

ON THURSDAY, JANUARY 11, 2018, 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.

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

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

**Election of Officers:** Mrs. Perry moved to nominate, as seconded by Mr. Schein the appointments of Chad Wells as Chairman, Patty Perry as Vice-Chairman and Ed McClees as Secretary, as the officers to the Planning and Zoning Commission for 2018. Motion carried with nine (9) aye votes.

**Committee Assignments:** Mrs. Perry moved to recommend nominations for approval the following committee assignments:

Comprehensive Plan and Zoning Map Review Committee: Patty Perry – Chair, Rich Schein, Tim Parrott, Jeri Hartley

Personnel and Budget Committee: Randal Bohannon – Chair, Ed McClees, Patty Perry, Rich Schein

Planning Director/Zoning Administrator and Legal Committee: Ed McClees – Chair, Jim Boggs, Tim Parrott, Chantel Bingham

Sub Regs, Plat Review, Zoning Ordinance, Zone Change Request Committee: Jeri Hartley – Chair, Jim Boggs, Randal Bohannon, Chantel Bingham

Chairman Wells asked if any other member had another slate to be presented. Chairman Wells asked if there was further discussion.

**Mrs. Perry made a motion to submit to a vote the 2018 Planning and Zoning Committee assignments as follows: Comprehensive Plan and Zoning Map Review Committee: Patty Perry – Chair, Rich Schein, Tim Parrott, Jeri Hartley. Personnel and Budget Committee: Randal Bohannon – Chair, Ed McClees, Patty Perry, Rich Schein. Planning Director/Zoning Administrator and Legal Committee: Ed McClees – Chair, Jim Boggs, Tim Parrott, Chantel Bingham. Sub Regs, Plat Review, Zoning Ordinance, Zone Change Request Committee: Jeri Hartley – Chair, Jim Boggs, Randal Bohannon, Chantel Bingham. Motion was seconded by Mr. McClees. Motion carried with nine (9) aye votes.**

**Minutes: Motion was made by Mr. McClees, as seconded by Mrs. Bingham to approve the December 14, 2017 minutes, as submitted. Motion carried with nine (9) aye votes.**

4<sup>th</sup> Amended Final Development Plan – VCA Real Property – 1325 Lexington Rd – B-4 District

Chairman Wells called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that this was the Vet Clinic that has been on Lexington Road for many years. The Development Plan proposes to demolish the existing clinic; kennel facilities would remain. They would rebuild on the front of the property and are proposing to have a pet crematorium on the right side of the building and construct a

new parking lot. The Plan was reviewed by TRC and all deficiencies have been addressed and the Plan was in order for Commission action.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson or the representative that was present from Vision Engineering. Chairman Wells asked if any Commissioner was prepared to take action on the Development Plan.

**Motion was made by Mr. McClees, as seconded by Mr. Boggs to approve the 4<sup>th</sup> Amended Final Development Plan – VCA Real Property – 1325 Lexington Rd – B-4 District, as submitted. Motion carried with nine (9) aye votes.**

Final Development Plan - Versailles Police Department – 239 N. Main St – B-2 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson stated that this was the proposed development plan where the old St. Leo School was. It was reviewed by the Technical Review Committee and all deficiencies were addressed. Several representatives were present from CMW Engineering to answer any questions.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson or Adam Bender with CMW.

Chairman Wells asked if any Commissioner was prepared to take action on the Final Development Plan.

**Motion was made by Mrs. Bingham, as seconded by Mr. McClees to approve the Final Development Plan - Versailles Police Department – 239 N. Main St – B-2 District as submitted. Motion carried with nine (9) aye votes.**

**PUBLIC HEARING** - Final Record Plat and Preliminary/Final Townhouse Plat – Almogaver Properties, LLC – 103 Mack St – R-3 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that there was an existing house on the lot on Mack Street which has been torn down and the owner wanted to build a two unit townhouse back. There was a variance granted by the Board of Adjustment for the overall width of the lot and it was noted on the Plat. All infrastructure was available to the two units and all deficiencies were addressed.

Tim Thompson was present for discussion. Chairman Wells asked if anyone had questions for Mr. Thompson.

Chairman Wells opened the public hearing and limited comments to five minutes.

Hearing no discussion, Chairman Wells closed the public hearing.

Chairman Wells asked for a motion.

**Motion was made by Mrs. Hartley, as seconded by Mrs. Bingham to approve the Final Record Plat and Preliminary/Final Townhouse Plat – Almogaver Properties, LLC – 103 Mack St – R-3 District, as submitted. Motion carried with nine (9) aye votes.**

1<sup>st</sup> Amended Final Record Plat – Kentucky Bank - 120 & 150 A.P. Indy Lane – B-1 & B-4 Districts

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was a Record Plat of a lot in Equestrian Park. It was an “L” shaped lot that the bank has been trying to sell and had interest to create two separate lots. The first lot would be directly off Lexington Street at the corner of A.P. Indy Lane and there was an existing parking area that will be dedicated to the City and Lot 2B is the remaining part which consists of approximately ½ acre. The Plat was reviewed at TRC and all deficiencies were addressed and in order for the Commission’s action.

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

**Motion was made by Mr. Boggs, as seconded by Mrs. Perry to approve the 1<sup>st</sup> Amended Final Record Plat – Kentucky Bank - 120 & 150 A.P. Indy Lane – B-1 & B-4 Districts, as submitted. Motion carried with nine (9) aye votes.**

Final Development Plan – Palm Dev. Partners – 120 A.P. Indy Lane - B-1 & B-4 Districts

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that this Plan was the next step from the Subdivision Plat that showed how Lot 2A was going to be developed with parking, building, entrances and etc. The Plan was reviewed at TRC and all deficiencies were addressed and in order for the Commission’s action.

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

**Motion was made by Mrs. Perry, as seconded by Mrs. Bingham to approve the Final Development Plan – Palm Dev. Partners – 120 A.P. Indy Lane - B-1 & B-4 Districts, as submitted. Motion carried with nine (9) votes.**

**PUBLIC HEARING** – Preliminary Subdivision Plat – Paynes Crossing Subdivision (Backer I) – 2001 Lexington Road – R-1A, R-1B, R-1C, R-2 Districts

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that the Development Plan, based on the rezoning that was approved in the last couple of years, shows the different phases that the property may be developed in. The Commission did review and approve a Preliminary Subdivision Plan that accompanied the zone change request. The City had only approved ten sanitary sewer taps but since then they have revisited it and we now have a letter for fifty sewer taps, which is what Unit I consists of. Mrs. Wilson noted that it is a Preliminary Plat for the entire piece and Unit I and then they will submit Construction Plans in the near future; then a Final Plat will be submitted for Commission’s review. All deficiencies have been addressed and is in order for a public hearing and the Commission’s action.

Chairman Wells asked if any members had questions for Mrs. Wilson. Mr. Boggs noted that the Comprehensive Plans states that developments should occur in areas where there is existing infrastructure and public services. Mr. Boggs noted that they had gotten sewer taps and now have

come up with fifty and we should only approve fifty and the other would be illegal according to the Comprehensive Plan and doesn't minimize public costs, it put the burden of the whole sewer line on the public.

Chairman Wells opened the public hearing.

Bill McAlpin with Eagle Engineering was present on behalf of the owner. Mr. McAlpin noted that he had been working on this property for about seventeen years and believes that all the kinks have been worked out and asked the Commission to approve it.

Chairman Wells asked if any Commissioners had questions for Mr. McAlpin. Mr. Boggs questioned what the color cut-outs were on the plan. Mr. McAlpin noted that they were the different phases. Mr. Boggs noted that he had asked in the past for a guarantee for the ten years and that Mr. McAlpin said there were no guarantees, but now Mr. McAlpin is asking the Commission to guarantee this development. Mr. Boggs asked why Mr. McAlpin wouldn't guarantee that it would be done over a ten year period. Mr. McAlpin noted that it will be done as the market allows. Mr. Boggs noted that if it is passed, that is a guarantee, and there are guarantees in life. Mrs. Wilson noted that if they decide to re-lot it then it would have to come back to the Commission for a public hearing. Mr. Schein asked if there was access to the orange area through Gleneagles Subdivision. Mrs. Wilson stated yes, that it was off of Granger Lane.

Chairman Wells opened the floor for public comments.

Chase Milner with Woodford Forward stated that in 2016, Woodford Forward supported rezoning of the property and it appeared that the developers met the 4% open space requirement on the subject property and reduced the number of lots to a more appropriate density. Based on Woodford Forward's Mission, Vision, and Values they support the Preliminary Subdivision Plat. Phase I has a large section designated green space, an HOA, which will tie into a larger drainage system. These waters will eventually flow into the Big Sink and the adjacent Huntertown Community County Park. Mr. Milner recommended that consideration be made to begin improving the 37 acres of green space identified on the plat of the Huntertown Community County Park. Several years ago there was a study done by Third Rock Consultants LLC to design the park space and Mr. Milner contacted them to get a copy of that report. Mr. Milner encouraged the county to review the report and consider implementation of the plan. The Comprehensive Plan identifies historical preservation in its Goals and Objectives to support the development of local programs and encourage cooperation of local interest groups to encourage the recognition, restoration and tourism potential of old historic buildings, sites and districts within Woodford County. Mr. Milner noted that a good starting place would be the former African American Hamlet, now known as Huntertown Community County Park. There could be a lot of great opportunities with the County, Farm Bureau and different agriculture groups and where Woodford Forward may be able to help in bolstering efforts and assist with grant writing. Mr. Milner noted that they support an extension of Gleneagles Way with the Phase I plat to Huntertown Road and in consideration of that they believe the County and the developer should move ahead and build the road and recommended the road be made narrower with a smoothed curve into the platted subdivision. This would slow traffic and encourage connectivity and not invite traffic as a widened straight road would do. Mr. Milner shared a drawing with the Commission. When developers deed green space back to the HOA it is generally an afterthought; most HOA's are not organized and at best the open spaces get mowed occasionally.

Fayette County is taking many green spaces for incorporating trails, trees, native grasses, and wildlife habitat to manage water runoff and make it an appealing part of the development. It is their hope to collectively recognize that the property location lies on the major gateway into our community in that the development's master plan and design should take great strides in minimizing its future visual impact along the US60 corridor and Bluegrass Parkway. Paynes Crossing Subdivision could be a great place to start a similar conversation here with the Planning Commission, Fiscal Court, and the Versailles City Council so that we can begin to enhance this truly unique space in Versailles and Woodford County.

Chairman Wells asked if anyone else would like to comment, hearing none; Chairman Wells closed the public hearing.

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

**Motion was made by Mr. Parrott, as seconded by Mrs. Hartley to approve the Preliminary Subdivision Plat – Paynes Crossing Subdivision (Backer I) – 2001 Lexington Road – R-1A, R-1B, R-1C, R-2 Districts, as submitted. Motion carried with eight (8) aye votes (Perry, Schein, Bingham, Parrott, Bohannon, McClees, Hartley and Wells and one (1) nay vote (Boggs).**

#### **WORK SESSION: 2018 Comprehensive Plan Draft Review**

Mrs. Perry noted that the Comprehensive Plan update started in 2015 and had been revised by the committee and was ready for the entire Commission to review. Mrs. Perry read the Preface that was added in the front and reviewed all changes made to the 2011 Comprehensive Plan including data tables and proposed land use.

Kenneth Johns, GIS Coordinator was present to help facilitate the map presentation. Mrs. Perry reviewed the Northwest Mobility Corridor. Mrs. Perry noted that they needed to remove Marketplace-US60 intersection to a right out only because that project had already been completed.

Mrs. Perry noted that the Bluegrass Trails Alliance Plan had been included in the Appendices in the book and hopefully that will aid them in getting grants to implement some of the proposed changes.

Mrs. Perry reviewed the land use change made to the site on Paynes Mill Road owned by Kentucky Utilities and the property on the south side of US60 before the Bluegrass Parkway on the old Backer II property.

Mr. Boggs suggested revising Chapter 5, #6 (pg. 101) "where possible and practicable".

Mrs. Perry reviewed the land use changes made in Midway.

There was discussion regarding the date of the public hearing. Mrs. Perry made a motion to have a special meeting for a public hearing on the 2018 Comprehensive Plan on January 25, 2018 at 6:30 p.m. Mr. Schein noted concern that allowing the public only two weeks to review the draft would not be perceived well by the public. Mr. Boggs didn't support the short notice. Mr. Schein noted that he supported the document and believes that committee did a good job but is always concerned about public perception and process.

**Motion was made by Mrs. Perry, as seconded by Mr. Boggs to have a special meeting for a Public Hearing to take comments on the Draft 2018 Comprehensive Plan on February 15, 2018 at 6:30 p.m. Motion carried with nine (9) votes.**

The draft and clean copy will be placed on the Planning and Zoning website.

**FINANCIAL REPORT AND BILLS - December**

The report was accepted

**MONTHLY BUDGET REPORT - December**

The report was accepted

**REPORT TO COMMISSION - December**

The report was accepted.

**COMMUNICATIONS:**

**Motion was made by Mr. Schein, as seconded by Mr. Boggs to adjourn the meeting at 7:37 p.m. The motion carried with nine (9) aye votes.**

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**Chad Wells, Chairman**

**CW:ko**