moore. All aye;
Motion carried 6-0-0.



Luke Price



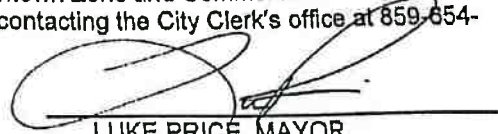
Attest: City Clerk

ORIGINAL

ORDINANCE NO. 2024:10
ATTACHMENT B

SUMMARY OF THE ORDINANCE
AMMENDING THE TEXT OF THE FALMOUTH ZONING ORDINANCE

The City of Falmouth passed Ordinance No. 2024:10 on the 16 day of DEC, 2024. It was read for the first time on the 21th day NOV, 2024. The purpose of this ordinance is to amend the text of the Falmouth Zoning Ordinance which contains standards for the development of property within the corporate limits of Falmouth. The original ordinance was adopted in January 2010 (Ordinance No. 2010-97.0) and sections have been amended after a public hearing conducted by the Pendleton County Joint Planning Commission on September 30, 2024 in conformance with KRS 100. The amendments approved by Ordinance No. _____ relate to conditional uses in the Business Zone, permitted uses in the Intensive Zone, permitted uses in the Downtown Zone, setbacks in the Suburban Residential zone, and rules regarding application and processing of site plans in the Downtown Zone and Commerce Zones. A complete copy of this ordinance can be viewed by contacting the City Clerk's office at 859-654-6937.


LUKE PRICE, MAYOR

ATTESTED TO:

Ramona Williams
CITY CLERK

CERTIFICATION

Signature of Attorney: 

Print Name: Brandon N. Voelker

Firm Name: Gatlin Voelker, PLLC

Telephone Number: (859) 781-9100

Email address: bvoelker@gatlinvoelker.com

Kentucky Bar Association Number: 88076

• State and federal grants.

DUTIES

The legally mandated duties of the county sheriff are:

• To serve papers for the courts, and up to three attempts must be made to contact the person being served.

• Traffic control — Brewer pointed out during the Dec. 10 meeting that

- p.m.
- Filing incident reports on calls.
- Call-in service after hours.
- Taking in taxes.
- Keeping the office open six days a week once a month.
- Providing nine court security officers at the judicial center.

Brewer also counters the claim the city is not

someone calls in a burglary, the deputies would report immediately if needed, but

be voted on during a special meeting scheduled for the day after Christmas.

to update the court on an opioid funding application.

Once the application is finished, Green confirmed any organization that may want to do something to address prevention of the problem could apply for a grant to possibly bring that program about. The process would include a review of the advisory board which includes members of law enforcement, the health department the extension office, and others. The fiscal court would make the determination based on their recommendations.

The annual grant cap, according to Green, is \$35,000 that is available from a lawsuit against pharmaceutical companies that were found liable for the problem.

• Paris Navarro and Pierre Peltier of Shawser in Hamilton, Ohio, presented information on chip seal, a

product that they say is a cheaper, more efficient method for caring for roads in the area. They argued chip seal works to seal out the water and salt and lasts longer than the current aggregate that is used, and it should be used for fair-to-good pavement.

• Due to the holiday, the court's next meeting will be a special-called meeting 6 p.m., Dec. 26.

Happy Anniversary



Monroe's Celebrate 65th Wedding Anniversary


Theodore (Ted) & Natalie (Jacobs) Monroe of Danville, KY recently celebrated their 65th wedding anniversary. They met at Berea College and were married in Crab Orchard, KY on December 20, 1959.

Ted is a Certified Public Accountant and Natalie is a retired nurse. They lived in Cynthiana, Kentucky from 1964 to 1988 and raised their children there. They subsequently lived in Tennessee, Florida, and Danville, Kentucky (where they have resided for the last 22 years). They have four children: Emily (Kenny) Bates, Theodore (Tonya) Monroe, Joseph Monroe, and James (Monica) Monroe, eight grandchildren and seven great-grandchildren.

ORDINANCE NO. 2024.10
ATTACHMENT B

**SUMMARY OF THE ORDINANCE
AMMENDING THE TEXT OF THE FALMOUTH ZONING ORDINANCE**

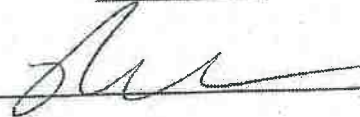
The City of Falmouth passed Ordinance No. 2024.10 on the 16 day of DEC, 2024. It was read for the first time on the 21th day NOV, 2024. The purpose of this ordinance is to amend the text of the Falmouth Zoning Ordinance which contains standards for the development of property within the corporate limits of Falmouth. The original ordinance was adopted in January 2010 (Ordinance No. 2010-97.0) and sections have been amended after a public hearing conducted by the Pendleton County Joint Planning Commission on September 30, 2024 in conformance with KRS 100. The amendments approved by Ordinance No. _____ relate to conditional uses in the Business Zone, permitted uses in the Intensive Zone, permitted uses in the Downtown Zone, setbacks in the Suburban Residential zone, and rules regarding application and processing of site plans in the Downtown Zone and Commerce Zones. A complete copy of this ordinance can be viewed by contacting the City Clerk's office at 859.654-6937.


LUKE PRICE, MAYOR

ATTESTED TO:


CITY CLERK

CERTIFICATION

Signature of Attorney: 
Print Name: Brandon N. Voelker
Firm Name: Gatlin Voelker, PLLC
Telephone Number: (859) 781-9100
Email address: bvoelker@gatlinvoelker.com
Kentucky Bar Association Number: 88076

*12-24-24
Falmouth
Outlook*

vices
er
o
hoo.com



EXPERIENCE
"Sehold, antiques and more."

 AuctionZip

Information

CITY OF FALMOUTH
PENDLETON COUNTY, KY
ORDINANCE NO. 2024-10

AN ORDINANCE OF THE CITY OF FALMOUTH, KENTUCKY
AMENDING THE TEXT OF THE FALMOUTH ZONING ORDINANCE

Whereas, the Pendleton County Joint Planning Commission held a public hearing on September 30, 2024 in compliance with KRS 100 to consider amendments to the Zoning Ordinance (Ordinance No. 2010-97.0); and

Whereas, the Pendleton County Joint Planning Commission has made a recommendation to change various sections of the Zoning Ordinance relating to conditional uses in the Business Zone, permitted uses in the Intensive Zone, permitted uses in the Downtown Zone, setbacks in the Suburban Residential zone, and rules regarding application and processing of site plans in the Downtown Zone and Commerce Zones.

NOW, THEREFORE, BE IT ORDAINED by the City of Falmouth, Kentucky, that from and after the passage, approval and publication of this Ordinance that the text of the Falmouth Zoning Ordinance be amended as per Attachment A and that the amendments to the Zoning Ordinance be published in summary form as prepared by the City Attorney and attached to this Ordinance as Attachment B.

BE IT FURTHER ORDAINED that the Mayor of the City of Falmouth and/or her designate be and she is hereby authorized and directed to take all steps necessary to perfect this Ordinance.

First Reading: ---th day of 12-5, 2024

Second Reading: 12-16, 2024

Publication: 12-24, 2024

LUKE PRICE, MAYOR

ATTESTED TO:

CITY CLERK

ORDINANCE NO. _____
ATTACHMENT A

Proposed Text Amendments to the City of Falmouth Zoning Ordinance. Words to be added are underlined; words to be deleted are lined through. Text addendums are noted by section.

Proposed Text Amendments to the City of Falmouth Zoning Ordinance. Words to be added are underlined; words to be deleted are lined through. Text addendums are noted by section.

SECTION 7.2 Business (B) ZONE: Additions to Business Zone Uses are proposed as listed below. Staff recommendations are listed for each item separately below this combined list of proposed changes. All uses, unless specifically noted, are consistent with the Comprehensive Plan.

D. **CONDITIONAL USES:** The following uses or any customary accessory buildings and uses, subject to the approval by the Board of Adjustment, as set forth in this Ordinance:

4. ~~Cannabis Dispensary operating within guidelines established in KRS 218B~~
5. ~~Cannabis Safety Compliance Facility operating within guidelines established in KRS 218B~~
6. ~~Cannabis Cultivation Facility operating within guidelines established in KRS 218B~~

SECTION 7.3 INTENSIVE (I) ZONE: Additions to Business Zone Uses are proposed as listed below. Staff recommendations are listed for each item separately below this combined list of proposed changes. All uses, unless specifically noted, are consistent with the Comprehensive Plan.

B. **PERMITTED USES:**

13. ~~Cannabis Cultivation Facility operating with in guidelines established in KRS 218B~~
14. ~~Cannabis Safety Compliance Facility operating within guidelines established in KRS 218B~~

SECTION 7.8 DOWNTOWN (D) ZONE:

11. ~~Cannabis Dispensary operating within guidelines established in KRS 218B~~
12. ~~Cannabis Safety Compliance Facility operating within guidelines established in KRS 218B~~

7.4 APPLICATION AND PROCESSING FOR COMMERCE ZONES AND THE DOWNTOWN ZONE:

A. Applications for development within either Commerce Zone and Downtown Zone shall be processed as follows:

1. Applications for a map amendment to zone an area as a Commerce Zone and Downtown Zone shall follow the procedures set forth in this Ordinance. The application shall be accompanied by a Stage I Development Plan, as regulated by Section 11.3.A. of this Ordinance, for the entire area under single ownership.

2. When a site is proposed to be developed within an area which is currently in a Commerce Zone or a Downtown Zone, a Stage I Development Plan, as regulated by Section 11.3.A. of this Ordinance, for the entire area under single ownership, as regulated by this Ordinance, shall be submitted for review and approval by the planning commission. Development shall include: grading of any land; construction of any streets or other improvements; and the demolition, erection, physical expansion beyond 50% of the existing gross floor area, or change of use of any structure which will increase the intensity of the

use as determined by the Zoning Administrator. Development shall not include the normal maintenance (e.g., cleaning, painting, etc.) of any structure.

a. The planning commission shall hold a public hearing on the proposed Stage I Development Plan in accordance with the requirements of KRS Chapter 424, and review said Stage I Development Plan with regard to its compliance with the stated purpose of the Commerce Zone, the required elements of the Stage I Development Plan, applicable requirements of this section of this Ordinance, and other applicable requirements of this Ordinance. Upon holding such hearing, the planning commission shall take one of the following actions: approval, approval with conditions, or disapproval including the supporting bases for their action.

b. Upon approval by the commission, a copy of the approved Stage I Development Plan shall be forwarded to the Zoning Administrator, or its duly authorized representative, for further processing, in accordance with the requirements for a Stage II Development Plan.

c. Minor Development shall be defined as grading of any land, the demolition of any structure not intended to be redeveloped, the physical expansion of any structure below 50% of the existing gross floor area, and change of use of any structure which will not increase the intensity of the use as determined by the Zoning Administrator. Minor Development shall be processed by the Zoning Administrator in accordance with the applicable requirements of Section 11.3, A and 11.3, B of this Ordinance.

3. Stage II – Before development may occur in the Commerce Zones, and in other circumstances provided for in this Ordinance, a Stage II Development Plan, for the area proposed to be developed, in conformance with the approved Stage I Development Plan, and in accordance with the requirements of this Ordinance, shall be submitted to the Zoning Administrator, for review.

7.9 APPLICATION AND PROCESSING FOR THE DOWNTOWN ZONE:

Applications for development within either Downtown Zone shall be processed as follows in accordance with Section 7.4 of this Ordinance. ~~Deletion of section following 7.9.A.~~