

ON THURSDAY, JANUARY 9, 2020, 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.

PLEDGE OF ALLEGIANCE

Election of Officers: Chairman Wells asked if any member was prepared to make a motion for election of new officers.

Mrs. Hartley made a motion, as seconded by Mrs. Bingham that the slate of officers for 2020 are as follows: Patty Perry as Chair, Chad Wells as Vice-Chair and Rich Schein as Secretary, as the officers to the Planning and Zoning Commission for 2020. Motion carried with nine (9) aye votes.

Mr. Wells handed the meeting over to newly elected Chair, Patty Perry. Mr. Schein questioned if this was the first female chair of the Commission. Mrs. Wilson stated that it was.

Madam Chair called for the slate of committee assignments for 2020.

Committee Assignments:

Mr. Wells made a motion, as seconded by Mrs. Hartley, to submit to a vote the 2020 Planning and Zoning Committee assignments as follows: Comprehensive Plan and Zoning Map Review Committee: Barry Drury – Chair, Floyd Greene, Chantel Bingham, Jeri Hartley. Personnel and Budget Committee: Rich Schein – Chair, Randal Bohannon, Tim Parrott, Chad Wells. Planning Director/Zoning Administrator and Legal Committee: Chad Wells – Chair, Floyd Greene, Randal Bohannon, Rich Schein. Sub Regs, Plat Review, Zoning Ordinance, Zone Change Request Committee: Jeri Hartley – Chair, Barry Drury, Tim Parrott, Chantel Bingham. Motion carried with nine (9) aye votes.

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

Minutes: Motion was made by Mr. Schein, as seconded by Mr. Greene to approve the December 12, 2019 minutes, as submitted. Motion carried with nine (9) aye votes.

NEW BUSINESS

PUBLIC HEARING – Preliminary Subdivision Plat - White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District

Madam Chair opened the public hearing and called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson stated that last month the Commission reviewed a Development Plan on this project and it was approved contingent upon Plat approval. The Preliminary Plat was reviewed by the Technical Review Committee. The HOWA lot to the east came out of this original piece so this is the second lot and the remaining tract would be the third lot. All deficiencies were addressed. Lot 3 is not buildable at this time because the infrastructure had not been extended.

Madam Chair asked if anyone for the applicant would like to comment. Matt Carter with Vision Engineering was present. Mr. Carter noted that the applicant, Mark Harris could not be present but Mr. Carter was happy to answer any questions.

Madam Chair asked if anyone from the public wished to speak.

John Soper, Chairman of the EDA, noted that they have the property under option and have been marketing it and believe that this proposed use is the best use. The owner plans to build a total of three warehouses with an office building.

Madam Chair closed the public hearing and asked if any Commissioner had comments. Mr. Drury asked if the Kentucky Utility line would be located under the proposed office building. Mrs. Wilson stated no.

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

Motion was made by Mr. Schein, as seconded by Mr. Wells to approve the Preliminary Subdivision Plat - White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District, as submitted. Motion carried with nine (9) aye votes.

Final Record Plat - White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that this plat creates the lot that the previous item referred to and that the third lot was non-buildable at this point. All deficiencies were addressed and the plat was in order for the Commission's action.

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

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to approve Final Record Plat - White Dog Trading & Storage, LLC – 167 McKinney Ave – I-1 District, as submitted. Motion carried with nine (9) aye votes.

PUBLIC HEARING - Preliminary Subdivision Plat – JPG Rental & Storage, LLC – 1051 Tyrone Pike – I-2 District

Madam Chair opened the public hearing and called upon Mrs. Wilson for comments. Mrs. Wilson noted that the Commission reviewed a Final Development Plan in July for this location, which was title LEDVANCE Storage at that time. Mrs. Wilson noted that Mr. Gay had the option on the property and moved forward with the Development Plan and has submitted Construction Plans and obtained a site Grading Permit in November to start grading the pads for the storage units. Mrs. Wilson noted that Mr. Gay has had some interest in the lots in the front of the property so he was proposing this Preliminary Subdivision Plat to create four lots along Tyrone Pike with the fifth lot being in the rear for the storage units. There is a sixth lot which is a non-buildable lot and is dedicated for the detention basin. It was reviewed at TRC and all fourteen deficiencies were addressed.

Madam Chair asked if anyone had questions for Mrs. Wilson, hearing none, Madam Chair asked if the representative for the applicant wished to speak.

Matt Carter with Vision Engineering was present and did not have any additional comment. Mr. Schein asked what the "Do Not Disturb" oval referred to. Mr. Carter noted that it was an area that has the potential to be a wetland area and they do not want to disturb it; Mrs. Wilson noted that it was added at the request of the City's retained Engineer. Mr. Drury asked if there were any restrictions as to what could be built on the lots. Mrs. Wilson noted that any use that was permitted in the I-2 zone could be placed there and it could be up to the owner of the property to restrict any architectural requirements on the property. Mrs. Hartley asked why the required landscape buffer along Falling Springs Boulevard was absent. Mrs. Wilson noted that the only required landscape buffer was along the apartments in the rear. Mr. Carter noted that there was a berm along Falling Springs Boulevard.

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. Parrott, as seconded by Mrs. Bingham to approve the Preliminary Subdivision Plat – JPG Rental & Storage, LLC – 1051 Tyrone Pike – I-2 District, as submitted . Motion carried with nine (9) aye votes.

PUBLIC HEARING - 2nd Amended Preliminary/Final Townhouse Plat – Parkview Subdivision – 310 & 329-367 Parkview Place – R-3 District

Madam Chair opened the public hearing and called upon Mrs. Wilson for comments. Mrs. Wilson noted that Parkview Place was located behind Addie's Woodford Inn, formerly the Cleveland Home, and the owner has constructed units on the north side of Parkview Place and is now starting to build the south side. He had originally planned to build all rear entry townhomes and has now decided to use front entrances and will not be building on lot 4. It was reviewed at TRC and all ten deficiencies were addressed and City Public Works has signed the Plat.

Madam Chair asked if the representative for the applicant wished to speak.

Tim Thompson was present as the engineer for the property owner. Mr. Thompson noted that a driveway was built on Lot 4 to access the units on the north side and noted that the proposed units on the south side will be one story with a basement and access in the front.

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. Greene to approve the 2nd Amended Preliminary/Final Townhouse Plat – Parkview Subdivision – 310 & 329-367 Parkview Place – R-3 District, as submitted. Motion carried with nine (9) aye votes.

Madam Chair recognized two students with Woodford Leadership Tomorrow who were present at the meeting: Ms. Mollie Engdahl and Ms. Elizabeth Ruvalcaba.

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:

Budget Committee meeting will be held on February 7th at 4:00.

Sub Regs, Plat Review, Zoning Ordinance Zone Change Committee will need to meet to review a Text Amendment request from the City of Versailles for the projection of building signs. Mrs. Hartley noted that the committee may be able to email Mrs. Wilson. Mrs. Wilson noted that a public hearing would need to be held at a Commission meeting, preferably the February meeting.

Motion was made by Mr. Greene, as seconded by Mr. Wells to adjourn the meeting at 7:07 p.m. The motion carried with nine (9) aye votes.

Patty Perry, Chair
PP:ko