

ON THURSDAY JULY 14, 2022, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR REGULAR SCHEDULED MEETING AT 6:30 PM IN THE 2ND FLOOR COURTROOM OF THE COURTHOUSE.

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

PLEDGE OF ALLEGIANCE

Vice Chair Wells recognized the retirement of Pattie Wilson, Planning Director, after more than 28 years. Vice Chair Wells also noted that Steve Hunter was present and would be Mrs. Wilson's replacement and welcomed him to the Planning Commission staff.

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

Minutes: Motion was made by Mrs. Hartley, as seconded by Mrs. Bingham to approve the June 9, 2022 minutes, as submitted. Motion carried with eight (8) aye votes.

NEW BUSINESS

1ST Amended Final Development Plan – Anderson Acquisitions, LLC – Midway Station, Unit 1, Section 1, Lot 4 - 300 Lacefield St – B-5 District

Vice Chair Wells called upon Pattie Wilson, Planning Director, for comments. Mrs. Wilson noted that this was Final Development Plan to create a 4,000 SF convenient store with gas pumps for vehicles and trucks. It was not an amendment of lot 3A. The applicant was consolidating two lots together to create the lot size and will be reviewed at TRC next week. Mrs. Wilson noted that all deficiencies had been addressed and commented that if approved it be contingent on the plat being recorded. It is located at the entrance of Midway Station and has existing access and utilities.

Tony Barrett was present to answer any questions on behalf of the applicant.

Vice Chair Wells asked the Commission if they had any questions for Mrs. Wilson or Mr. Barrett. Mr. Schein and Mr. Bohannon questioned the right-in only street. Mr. Barrett noted they modeled it and the trucks will be able to maneuver properly.

Vice Chair Wells asked if anyone was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mr. Bohannon to approve the 1ST Amended Final Development Plan – Anderson Acquisitions, LLC – Midway Station, Unit 1, Section 1, Lot 4 - 300 Lacefield St – B-5 District, contingent on the recordation of the Final Record Plat. Motion carried with eight (8) aye votes.

PUBLIC HEARING - Zoning Map Amendment and Preliminary Development Plan/Final Record Plat – Prudence C. Yohe – 622 and 788 Germany Rd – Tract A-1 (1.000 acre) and Tract A (8.140 acres) - A-1 and R-1B to A-4 District

Vice Chair Wells opened the Public Hearing and called upon Mrs. Wilson for comments. Mrs. Wilson entered the following exhibits into the record:

- A. Zone Change Application
- B. TRC Agenda
- C. Letter of TRC Deficiencies – May 17, 2022
- D. TRC Minutes – May 17, 2022
- E. Notice to Woodford Sun
- F. Copies of Notification Letters to Neighbors
- G. Photograph of Zone Change Sign
- H. Staff Report
- I. Frankfort Plant Board – Letter for Utility Availability
- J. Encroachment Permit from Co Road Dept
- K. Dunlap Law Firm – Policies & Guidelines
- L. P&Z Meeting Agenda – July 14, 2022

Mrs. Wilson summarized her staff report as provided to the Commission. Mrs. Wilson noted that the site was located in Millville on Germany Road, which is northern Woodford County. The owner has 9.14 acres which is mostly zoned A-1 with a small amount zoned R-1B (Single Family Residential) and they are seeking to rezone the tract to A-4 (Small Community). Currently the Yohes reside in the R-1B area with a residence with a detached 3 car garage located on it with an existing paved driveway. Mrs. Wilson noted that Robert and Juanita Ladd acquired 38.5 acres of property on both sides of Germany Road in 1956. In 1997 Juanita Ladd did an In-Family Conveyance of the subject property to their daughter, Prudence Ladd Cowan, now Yohe. The plat of this transaction is recorded in the County Clerk's office. Mrs. Ladd did another in-family in 2016 to the Pascals (daughter and son-in-law) on the west side of Germany Road. Mrs. Ladd still owns the remaining property known as 80 Shore Acre Road. Mrs. Wilson provided the existing uses in the R-1B and A-1 zones. The purpose of this zone change is to change the zone of the property to A-4 (Small Community) so that the owner can subdivide a 1.000-acre lot in order transfer the lot (Tract A-1) to the Woodford Fire Protection District. This will enable them to construct a communication tower on the property solely for the District's use. This will greatly improve the health, safety and welfare of the Millville area by enabling communication for fire emergencies. Mrs. Wilson provided the Minimum Lot, Yard and Height requirements for the requested zone as well as the zone and land use of adjoining properties. Mrs. Wilson provided the Goals and Objectives and addressed the Policies and Guidelines with regard to the Small Community District as well as the Area Wide Policies and Guidelines. Germany Road is rural County dead end road 1.7 miles long and 15 feet wide. Mrs. Wilson researched and provided information of the Natural Environment. Mrs. Wilson noted that Community Services and Facilities provided are serviced by Versailles Police Department, Woodford County Sheriff, and the Kentucky State Police. An onsite sewage disposal inspection was not needed since there would not be any facilities, however the Health Department did sign the Plat. The Frankfort Plat Board does provide water to the area but water would not be needed because of the proposed use. The County Road Department did approve an entrance. It does improve the emergency services of the area and it appeared to be in agreement with the 2018 Plan

mainly because it lies within the 1 ½ mile radius of Millville. It does not lie in the Equine Preserve Area and the infrastructure is there to support the project. Mrs. Wilson provided the Findings Necessary for a Map Amendments, per KRS 100.213.

Vice Chair Wells called up the applicant or representative.

Scott White representing the applicant was there to present the application on behalf of Whitney Dunlap (attorney for Prudence Yohe). Mr. White noted that the request was to carve out a lot for public health and safety purposes for the use by Woodford County Fire District. The communication between the first responders has been very limited and sketchy. Mr. White noted that the tower to be constructed would only be for the use of the Fire District and/or limit the use by the Sheriff or other emergency service. Mr. White noted that there was no risk for any further development without the approval by the Planning Commission.

Chris Hoskins, representative for the Woodford County Fire District, noted that the Fire Protection District needs to purchase the property and have needed to buy property in Millville for several years. This location will provide the opportunity to place a tower on the acre lot to help protect the firefighters when they are in remote areas such as Shoreacres. Mr. Hoskins noted that they worked with Southern Communications to address the best area for the tower and they believed that this was the idea spot. Mr. Hoskins noted the tower would be about 185' with an 8-12' antenna that sits on a 20'x20' pad and an 8'x8' building to house the repeater.

Vice Chair Wells asked if anyone had any questions for Mr. Hoskins.

Vice Chair called upon the public for comment and noted the five minute limit.

Henry Yohe of Germany Road noted that when he was approached by the Chief he was willing to do it for a \$1, but then found out that it was not permitted by zoning, so this is why they were requesting the zone change. Mr. Yohe went to Lawrenceburg to look at their communication tower, because it is very similar, so he knew what it would look like. Mr. Yohe noted that he would not be opposed to a siren being located on the tower and this is needed for Millville and asked for approval.

Art Paschal of Germany Road and located directly across the road from the proposed zone change. Mr. Paschal asked if the facility would have a security fence around it; will it be maintained on a regular basis or be an unforgotten eyesore out in the hills. Mr. Hoskins noted that there would be a fence surrounding the facility and does require some maintenance and the firefighters would be mowing.

David Sutherland, Assistant Fire Chief with the Woodford County Fire, noted that the problem in the area is dropping signal on the radios as they experienced in the distillery warehouse fire and had to send in additional men to check on the ones that were inside. Mr. Sutherland noted that this is putting lives in jeopardy and would benefit the community and protect the firefighters.

Vice Chair wells asked if anyone else wished to speak, hearing none, he closed the hearing.

Vice Chair Wells asked if any Commissioner's had any further questions of Mrs. Wilson.

Mrs. Wilson noted that if anyone wished to entertain a motion to recommend approval to include the Final Record Plat contingent upon rezoning by the Fiscal Court.

Vice Chair Wells asked if anyone was prepared to take action.

Motion was made by Mr. Parrott, as seconded by Mrs. Hartley to recommend approval of the Zoning Map Amendment and Preliminary Development Plan/Final Record Plat – Prudence C. Yohe – 622 and 788 Germany Rd – Tract A-1 (1.000 acre) and Tract A (8.140 acres) - A-1 and R-1B to A-4 District to the Woodford County Fiscal Court based on the record and staff report with approval of the Record Plat contingent on the rezoning. Motion carried with eight (8) 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:

2021-22 Year-end budget adjustments – Mrs. Wilson reviewed the adjustments to balance the line items for a total of \$18,193.98.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to accept the 2021-22 Year-end Budget Adjustments. The motion carried with eight (8) aye votes.

Banking Information - Mrs. Wilson noted that upon her retirement Mr. Steve Hunter the New Planning Director will need to be placed on the signature card at Citizens Bank.

Motion was made by Mr. Schein, as seconded by Mrs. Hartley to authorize Mr. Steve Hunter to sign checks on behalf of the Planning Commission within the policy limits. The motion carried with eight (8) aye votes.

Motion was made by Mr. Schein, as seconded by Mr. Drury to adjourn the meeting at 7:16 p.m. The motion carried with eight (8) aye votes.

Chad Wells, Vice Chair

CW:ko