

ON THURSDAY, FEBRUARY 11, 2021, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SPECIAL SCHEDULED MEETING AT 6:30 PM VIA ZOOM VIDEO CONFERENCING.

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

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

Minutes: Motion was made by Mr. Greene, as seconded by Mr. Bohannon to approve the January 14, 2021 minutes, as submitted. Motion carried with eight (8) aye votes.

NEW BUSINESS

2nd Amended Final Development Plan – White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District

Madam Chair called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that the Planning Commission had previously reviewed and approved the Development Pan for this project and after getting into the construction they decided that they need to revise and add additional structures.

Matt Carter with Vision Engineering was present on Zoom and could answer questions. Mr. Carter noted that the first warehouse is constructed and once this is approved then they can move forward with the guard shack. It was reviewed at TRC and all deficiencies have been addressed and ready for the Commission's action.

Madam Chair asked if any Commissioner had questions. Mr. Schein questioned the use of the small building in the front. Mr. Carter noted that it would be used for maintenance equipment and some equipment to move barreled bourbon. Madam Chair asked for a motion.

Motion was made by Mr. Schein, as seconded by Mr. Bohannon to approve the 2nd Amended Final Development Plan – White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District, as submitted. Motion carried with eight (8) aye votes.

Final Development Plan – CSI Group – 930 McKinney Ave – Midway Station, Unit 1, Section 3, Lot 25 – I-1 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that plan was to construct a building and office area and parking lots. It was reviewed at TRC and all deficiencies have been addressed and was ready for the Commission's action. Brian Ward with Palmer Engineering was present on Zoom and could answer questions. Mr. Schein asked what the building/business was going to be. Mr. Ward wasn't sure but thought it was an RV repair.

Madam Chair asked if any Commissioner had questions. Hearing none, Madam Chair asked for a motion.

Motion was made by Mrs. Hartley, as seconded by Mr. Wells to approve the Final Development Plan – CSI Group – 930 McKinney Ave – Midway Station, Unit 1, Section 3, Lot 25 – I-1 District, as submitted. Motion carried with eight (8) aye votes.

4th Amended Final Development Plan – Kain Land Co., LLC – 3395 Lexington Rd – B-4 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that Kain Ford was needing to expand their auto service area and this plan shows that they are proposing an expansion of approximately 9,000 SF on the back of the existing structure. They will expand their parking area behind the addition and will also change the detention basin. It was reviewed at TRC and all deficiencies have been addressed and was ready for the Commission's action. John Hunt with MLH Civil Engineers was present on Zoom and could answer questions. Mr. Hunt noted that they are also proposing another small service bay on the other side of the building of approximately 1,085 SF.

Madam Chair asked if any Commissioner had questions. Mr. Parrott questioned the number of trees on the Huntertown Road side. Mr. Parrott also noted that years ago they were required to plant a landscape buffer and all of those trees have died and were never replaced. Mrs. Wilson noted that when the last zone change was passed, the owner was required to landscape along Huntertown Road when the buildings were completed and she wasn't sure if the new building would trigger that planting to be required. Mr. Parrott asked if the plan was to be approved would they be required to put the trees and would it be 27 or 15 trees. Mr. Parrott voiced concern about the lighting for residents on Huntertown Road. Mr. Hunt noted that the 15 trees on the plan are only for the VUA in the islands for the parking area. Mr. Hunt noted that he showed the landscaping that was on previous plans by Mr. Thompson and agreed that the landscaping should be installed per regulations. Mr. Hunt noted that the contractor was aware of the light issue and would address the angle of the lights. Mr. Parrott was concerned that the trees are not maintained. Mrs. Wilson noted that when the construction plans are reviewed, she will make sure that the plantings are addressed and planted prior to a Certificate of Occupancy being issued. Mr. Hunt asked if they could only plant on the part that they are working on. Mrs. Wilson believed that the planting is tied to any construction on this side but can be addressed on the Construction Plans. Mrs. Wilson noted that a note could be added that landscaping is to be installed along Huntertown Road prior to occupancy of the building expansion shown hereon.

Madam Chair asked for a motion.

Motion was made by Mrs. Hartley, as seconded by Mr. Greene to approve the 4th Amended Final Development Plan – Kain Land Co., LLC – 3395 Lexington Rd – B-4 District, as submitted and with the landscape note to be added on the Construction Plan as discussed. Motion carried with eight (8) aye votes.

Final Development Plan – Bluegrass Distillers – 158 W. Leestown Rd – Lot 2 – A-1/I-1 Districts

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that Ag Review Committee made a recommendation to the Board of Adjustment who then approved a Conditional Use Permit after a public hearing was held. The property is split zoned, Light Industrial in the front and Agriculture in the back. Bluegrass Distillers purchased the property with the intent to move their distillery facility to Midway. They will be using the historic structures for a big part of their business plan and the barrel storage facility will lie in the industrial zone and will be building a small distillery to the right of the mansion. It was reviewed at TRC and all deficiencies have been addressed and ready for the Commission's action. John Hunt with MLH Civil Engineers and Sam Rock, one of the owners, were present on Zoom and could answer questions.

Madam Chair asked if any Commissioner had questions. Mr. Rock noted that they had to change the location of the distillery building due to the navigation of tractor trailers and safety reasons. Mr. Schein questioned the truck entrance off Leestown Road and the width. Mr. Hunt noted that the State required an encroachment permit including the turn lane.

Madam Chair asked for a motion.

Motion was made by Mr. Schein, as seconded by Mrs. Hartley to approve the Final Development Plan – Bluegrass Distillers – 158 W. Leestown Rd – Lot 2 – A-1/I-1 Districts, as submitted. Motion carried with eight (8) aye votes.

FINANCIAL REPORT AND BILLS -January

The report was accepted

MONTHLY BUDGET REPORT -January

The report was accepted

REPORT TO COMMISSION - January

The report was accepted.

COMMUNICATIONS:

1. 2021-22 Budget Recommendation

Mr. Schein noted that the Budget Committee met on February 4, 2021 via Zoom and discussed the proposed budget and voted to recommend the budget to the Planning Commission. Mrs. Wilson noted that the Commission received an amended budget due to a change in the health insurance item. The building inspector will now carry his family on the policy. Mrs. Wilson noted that the change in revenue was due to adding the Savings account line. Mrs. Wilson noted that she added her husband to the health insurance so that was an increase and there was a slight increase in the audit; anticipating an increase. The committee recommended a 3% salary increase. Mr. Schein noted that the proposed budget reflected a decrease in funding from the legislative bodies and the 3% salary increase was reasonable because there was not an increase in the 2020-21 budget and with the cost of living last year and this year it seemed reasonable to give the 3%.

Madam Chair asked if anyone had comments or questions on the proposed budget. Hearing none, Madam Chair asked for a motion.

Motion was made by Mrs. Hartley, as seconded by Mr. Schein to recommend the 2021-22 Proposed Budget to the City of Versailles, City of Midway and Woodford County Fiscal Court, as submitted with the 3% salary increase. Motion carried with eight (8) aye votes.

Motion was made by Mr. Bohannon, as seconded by Mr. Greene to adjourn the meeting at 7:02 p.m. The motion carried with eight (8) aye votes.

Patty Perry, Chair

PP:ko