

ON THURSDAY, APRIL 14, 2022, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR REGULAR SCHEDULED MEETING AT 6:30 PM IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE COURTHOUSE.

Madam Chair Perry called the meeting to order at 6:30 p.m.

### **PLEDGE OF ALLEGIANCE**

**Members Present:** Randal Bohannon, Patty Perry, Tim Parrott, Chad Wells, Rich Schein, Barry Drury, Chantel Bingham, Jeri Hartley. **Absent:** Floyd Greene

**Minutes: Motion was made by Mrs. Bingham, as seconded by Mr. Drury to approve the March 10, 2022 minutes, as submitted. Motion carried with eight (8) aye votes.**

### **NEW BUSINESS**

#### Amended Final Record Plat – Norma Bradley Arnold Trust Property – 1000 and 1079 Crossfield Dr – R-3 District

Madam Chair called upon Pattie Wilson, Planning Director, for comments. Mrs. Wilson noted that the property was recently looked at by the Commission and was rezoned to residential by Versailles City Council. This plat reflects tract 3 as a buildable lot and they have added some required notes. Tract 4 will remain a non-buildable lot as it was determined that it did not have the required sewer tap or water line connection yet, but will become buildable once Tract 3 is developed. Mrs. Wilson noted that all deficiencies had been addressed and the Plan was in order for Commission's action. Rory Kahly with EA Partners was present to answer any questions.

Madam Chair asked the Commission if they had any questions for Mrs. Wilson or Mr. Kahly. Mr. Drury asked for confirmation if Tract 4 would be buildable once infrastructure was in place. Mrs. Wilson noted that it would be after Plat is amended again.

Madam Chair asked if anyone was prepared to take action.

**Motion was made by Mr. Wells, as seconded by Mrs. Hartley to approve the Amended Final Record Plat – Norma Bradley Arnold Trust Property – 1000 and 1079 Crossfield Dr – R-3 District. Motion carried with eight (8) aye votes.**

#### Final Development Plan - Norma's Forever – 1079 Crossfield Dr – R-3 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that this plan matched the Zone Change information, proposed 96 units with 205 associated parking spaces and small clubhouse and pool for residents. Mrs. Wilson noted that all deficiencies had been addressed and the Plan was in order for Commission's action. Rory Kahly with EA Partners was present to answer any questions.

Madam Chair asked the Commission if they had any questions for Mrs. Wilson or Mr. Kahly. Mr. Drury questioned the entrances to the complex and asked why the main entrance wasn't at Daisy Hill Drive. Mrs. Wilson noted that Daisy Hill Drive was going to be reconstructed and altered to have a curb with a driveway; not an intersection. Mr. Kahly noted that the right-of-way was dedicated with Crossfield Drive some time ago and that's not how it is developing and there was no longer an easement to construct at that end of Daisy Hill Drive.

Madam Chair asked if anyone was prepared to take action.

**Motion was made by Mrs. Hartley, as seconded by Mrs. Bingham to approve the Final Development Plan - Norma's Forever – 1079 Crossfield Dr – R-3 District. Motion carried with eight (8) aye votes.**

Final Development Plan – Turbine Cowboys, LLC – Midway Station, 570 McKinney Ave and 724 Fisher St – Lot 24 – I-1 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was one of the last industrial lots in Midway Station and it has a lot of topographical challenges to it. The applicant was proposing to build an office and warehouse space that fronts on Fisher Street and that will be the employee and visitor entrance. Truck traffic will come in on McKinney Avenue. Mrs. Wilson noted that all deficiencies had been addressed and the Plan was in order for Commission's action.

Wes May with May Demolition/Turbine Cowboys LLC was present. Mr. May noted that their company takes down failed turbines (wind turbines) and decommissions them. This location will be the hub headquarters for all locations. This property will also store heavy equipment.

Madam Chair asked the Commission if they had any further questions. Hearing none, Madam Chair asked if anyone was prepared to take action.

**Motion was made by Mr. Schein, as seconded by Mr. Drury to approve the Final Development Plan – Turbine Cowboys, LLC – Midway Station, 570 McKinney Ave and 724 Fisher St – Lot 24 – I-1 District. Motion carried with eight (8) aye votes.**

#### **FINANCIAL REPORT AND BILLS – March**

The reports were accepted

#### **MONTHLY BUDGET REPORT - March**

The report was accepted

#### **REPORT TO COMMISSION - March**

The report was accepted.

#### **COMMUNICATIONS:**

Personnel – Planning Director Search – Rich Schein

Mr. Schein noted that applications were being received and would be forwarded to the Personnel Committee members and he would like to receive comments back from members before April 25, 2022. They are planning to facilitate Zoom or in-person interviews between May 2-16 and then follow-up interviews May 23-30. Mr. Schein will distribute a decision tree to be completed on each applicant to help facilitate preparing for the interviews.

**Motion was made by Mrs. Hartley, as seconded by Mr. Wells to adjourn the meeting at 6:57 p.m. The motion carried with eight (8) aye votes.**

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**Patty Perry, Chair**

**PP:ko**