

ON MONDAY, FEBRUARY 3, 2020, THE BOARD OF ADJUSTMENT HELD A MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

PLEDGE OF ALLEGIANCE

Pattie Wilson, Planning Director administered the Oath of Office to Ken Winkfield.

MEMBERS PRESENT: Al Schooler, David Prewitt, Tim Turney, Ken Winkfield. **Absent:** Frank Stark

MINUTES: A motion was made by Mr. Prewitt, as seconded by Mr. Schooler, to approve the January 6, 2020 minutes, as submitted. The motion carried with four aye votes.

Application #02-004-2020 – Conditional Use Permit – Clint Meier (Owner) and Elisha Holt (Applicant) dba Wildside Winery– 5500 Troy Pk - A-1 District – Article VII, Section 701.4(I), 701.8 (A, B, D) – They are seeking to continue events of an existing agricultural enterprise as new owner/applicant. They are also seeking approval to add an event barn to create more separation between tastings and events.

Chairman Turney declared the hearing open and called upon Joshua Stevens, Building and Zoning Inspector, for comments. Mr. Stevens noted that the property was brought to Pattie Wilson’s (Planning Director) attention upon annual review of the existing Conditional Use Permit. During her review she discovered the property had been sold and the business was going to be sold later in the year. Mr. Stevens noted that since Conditional Use Permits do not run with the land then the new owners would need to apply for a new CUP. Prior to 2004, the property was used as a vineyard, and in 2004 the Vasilakes obtained a CUP for a winery and upgraded the main building and other buildings on the property. In 2012, further expansion was granted to allow for occasional events with up to 250 guests. The new owners were seeking to continue the business along with adding an event barn to separate the tastings from the events.

Mr. Stevens provided the appropriate Ordinances for the request as well as all associated definitions. All public notifications were met. The request for the CUP appeared to meet all of the necessary criteria listed with the application and within the associated Ordinances.

Mr. Stevens provided ten suggested conditions to be included if the Board approves the request and highlighted five of those:

1. **This property is subject to all requirements of the Versailles-Midway-Woodford County Zoning Ordinance.**
2. **Owner/Applicants shall comply with all federal, state and local regulatory entities and shall provide copies to the Planning Commission office of any and all permits issued on behalf of the Applicant as a result of the approval of the CUP.**
3. **Owner/Applicants Conditional Use Permit shall become null and void upon the sale or transfer of the property.**
4. **Owner/Applicants shall return to the Board prior to ANY changes to the approved conditions with the CUP.**

5. **This C.U.P shall be reviewed annually for compliance with all noted conditions, and then when necessary by the Board, to ensure compliance with these conditions.**
- 6.
7. **Number of guests shall be limited to 250 per event.**
8. **The hours of outdoor music must cease before 10PM.**
9. **The number of events shall be limited to a maximum of 6 per month.**
10. **Portalets shall be contractually required for guests for events of 200-250 guests.**
11. **The Applicants shall obtain all necessary permits from the Versailles-Midway-Woodford County Building Inspector and the Woodford County Health Department prior to hosting any events in the new event barn.**

Mr. Stevens also suggested, at the recommendation of Mrs. Wilson, to add another condition, #11 – That the site plan shall be followed as submitted.

Chairman Turney asked if any members had questions regarding the staff report. Hearing none, Chairman Turney called upon the applicant.

Clint Meier and Elisha Holt were present but had nothing to add. Chairman Turney asked Mrs. Wilson if there was anything mention of amplified music in the original CUP. Mrs. Wilson noted that there was not but that would be addressed if complaints were received. No complaints of any kind had ever been received on the winery

Chairman Turney asked if there were any further questions or if anyone from the public wished to speak, hearing none, he closed the hearing and asked for a motion to approve or deny.

A motion was made by Mr. Schooler, as seconded by Mr. Prewitt, to approve, based on the record and with the eleven conditions as listed, Application #02-004-2020 – Conditional Use Permit – Clint Meier (Owner) and Elisha Holt (Applicant) dba Wildside Winery – 5500 Troy Pk - A-1 District – Article VII, Section 701.4(I), 701.8 (A, B, D) – They are seeking to continue events of an existing agricultural enterprise as new owner/applicant. They are also seeking approval to add an event barn to create more separation between tastings and events. The motion carried with four aye votes.

A motion was made by Mr. Schooler, so moved by Chairman Turney, to adjourn at 6:37 p.m. The motion carried with four (4) aye votes.

Tim Turney, Chairman
TT/ko

Board of Adjustment Minutes

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