

ON THURSDAY, DECEMBER 10, 2020, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SPECIAL SCHEDULED MEETING AT 6:30 PM VIA ZOOM VIDEOCONFERENCING.

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

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

Minutes: Motion was made by Mr. Greene, as seconded by Mrs. Bingham to approve the November 12, 2020 minutes, as submitted. Motion carried with nine (9) aye votes.

OLD BUSINESS

Preliminary Subdivision Plat – **WAIVER REQUEST ONLY** - Polo Run Subdivision – 3473 Troy Pike RR/Residual Farmland Districts

Madam Chair noted that the Commission approved a Preliminary Plat at the November meeting and there was a requested waiver that the Commission chose to postpone action on until the December meeting. The developer made changes to their request and Madam Chair called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that the Commissioners should have received the revised waiver request via email. The changes were highlighted in yellow and there was a discrepancy of the distance from lots 7, 9 and 10 to Troy Pike and that was updated to 2,700 feet. They are proposing to plant a variety of evergreens along the right-of-way on Troy Pike across from Hwy. 169; which seemed to be a point of concern from some Commissioners at the last hearing that will help mitigate the view into the property. The owner provided information that the planting will be at least five feet tall when planted and staggered 15 feet on center in the appropriate distances from the edge of the road and farm fencing.

Trey Schott was in attendance via Zoom meeting and Madam Chair asked if he had any comments or could answer any questions that anyone may have. Madam Chair asked if anyone had questions for Mrs. Wilson while they waited for Mr. Schott to rejoin the meeting. Mr. Schein stated that his mind was not changed and that he was not inclined to support this waiver. Mr. Drury asked where the utility lines were located across the front of the property. Mrs. Wilson noted that there was enough offset in the ROW along the fence to plant the evergreens across from Hwy. 169. Mrs. Hartley asked for clarification of the purpose of the waiver. Mrs. Wilson noted that the regulations asks for a buffer around the perimeter of each lot and this waiver is asking for that to be waived and instead plant along the edge of Troy Pike. Mr. Schott rejoined the meeting. Madam Chair asked Mr. Schott if he had any comments. Mr. Schott noted that he will not be using white pines and will pick a different evergreen that will grow about 1 ½ feet a year.

Madam Chair asked if anyone was prepared to take action. **Mr. Bohannon made a motion to approve, as seconded by Mr. Parrott.** Madam Chair asked if there was any discussion. Mr. Schein stated that he was not going to support this and was troubled by it. Mr. Schein noted that the Zoning Ordinance notes that the screening was to protect the agricultural and farmland.

Motion was made by Mr. Bohannon, as seconded by Mr. Parrott to approve the WAIVER REQUEST ONLY AS AMENDED - Polo Run Subdivision – 3473 Troy Pike RR/Residual Farmland Districts, as submitted. Motion carried with seven (7) aye votes (Perry, Wells, Bohannon, Parrott, Greene, Hartley, Bingham) and two (2) nay votes (Schein, Drury).

NEW BUSINESS

Final Record Plat – JPG Storage and Rental (formerly Ledvance LLC) – Tract 5 – 1051 Tyrone Pike – I-2 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was a plat that would be recorded that creates the industrial lots. All the infrastructure is in place except for the water and sewer taps which have been bonded and the retention maintenance bond has been posted with the City. All deficiencies have been addressed and ready for the Commission's action.

Matt Carter with Vision Engineering was present via Zoom to answer questions. Madam Chair asked if any Commissioner had questions. Hearing none, Madam Chair asked for a motion.

Motion was made by Mr. Parrott, as seconded by Mr. Bohannon to approve the Final Record Plat – JPG Storage and Rental (formerly Ledvance LLC) – Tract 5 – 1051 Tyrone Pike – I-2 District, as submitted. Motion carried with nine (9) aye votes.

Final Development Plan – Nashgrove, LLC (formerly Ledvance LLC) – Lot 2 – 1021 Tyrone Pike – I-2 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was the first lot to be developed and it was an existing business in town that provides agricultural feed products and are currently located on Thomas Lane. They have a dimensional variance request filed with the Board of Adjustment and that meeting was postponed due to Covid-19 and orders of Judge Mattox. Mrs. Wilson noted that if the Commission chose to take action on the Plan then she suggested that the approval would be contingent on the action of BOA. All deficiencies have been addressed and ready for the Commission's action. Mr. Drury asked for clarification of the parking space variance. Mrs. Wilson noted that it has to be addressed on the Development Plan and are seeking a 15' variance because they want to keep parking as close to the front as they can.

Matt Carter with Vision Engineering was present via Zoom to answer questions. Madam Chair asked if any Commissioner had questions. Hearing none, Madam Chair asked for a motion.

Motion was made by Mr. Bohannon, as seconded by Mrs. Hartley to approve the Final Development Plan – Nashgrove, LLC (formerly Ledvance LLC) – Lot 2 – 1021 Tyrone Pike – I-2 District, contingent upon approval of variance by BOA and as submitted. Motion carried with nine (9) aye votes.

FINANCIAL REPORT AND BILLS - November

The report was accepted

MONTHLY BUDGET REPORT - November

The report was accepted

REPORT TO COMMISSION - November

The report was accepted.

COMMUNICATIONS:

Mrs. Wilson noted that the Planning Commission meeting would continue to be via Zoom until Judge Mattox opens the courtrooms back up.

Madam Chair noted that officer elections and committee assignments would be done in January 2021 and noted that she was inclined to leave the committees as currently slated unless someone would like to move, please let her or Mrs. Wilson know within the next few weeks.

Motion was made by Mr. Greene, as seconded by Mr. Drury to adjourn the meeting at 6:56 p.m. The motion carried with nine (9) aye votes.

Patty Perry, Chair

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