

ON THURSDAY, FEBRUARY 13, 2020, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM IN THE 2<sup>ND</sup> FLOOR OF THE WOODFORD COUNTY COURTHOUSE.

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

#### **PLEDGE OF ALLEGIANCE**

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

**Minutes: Motion was made by Mr. Greene, as seconded by Mrs. Bingham to approve the January 9, 2020 minutes, as submitted. Motion carried with seven (7) aye votes.**

#### **NEW BUSINESS**

Amended Final Development Plan – Greg Baker (Tobacco Rose Farm) – 770 McKinney Ave – Midway Station - Unit 1, Section 5, Lot 32 – I-1 District

Madam Chair called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that the Planning Commission had previously reviewed a Development Plan on this site for a different business that decided not to pursue developing the property. Tobacco Rose has been working with the EDA and would like to relocate their business to this location with a proposed warehouse that has an office in it and outdoor storage. They will have employee and customer parking in the front. It was reviewed by the Technical Review Committee and all deficiencies had been addressed.

Rick Nunnery with EA Partners and Greg Baker and family with Tobacco Rose were present. Mr. Schein asked what type the business was. Mr. Baker stated that they are an erosion control company based out of Lexington and live in Versailles, but are a statewide company. Mrs. Wilson noted that they are required to have a privacy fence around the outdoor storage.

Madam Chair asked if there was any other questions or discussion. Hearing none, Madam Chair asked if anyone was prepared to make a motion.

**Motion was made by Mr. Drury, as seconded by Mr. Schein to approve the Amended Final Development Plan – Greg Baker (Tobacco Rose Farm) – 770 McKinney Ave – Midway Station - Unit 1, Section 5, Lot 32 – I-1 District, as submitted. Motion carried with seven (7) aye votes.**

3<sup>rd</sup> Amended Final Development Plan – Ruggles Sign Company – 93 Industry Dr – I-2 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that on the west side of the property the owner was wanting to add a small vehicle storage building. It was reviewed by the Technical Review Committee and all deficiencies had been addressed.

Madam Chair asked if there was discussion, hearing none, Madam Chair asked if anyone was prepared to take action.

**Motion was made by Mr. Wells, as seconded by Mrs. Hartley to approve 3<sup>rd</sup> Amended Final Development Plan – Ruggles Sign Company – 93 Industry Dr – I-2 District, as submitted. Motion carried with seven (7) aye votes.**

**PUBLIC HEARING - To amend the text of the Versailles-Midway-Woodford County Zoning Ordinance, Article II, Definition 296(E) Projecting Sign, to remove the reference to a fifteen (15) inch projection; and amend Article V, Section 508.2 – On premise signs – Commercial and Business Districts – B-2 Districts – Types of signs permitted to add: projecting signs and their regulations as follows: A projecting sign shall be a substitute for, or in lieu of, one (1) permanent sign for the principal use; the sign shall have nine (9) feet of clearance above the sidewalk; the sign shall not project more than five (5) feet from the building nor be any closer than eighteen (18) inches from the curb or driving lane; the sign shall not extend above the peak of the roof; and, a two or more story building shall not have the projecting sign above twenty (20) feet high above the sidewalk.**

Madam Chair opened the public hearing and called upon Mrs. Wilson for comments. Mrs. Wilson noted that the Text Amendment request was received from the Versailles City Council in January and they had a committee that had been researching projecting signs and a representative was present to speak to the history of it. Mrs. Wilson noted that the only existing projecting sign downtown is on the front of Community Trust Bank. Madam Chair asked if anyone had questions for Mrs. Wilson. Mr. Wells asked if the bank sign was grandfathered in and Mrs. Wilson stated that it was.

Madam Chair asked if the representative wished to speak.

Teresa Lynch was present to speak on behalf of the committee for the Text Amendment. Ms. Lynch noted that she had a longtime background in downtown revitalization in Virginia and Arkansas before moving to Versailles and now serves on the Main Street Marketability sub-committee for the City of Versailles. Ms. Lynch noted that projecting signs are used to help pedestrians locate businesses and add a huge amount of vitality to the downtown. Ms. Lynch noted that when she realized there was misconceptions about the signs then she met with Mrs. Wilson and she walked her through what was in the Ordinance. Mrs. Wilson noted that most of the downtown was in the Historic Overlay District and before adding this type of sign to a historic structure they would still need to appear before the Board of Architectural Review and they would look at how the sign would be anchored to the building. Ms. Lynch noted that they were asking for a maximum five foot projection from the building.

Madam Chair asked if anyone from the public wished to speak. Hearing none, Madam Chair closed the public hearing and asked if any Commissioner had comments. There were none.

Madam Chair asked if anyone was prepared to make a motion.

**Motion was made by Mr. Wells, as seconded by Mr. Drury to recommend amending the Versailles-Midway-Woodford County Zoning Ordinance, Article II, Definition 296(E) Projecting Sign, to remove the reference to a fifteen (15) inch projection; and amend Article V, Section 508.2 – On premise signs – Commercial and Business Districts – B-2 Districts – Types of signs permitted to add: projecting signs and**

**their regulations as follows: A projecting sign shall be a substitute for, or in lieu of, one (1) permanent sign for the principal use; the sign shall have nine (9) feet of clearance above the sidewalk; the sign shall not project more than five (5) feet from the building nor be any closer than eighteen (18) inches from the curb or driving lane; the sign shall not extend above the peak of the roof; and, a two or more story building shall not have the projecting sign above twenty (20) feet high above the sidewalk, to the City of Versailles, City of Midway and Woodford County Fiscal Court, as submitted and based on the staff report and the request of the City of Versailles . Motion carried with seven (7) 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:**

**Planning Commission Legal Counsel**

Madam Chair noted that approximately two weeks ago, Jacob Walbourn, notified Mrs. Wilson that he had accepted a position with the State and would be leaving McBrayer. Madam Chair called upon Mr. Schein for the introduction of Preston Worley with McBrayer, PLLC. Mr. Schein noted that the Budget and Personnel Committee met on February 7, 2020 and met with Mr. Worley and they decided to continue their contract with McBrayer, PLLC, with Mr. Worley as the assigned Legal Counsel.

**A motion was made by Mr. Schein, as seconded by Mr. Wells, to continue the contract with McBrayer, PLLC until June 30, 2020. Motion carried with seven (7) aye votes.**

**2020-21 Budget Recommendation**

Madam Chair called upon Mr. Schein for comment. Mr. Schein noted that Mrs. Wilson contacted the legislative bodies regarding salary increases and cost of living. Mr. Schein noted that COL was 2.3% and that the committee recommended a 2.5% increase across the board.

**A motion was made by Mr. Schein, as seconded by Mr. Drury, to recommend the 2020-21 Proposed Budget to the City of Versailles, City of Midway and Woodford County Fiscal Court, as submitted with the 2.5% across the board salary increase. Motion carried with seven (7) aye votes.**

Mr. Worley updated the Commission on a lawsuit from 2012 – Eaves and Baker vs. LRS Properties. This was an appeal of a Zone Change and the litigants are allowing this to dissipate; so it was an agreed order of dismissal without prejudice. Mr. Worley noted that the Commission was named parties and not active litigants. It was his recommendation for the Planning Commission to allow him to sign as their Legal Counsel.

**Audit – 2018-19**

Mrs. Wilson noted that the final audit was distributed at the meeting and asked the Commission members to review it and decide if they would like a representative from RFH, CPAs to speak at the March meeting to let her know, if not then action will be taken at the March meeting.

**Motion was made by Mr. Schein, as seconded by Mrs. Hartley to adjourn the meeting at 6:56 p.m. The motion carried with seven (7) aye votes.**

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**Patty Perry, Chair**

**PP:ko**