

ON THURSDAY, FEBRUARY 8, 2018, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM IN THE 2ND FLOOR OF THE WOODFORD COUNTY COURTHOUSE.

Chairman Wells called the meeting to order at 6:30 p.m.

Members Present: Jim Boggs, Randal Bohannon, Rich Schein, Ed McClees, Patty Perry, Chad Wells, Jeri Hartley, Chantel Bingham.

Minutes: Motion was made by Mrs. Perry, as seconded by Mr. McClees to approve the January 11, 2018 minutes, as submitted. Motion carried with eight (8) aye votes.

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

Chairman Wells called upon Patricia Wilson, Planning Director for comments. Mrs. Wilson noted that this was the shopping center in front of the hotel site and everything between the hotel and US 60 by-pass. All of the infrastructure was installed and inspected with As-Built Plans submitted. Mrs. Wilson noted that there was a letter in the packet from Paul Simmons at the City for the Bond/CD indicating approval and recommending a CD amount of \$97,102.57, which would need to be posted with the City of Versailles prior to the plat being recorded. All deficiencies have been addressed and were in order for final approval.

Adam Bender with CMW was present. Chairman Wells asked if any Commissioner's had any questions. Chairman Wells asked for a motion on the item.

Motion was made by Mr. McClees, as seconded by Mrs. Perry to approve the Final Record Plat – Versailles Center Unit 2 – 360, 386 & 416 Commerce Dr and 399, 402 & 467 Kroger Way – B-4 District and the posting of the CD in the amount of \$97,102.57, as submitted. Motion carried with eight (8) aye votes.

Corrected Minor Amended Subdivision Plat – Sugartree – Unit 1 – Lot 9 – 139, 141, 143, 145, 147, 149, 151, 153, 157, 159, 161, 163 & 155 Sugartree Lane – R-1B/PUD

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson stated Sugartree was a condominium neighborhood off Hunteertown Road next to St. Leo Church and School. The original plat prepared by EA Partners established the finished floor elevations of the pads for each of the units. Several of the buildings were built by the original developer and then the property was sold. The current buyer/builder did not understand the pad elevation requirement so the units that are subject to this plat got built lower than the elevations established by EA Partners. When that was discovered, the Planning office contacted the owner and they reached out to EA Partners.

Rick Nunnery with EA Partners was present. Mr. Nunnery reiterated what Mrs. Wilson had said and noted that they had been contracted to ascertain the flood protection elevations on five of the buildings built by the current owner. They performed an extensive field survey of the grounds, buildings and garages to see if they could lower the platted elevations. Three of the buildings were lower than they

had originally established of the Final Record Plat. They were three building pads on the west side of Lot 9 and he noted that the plat presented tonight showed the new elevations. Mr. Nunnery noted that Buan Smith, Woodford County Engineer was contacted first about possible issues with it and he recommended lowering one of the yard inlets in the back and that dramatically affected it in a positive way, the results that EA Partners came too on the Plat. They submitted all the drainage calculations, overflow calculations and exhibits to Mrs. Wilson and Mr. Smith and Mr. Smith agreed with EA Partners findings as shown on the Corrected Plat.

Chairman Wells asked if any Commissioners had questions for Mr. Nunnery. Mr. Schein asked if lowering the drainage solved the problem. Mr. Nunnery noted that the one storm inlet in the rear catches water running off Edmonds Cross and rear yard drainage (downspouts from the houses), so it did help. Mr. Nunnery and Mrs. Wilson described how they cut the inlet down and they type of inlet used. It was lowered approximately 18”.

Chairman Wells asked if any Commissioner was prepared to take action on the item.

Motion was made by Mr. McClees, as seconded by Mrs. Bingham to approve the Corrected Minor Amended Subdivision Plat – Sugartree – Unit 1 – Lot 9 – 139, 141, 143, 145, 147, 149, 151, 153, 157, 159, 161, 163 & 155 Sugartree Lane – R-1B/PUD, as submitted. Motion carried with eight (8) aye votes.

Final Development Plan – Equestrian Park – Lot 2B – 150 A.P. Indy Lane – B-1 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that last month the Commission looked at an Amended Plat for Equestrian Park that took one lot and subdivided it into two. This is the back lot that is located next to the bus garage area. They are proposing two small office buildings with parking area between the buildings and a storm water management basin on the east side of the property. It was reviewed by TRC and all deficiencies have been addressed and now is in order for Commission’s action.

Chad Voelkert was present. Chairman Wells asked if anyone had questions for Mr. Voelkert. Mr. Schein asked if parking spaces on the street were part of the lot. Mrs. Wilson stated that they were built by the developer and can be used.

Chairman Wells asked for a motion on the item.

Motion was made by Mrs. Hartley, as seconded by Mr. McClees to approve the Final Development Plan – Equestrian Park – Lot 2B – 150 A.P. Indy Lane – B-1 District, as submitted. Motion carried with eight (8) aye votes.

PUBLIC HEARING – 2nd Amended Preliminary Subdivision Plan – Rose Ridge – Units 3A & 5 – 216 Old Dry Ridge Rd – R-1B District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was the end of Rose Ridge Development. When the whole neighborhood was originally designed the shaded area listed as the special flood hazard area didn’t exist; it showed up with the 2011 Flood Plain Maps. Because of

that and the drainage in the area they have had to re-think the connectivity of the streets and how the lots would be laid out. In order to change that to what currently is shown on the Preliminary Plat, they had to do an Amended Preliminary and that required a Public Hearing to do that. Mrs. Wilson described the layout of the streets and how Rose Ridge connected. There are no cul-de-sacs shown and they did show direct connectivity to the adjacent properties.

The Plat was reviewed at TRC and all deficiencies were addressed and it is now in order for the Commission's action.

Rick Nunnery with EA Partners was present. Mr. Nunnery did not have any additional comments.

Chairman Wells opened the public hearing and noted that comments will be limited to five minutes. Hearing no comments, Chairman Wells closed the public hearing.

Mr. Schein asked for clarification of the Special Flood Hazard Area showing up on the map. Mr. Nunnery noted that after an extensive drainage analysis the area is not as large as it was and that FEMA does not study the Zone A areas, they just use soil types and closed contour on this one because it was around a sinkhole. They took the highest closed contour and shade it in and call it Zone A and if someone wanted to develop it and if it is practical then a full drainage study is done. Mr. Nunnery noted that it was a lot lower than what is shown but it was still on the lots and they modeled it and FEMA offers Conditional Letter of Map of Revision (CLOMR) in which you can fill in the lots as long as you don't raise the water so much. Mr. Nunnery noted that Mrs. Wilson signed off on the CLOMR application as Floodplain Coordinator and Mr. Smith has extensively reviewed it. Once they got ready to submit they realized it would take too much dirt or fill to raise it up so they are holding off submitting the application to FEMA to look at other options. Mrs. Perry asked if a potential buyer of the lot/house would have to have flood insurance. Mr. Nunnery stated that they would, but to be able to build the streets and the lots a CLOMR will move it back once fill has been put in and it is re-surveyed and then they would revise their map (Letter of Map Revision) to reflect the floodplain is pushed back. Mr. Nunnery noted that Ball Homes is committed to finishing out the subdivision. Mr. Boggs asked where the sinkhole was located. Mr. Nunnery noted that the sinkhole was located closer to the school. There was discussion regarding the Letter of Map Revision and whether or not lots would still show up in the floodplain.

Chairman Wells asked if any Commissioners had any further questions, hearing none, Chairman Wells asked if any Commissioner was prepared to take action.

Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon to approve the 2nd Amended Preliminary Subdivision Plan – Rose Ridge – Units 3A & 5 – 216 Old Dry Ridge Rd – R-1B District, 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:

Mrs. Wilson noted that Kenneth Johns, GIS Coordinator had requested a change in fees charged for purchase of parcel data. A handout was included in the packet.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to approve the rate change for Data on parcels. Motion carried with eight (8) aye votes.

Motion was made by Mrs. Hartley, as seconded by Mr. McClees to adjourn the meeting at 7:07 p.m. The motion carried with eight (8) aye votes.

Chad Wells, Chairman

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