

**Minutes of AARC Meeting
July 8, 2020**

Present:

Lori Garkovich, Skip Phillips, John Wilhoit and Pattie Wilson, Planning Director

Election of Officers

A motion was made by Lori with a second by John to re-elect the same slate of officers. All voted in favor of officers as follows:

Skip Phillips as Chair
Lindy Huber as Vice Chair
Lori Garkovich as Secretary

Approval of minutes of June 12, 2019

A motion was made by John with a second by Lori to approved the minutes as written. All voted in favor.

Review of application 07-001-2020

Description

Application of John Phillips (Owner) and Sandra Leslie White (applicant) of 1234 Weisenberger Mill Road, Darby Dan Farm, Dearborn Division, Firegate 28 A-1 District – Article VII, Section 701.3(F).

Owner/applicant are seeking a review and approval as an accessory use, to operate a three room Bed & Breakfast/Inn as a vacation rental in an existing residence (Section 701.3(F)).

Bed and Breakfast/Inn establishments for 3 sleeping rooms or less, on a minimum of 5 acres, offering NO events, and all other conditions in Article V, Section 507 A-R are met, shall be reviewed by Agricultural Advisory Review Committee (Amended May 2018).

The Manor at Dearborn is a circa 1810 historic residence on the property of Darby Dan, Dearborn Division in Midway, Kentucky. This is a Federal brick house with four bedrooms and three baths upstairs and four main living rooms and a dine-in kitchen downstairs. One of the bedrooms upstairs will be used as a sitting room with television and computer access if this application is approved.

Lodging would be available from March 15 to November 15 for three day weekends (Thursday – Saturday). The Manor will be a guest lodging only with no special events as this is an operating Thoroughbred farm. Sandra White, the current resident of the Manor will continue to live in this house and serve as manager of the Bed & Breakfast.

Located near the center of the farm, The Manor is 2,100 feet from a crop farm on the left, 2,400 feet from another crop farm on the right, and 1,800 ft from a horse in the front of the property. Midway Bakery will be used to provide continental breakfasts for all guests.

Notes from the site visit

On Tuesday, July 7, 2020 the following members of the AARC made a site visit: Lori Garkovich, Skip Phillips, John Wilhoit and Pattie Wilson.

The owner of the Darby Dan, Dearborn Division, John Phillips, endorses the operation of a Bed & Breakfast at The Manor and 3.5 surrounding acres currently leased by Sandra Leslie White. He believes that the Bed & Breakfast will allow people to understand the beauty of the land and its history and will not jeopardize the operation of the @243 acre thoroughbred farm. The Manor has served as a Bed & Breakfast as Rebel's Roost, for several years in the past.

Guests will park in the circle drive and enter/leave the house through the main entrance. The 3 bedrooms with in suite baths on the second floor of the house will be the lodging for visitors who will also have access to the sitting room on the second floor as well as the full house with the porch, a patio with dining seating and a hot tub, and the 3.5 acres of the lease. Guests will not be allowed to touch or interact with the horses.

Sandra White, the lessee, will reside on the first floor of The Manor and will be present for the duration of guests' time at the Bed & Breakfast.

The Midway Bakery will be source of the continental breakfast served to visitors and this contributes to the financial success of a local business that also uses locally grown and processed foods.

All of the other residences adjacent to The Manor are owned by the farm business and provide homes for farm employees. Similarly, the farming operations (crops, thoroughbreds) adjacent to The Manor are also components of the farm business. Both Mr. Phillips and Ms. White have residential and farm liability policies.

The property is located across Weisenberger Rd from The Vintage Barn at Merefield Farm which is a wedding venue interested in being able to recommend to wedding party members a B&B nearby.

Overall, the committee members felt the proposed Bed & Breakfast was ideally located to provide visitors a unique horse country experience with no effects on adjacent property owners. Moreover, the committee members recognized the cumulative impact of the proposed Bed & Breakfast on the tourism sector in Midway and Woodford County through the provision of an additional lodging option and the synergy that comes from interconnected tourism businesses. All of the committee members scored the application well above the points required for an approval as an Accessory Use.

Suggestions

Although there is a clearly seen farm sign and firegate number on Weisenberger Mill Rd, it could be useful for visitors to see a secondary sign under the existing one that states The Manor. Or, the firegate number should be included in the reservation confirmation sent to visitors.

Moreover, once you enter the farm The Manor gradually becomes visible but a specific directional sign is at a crossroad with several other place names. A directional sign after entering the farm that says something like “The Manor is straight ahead” could be useful for visitors.

Motion

Motion was made by Lori with a second by John to approve the application as an accessory use (Section 701.3(F)) of John Phillips with Sandra Leslie White as manager to operate a three sleeping rooms or less Bed & Breakfast at The Manor at Dearborn located on the property at 1234 Weisenberger Mill Rd. The accessory use approval is granted to the owner of the property and continues so long as the operation is in compliance all other conditions is Article V, Section 507 A-R.

(Section 701.3(F).

Bed and Breakfast/Inn establishments for 3 sleeping rooms or less, on a minimum of 5 acres, offering NO events, and all other conditions in Article V, Section 507 A-R are met, shall be reviewed by Agricultural Advisory Review Committee (Amended May 2018).

The Motion was unanimously approved.

Other Business

As always, this application and visit has led to the need to refine the decision tree to reflect the diversity of enterprises.

The need to develop a decision tree specifically for Bed & Breakfasts that will have no on-site events regardless of the number of sleeping rooms

On Question 4: “Will the owner or a family member live on the property or on an adjacent contiguous parcel?”

we need to add: *or an agent of the owner.*

On Question 6: “Does the proposed activity or event involve producing or using agricultural commodities from other Woodford County farms?”

we need to add: *or retail businesses that use agricultural commodities from other Woodford County farms”*

On Question 7: “Is there a plan for managing storm water runoff from the changed use of the land to accommodate the proposed activity?”

We need to add a third response option as follows:

NO, there is no changed use of the land +50 pts

NO, there is no plan for managing storm water runoff and there is a changed use of the land 0 pts

YES, there is a plan for managing storm water runoff from the changed use of the land +50 pts

A draft of a revised decision tree that incorporates language for a Bed & Breakfast will be prepared for later discussion and approval at an AARC meeting.