

ON THURSDAY, JULY 11, 2019, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM ON THE 2ND FLOOR OF THE WOODFORD COUNTY COURTHOUSE.

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

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

Chairman Wells introduced Josh Stevens as the new Building Inspector to the Commission.

Minutes: Motion was made by Mr. McClees as seconded by Mr. Drury to approve the June 13, 2019 minutes, as submitted. Motion carried with nine (9) aye votes.

NEW BUSINESS

Final Development Plan – Barnhill Chimney Co. – 825 Bradley St – I-1 District

Chairman Wells asked for comments from Pattie Wilson, Planning Director. Mrs. Wilson noted that this was a Development Plan for a Lot in Midway Station. Barnhill Chimney will be producing their products at this location and will be developed in two phases. The Plan was reviewed at TRC and all deficiencies had been addressed.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson. Mrs. Wilson explained what the Common Access Easement was and noted that it was being removed.

Motion was made by Mr. Schein, as seconded by Mr. Bohannon to approve the Final Development Plan – Barnhill Chimney Co. – 825 Bradley St, as submitted. The motion carried with nine (9) aye votes.

Amended Final Development Plan – CAMCO – 97 Industry Road – I-2 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that the property was originally known as Kuhlman property; Ruggles remodeled the facility and moved in several years ago. Mrs. Wilson reminded the Commission that a couple of years ago they reviewed a Plan to include a building on the north side for Motion Industries and now Mr. Cambron would like to add another building in the middle of the property. The City engineer is continuing to work with John Hunt on the drainage and that would be carried through on the Construction Plans. Mrs. Wilson noted that all other deficiencies had been addressed. John Hunt with MLH Civil Engineering was present to answer questions.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson or Mr. Hunt.

Motion was made by Mr. Drury, as seconded by Mrs. Perry to approve the Amended Final Development Plan – CAMCO – 97 Industry Road, as submitted. The motion carried with nine (9) aye votes.

Final Development Plan – Tru Blue Hemp Company – 730 McKinney Avenue – I-1 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was a Lot in Midway Station. The applicant was proposing to start with one 9,000 SF building and associated parking and then phasing in two other similar buildings as well as a small office. Mrs. Wilson noted that this was reviewed at TRC and all deficiencies had been addressed. John Hunt with MLH Civil Engineering was present to answer questions.

Mr. Drury asked if there were two egress and ingress'. Mrs. Wilson stated that was correct. Mr. Hunt noted that he meets with Midway City Council on Monday, July 15 to request two encroachment permits.

Motion was made by Mr. Schein, as seconded by Mr. McClees to approve Final Development Plan – Tru Blue Hemp Company – 730 McKinney Avenue, as submitted. The motion carried with Nine (9) aye votes.

Final Development Plan – Ledvance, LLC – 1051 Tyrone Pike – I-2 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was a vacant piece of property across from Ledvance on Tyrone Pike and on the back side of the property they are proposing to construct self-storage units with two new entrances off Tyrone Pike; pending State approval and they would be tied to the Construction Plans. The Plan was reviewed at TRC and all deficiencies had been addressed. Mrs. Wilson noted that a representative from Vision Engineering was present.

Mr. Drury questioned what would be built on the front of the property and was concerned with having storage units on the entrance to Versailles. Mrs. Wilson noted that it was her understanding that the developer planned to put smaller industrial users out on the front of the property. Mr. Schein questioned why the plan did not have a Landscape Buffer. Mrs. Wilson noted that it would only be needed around the parking area and because it was so small then it was not required.

Chairman Wells asked if there was any further discussion. Hearing none, Chairman Wells asked for a motion.

Motion was made by Mr. McClees, as seconded by Mr. Parrott to approve the Final Development Plan – Ledvance, LLC – 1051 Tyrone Pike, as submitted. The motion carried with eight (8) aye votes and one (1) nay (Drury) vote.

Final Development Plan – Anderson Wooldridge 2 LLC – Wooldridge Gardens Clubhouse - 210 Abbey Road – R-4/PUD

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that the developer had constructed almost 80 single family units, two apartment buildings and with two more buildings starting construction. Mrs. Wilson noted that Mr. Anderson was ready to move forward with the construction of the clubhouse and pool. Mr. Anderson did go to the Board of Adjustment for a Conditional Use Permit for the Clubhouse and pool. Mrs. Wilson noted that this was reviewed at TRC and all deficiencies had been addressed. Tony Barrett with Barrett Partners was present to answer questions.

Chairman Wells asked if any Commissioner's had questions for Mrs. Wilson or Mr. Barrett. Mrs. Perry questioned the parking area. Mrs. Wilson responded that they were adding additional parking on the street and that since only residents would use it, many would be walking there.

Motion was made by Mrs. Bingham, as seconded by Mrs. Hartley to approve the Final Development Plan – Anderson Wooldridge 2 LLC – Wooldridge Gardens Clubhouse - 210 Abbey Road, as submitted. The motion carried with Nine (9) aye votes.

FINANCIAL REPORT AND BILLS - June

The reports were accepted

MONTHLY BUDGET REPORT - June

The report was accepted

REPORT TO COMMISSION - June

The report was accepted.

COMMUNICATIONS:

Mrs. Wilson reported on the Year End Budget report. Mrs. Wilson noted to balance the budget the Commission would need to vote to transfer \$4,357.37 from Contingency to the specified line items as noted on the balance sheet.

A motion was made by Mr. Schein, as seconded by Mr. McClees to approve transferring \$4,357.37 from Contingency to the reported line items to balance the Year End Budget. The motion carried with nine (9) aye votes.

Mrs. Wilson reminded the Commissioners that they needed 8 hours of Continuing Education credits before the end of 2019. Mrs. Wilson noted that KLC was offering a session on July 31, 2019 at BCTC on Leestown Road in Lexington.

Mr. Walbourn, Legal Counsel for Planning Commission, reported that from the last legal update that he had given, no progress had been made. Chairman Wells asked if anyone wanted any further information on the legal matters or thought they need to go into executive session.

Motion was made by Mrs. Bingham, as seconded by Mrs. Hartley to adjourn the meeting at 6:51 p.m. The motion carried with nine (9) aye votes.

Chad Wells, Chairman
CW:ko