

ON THURSDAY, DECEMBER 14, 2017, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING IN THE 2nd FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

Chairman Wells called the meeting to order.

MEMBERS PRESENT: Jim Boggs, Randal Bohannon, Ed McClees, Patty Perry, Rich Schein, Chad Wells, Jeri Hartley, Chantel Bingham, Tim Parrott

MINUTES: Chairman Wells asked if any member had any modifications, clarifications or discussion on the October 12, 2017 minutes. A motion was made by Mrs. Perry, as seconded by Mr. McClees to approve the minutes as submitted. The motion carried with eight (8) aye votes.

Postponed -Amended Final Development Plan – VCA Real Property – 1325 Lexington Rd – B-4 District

Postponed -Final Record Plat – Versailles Land Group – Versailles Center Unit 2; 360, 386, & 416 Commerce Dr and 399, 402, & 467 Kroger Way – B-4 District

Tim Parrott joined the meeting.

Final Development Plan - Versailles Land Group – Versailles Center Lot 3; 467 Kroger Way – B-4 District

Chairman Wells called upon Mrs. Patricia Wilson, Planning Director for comment. Mrs. Wilson noted that the plan is of Lot 3 and is a new lot to the right of McDonalds and the businesses would face US60; there is a detention basin that separates the lot from US60. Mrs. Wilson noted that the Final Record Plat was postponed and that just keeps them from obtaining building permits until the plat is recorded. This was reviewed by the Technical Review Committee and all deficiencies have been addressed. Mrs. Wilson noted that there was an access road that connects Kroger Way with Commerce Drive which is where both entrances will be.

Adam Bender-Saunders with CMW was present. Chairman Wells asked the Commissioners if they had any questions. Mr. Bender-Saunders noted that the Record Plat will be ready for the February meeting.

Chairman Wells asked if any Commission members had any questions. Mr. Schein asked if the Plan met all vegetation requirements. Mrs. Wilson noted that they will submit site Construction Plans that will have detailed landscape plans to TRC for review. With there being no further questions or discussion, Chairman Wells called for a motion to approve or deny.

Motion was made by Mr. McClees, as seconded by Mrs. Hartley to approve the Final Development Plan - Versailles Land Group – Versailles Center Lot 3; 467 Kroger Way – B-4 District as submitted. The motion carried with nine (9) aye votes.

PUBLIC HEARING – To amend the Versailles-Midway-Woodford County Subdivision Regulations, Article III, Section 340(C) and Section 350 (B-J) to require the Surety amount be increased by 10% every two years to reflect actual improvement costs and that the surety includes storm water basins. Also, to remove Letters of Credit as a type of surety.

Chairman Wells called upon Mrs. Wilson for comment. Mrs. Wilson noted that at the end of October, staff received a request from the City of Versailles that the Planning Commission review part of Article III of the Versailles-Midway-Woodford County Subdivision Regulations via Resolution 2017-14. The Subdivision Regulation Sub-committee met on November 8th to review staff recommended revisions and agreed to forward them on to the full Commission for a Public Hearing. Mrs. Wilson noted that the request asked the Commission to look at two different areas. The 360(N)-Storm Water Management Facilities, is a much broader text amendment. The County Engineer has been updating this section and it will be reviewed after the first of the year. The City is aware of this ongoing process.

The committee reviewed parts of Article III and agreed to forward changes to the Commission and Mrs. Wilson reviewed the document as provided to the Commissioners. Due to the recession, with the slow build out of subdivisions, it has come to the attention of the City of Versailles that it is important to include the increase directly in the regulations, as well as addressing that storm water basins are included.

In addition, by policy, they no longer accept Letters of Credit, only Certificates of Deposit.

Mr. Schein asked what used to happen to storm water basins. Mrs. Wilson noted that once they are built and the Plat is recorded, they make sure there is a note on the plat for maintenance.

Chairman Wells asked if any Commission members had any questions. Mr. Parrott questioned the 10% increase every two years and that is conditional if they don't have final build out in two years? Mrs. Wilson stated yes and if it's built out then the surety would be released. Mr. Butler noted that if half the improvements were done then they would increase the 50% by 10%, so their bond would be lower but would have to increase the amount for pavement.

Chairman Wells opened the public hearing and asked if anyone would like to speak, hearing none, Chairman Wells closed the hearing and asked for a motion on the proposed text amendment changes.

Motion was made by Mrs. Hartley, as seconded by Mrs. Bingham to approve amending the Versailles-Midway-Woodford County Subdivision Regulations, Article III, Section 340(C) and Section 350 (B-J) to require the Surety amount be increased by 10% every two years to reflect actual improvement costs and that the surety includes storm water basins. Also, to remove Letters of Credit as a type of surety. as proposed. The motion carried with nine (9) aye votes.

COMMUNICATION

FINANCIAL REPORT AND BILLS

The reports for October and November were accepted.

MONTHLY BUDGET REPORT

The reports were accepted for October and November.

REPORT TO COMMISSION

The reports were accepted for October and November.

Chairman Wells noted that the Comp Plan Committee would be meeting upon adjournment of the Commission meeting.

A motion was made by Mr. Schein, as seconded by Mr. Bohannon to adjourn the meeting at 6:49 p.m. The motion carried with nine (9) aye votes.

Chad Wells, Chairman

CW:ko