

ON THURSDAY, JULY 8, 2021, 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.

Madam Chair Perry called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

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

Minutes: Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon to approve the June 10, 2021 minutes, as submitted. Motion carried with eight (8) aye votes.

OLD BUSINESS

RECOMMENDATION - Zoning Map Amendment and Preliminary Development Plan – Rose-Baker Farm – 1470 Troy Pike – 20.06 Net & Gross Acres - A-1 (Agriculture) to R-1B (Low Density Single Family Residential).

Madam Chair called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that a public hearing was held June 10, 2021 on this Zone Map Amendment and Preliminary Development Plan request and the hearing was closed. The Commission tabled action at that meeting to vote on at this meeting. Mrs. Wilson noted that a motion prepared by the applicant's attorney was distributed. Mrs. Wilson noted that Commission's counsel had reviewed the motion and felt that it was appropriate to use.

Madam Chair asked if any members had questions for Mrs. Wilson. Hearing none, Madam Chair asked if anyone was prepared to take action on the recommendation.

Motion was made by Mr. Wells, as seconded by Mr. Greene to recommend approval to the City of Versailles the Zoning Map Amendment and Preliminary Development Plan – Rose-Baker Farm – 1470 Troy Pike – 20.06 Net & Gross Acres - A-1 (Agriculture) to R-1B (Low Density Single Family Residential) based on the motion submitted by applicant.

Madam Chair asked if there were any questions on the motion or discussion. Mr. Drury asked if the developer could utilize a service road to get back to the construction area to avoid construction traffic through the existing subdivision, as noted by citizens concerns. Mrs. Wilson noted that it could be discussed during the Preliminary Subdivision Plat or Construction Plan phase. Mr. Wells noted that he understood the concerns but the property was landlocked. Mrs. Wilson noted that motion should be recommendation to the Versailles City Council and the Preliminary Development Plan approval would be contingent on the Zone Change.

Motion was made by Mr. Wells, as seconded by Mr. Bohannon to amend the previous motion to recommend approval to the City of Versailles the Zoning Map Amendment and approval of the

Preliminary Development Plan contingent on the approval of the Zoning Map Amendment – Rose-Baker Farm – 1470 Troy Pike – 20.06 Net & Gross Acres - A-1 (Agriculture) to R-1B (Low Density Single Family Residential) based on the motion submitted by applicant as follows:

- 1. The application seeks to construct 28 single family homes which is in compliance with the provisions of the Comprehensive Plan and is compatible with the nearby low-density neighborhood homes.**
- 2. The subject property is located within the Versailles Urban Services Area in the Contemporary Neighborhood District (CND). The 2018 Comprehensive Plan (Pgs. 104-105) states the following: This CND is intended to encompass: neighborhoods in which development was initiated after 1968; and, areas of undeveloped land within USB Areas that should be developed as neighborhoods. The focus of this type of District is to ensure that existing neighborhoods continue to be developed and maintained consistent with approved zoning or subdivision plans. New neighborhoods may be designed in a variety of ways to provide City and County residents with a variety of housing options. Guidelines are intended to establish planning and design criteria common to developing new neighborhoods so that the community will obtain the best results consistent with the Plan's Goals and Objectives. The applicant's low-density application complies with this important land use policy particularly as regards the existing homes in this area.**
- 3. The 2018 Comprehensive Plan Update (Figure 23) indicates that this property lies in the Contemporary Neighborhood Land Use District within the Versailles Urban Area. The Preliminary Development Plan submitted with the application supports the previously noted Goals & Objectives and Policies & Guidelines.**
- 4. The Versailles Public Works has acknowledged that public water and sanitary sewer are available to serve 28 single family residential lots. The City has recently completed reconstructing and upgrading its wastewater treatment facility and sanitary sewer infrastructure to adequately serve this new development. .**
- 5. The subject property is within the Versailles Urban Service Boundary. It has been annexed by the City of Versailles. The City has acknowledging the property can connect to city services. The subject property is contiguous to existing areas zoned R-1B.**

Motion carried with eight (8) aye votes.

NEW BUSINESS

PUBLIC HEARING - 8TH Amended Preliminary Subdivision Plan – Legends at Versailles – 1230 Troy Pike – R-1A & R-1B/PUD Districts.

Mrs. Hartley recused herself from the meeting.

Madam Chair opened the Public Hearing and called upon Mrs. Wilson for comments. Mrs. Wilson noted that the Plan revises some of the streets and lot layouts, which then alters some of the lot sizes. It is a Planned Unit Development which gives the design of it some flexibility. It was reviewed by TRC and all deficiencies had been addressed. Mrs. Wilson noted that Rick Nunnery with EA Partners was present to answer any questions.

Madam Chair asked if any members had questions for Mrs. Wilson or Mr. Nunnery. Madam Chair asked if anyone from the public wished to speak. Hearing none, Madam Chair closed the public hearing.

Mr. Bohannon asked for clarification if some of the lots were being made smaller. Mr. Nunnery noted that some would be smaller and a reconfiguration of the street to meet with Edmonds Cross.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Mrs. Bingham, as seconded by Mr. Drury to approve the 8TH Amended Preliminary Subdivision Plan – Legends at Versailles – 1230 Troy Pike – R-1A & R-1B/PUD Districts. Motion carried with seven (7) aye votes.

Mrs. Hartley rejoined the meeting.

PUBLIC HEARING – Zoning Ordinance Text Amendment – Article VII – Highway Business District – Section 716.4 Conditional Uses - To reorganize A and add B (*bold and underlined*):

A. Recreational activities such as:

1. Billiards or pool halls
2. Athletic club facilities
3. Skating rinks
4. Theaters
5. Bowling alleys

B. *Climate controlled personal indoor storage facilities, if in compliance with the following:*

- 1. Located in an existing structure consisting of greater than 80,000 square feet of space;**
- 2. Individual unit doors are not visible from any street or road; and,**
- 3. Used for individual personal storage (not industrialized commercial storage).**

Madam Chair opened the public hearing and called upon Mrs. Wilson for comment. Mrs. Wilson noted that staff received a resolution from the City of Versailles in May 2021 asking the Commission to conduct a public hearing for consideration of adding “F” (now “B”) as a Conditional Use to the B-4 (Highway Business District); that would be to add climate-controlled indoor storage facilities if in compliance with two items: 1. Located in an existing structure consisting of greater than 80,000 square feet of space; 2. Individual unit doors are not visible from any street or road. Mrs. Wilson noted that she researched other communities’ regulations regarding this type of storage and even at the national level down to the local level it seemed to be very common and important to limit it to personal storage and not industrialized commercial storage. Mrs. Wilson stated that it was her recommendation to add the third condition. When an application is reviewed by the Board of Adjustment they can add other conditions on a case by case basis. Mrs. Wilson noted that Conditional Use Permits are reviewed annually. Mr. Drury asked if the B-4 District was retail. Mrs. Wilson stated that it was and the units are indoor only.

No one from the public was in attendance. Madam Chair closed the public hearing and asked if there was any discussion. Mr. Drury noted that is not the spot for any kind of storage, it’s the gateway to Versailles,

it's for retail and it's not a good use of any land coming into town and it is supposed to be retail. Mr. Drury noted that U-Haul should have done their homework before purchasing the shopping center. Mr. Wells noted that it was unlikely that Versailles would be able to draw a big box store and the alternative is that it would sit there empty. Mr. Wells noted most people will not even know it's being used for indoor storage. Mr. Drury noted that he was concerned that the former Kmart building would deteriorate over time.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Wells, as seconded by Mrs. Hartley to recommend to the City of Versailles, City of Midway and Woodford County Fiscal Court the Zoning Ordinance Text Amendment – Article VII – Highway Business District – Section 716.4 Conditional Uses - To reorganize A and add B (*bold and underlined***):**

- A.** Recreational activities such as:
 - 1. Billiards or pool halls
 - 2. Athletic club facilities
 - 3. Skating rinks
 - 4. Theaters
 - 5. Bowling alleys
- B. ***Climate controlled personal indoor storage facilities, if in compliance with the following:*****
 - 1. Located in an existing structure consisting of greater than 80,000 square feet of space;***
 - 2. Individual unit doors are not visible from any street or road; and,***
 - 3. Used for individual personal storage (not industrialized commercial storage).***

based on the resolution requested by the City of Versailles. Motion carried with five (5) aye votes (Wells, Bingham, Greene, Hartley, Perry) and three (3) nay votes (Drury, Parrott, Bohannon).

FINANCIAL REPORT AND BILLS - June

The report was accepted

MONTHLY BUDGET REPORT - June

The report was accepted

REPORT TO COMMISSION - June

The report was accepted.

COMMUNICATIONS:

2020-21 Year-end Budget Adjustment

Mrs. Wilson noted that the budget line items with negative amounts have to be adjusted with money from Contingency and the adjustments stem from health insurance for Mrs. Wilson and Josh Stevens (they changed family coverage during the year); Josh Stevens' salary adjustment when we were approved for expanded jurisdiction and a few other small line items.

Motion was made by Mr. Greene, as seconded by Mr. Drury to accept the 2020-21 Year-end Budget Adjustments. The motion carried with eight (8) aye votes.

Staff Planner for Midway Zone Change – 314 N. Winter Street

Madam Chair noted that the planner (Janice Westlund) that the Commission had contracted with had retired and staff had been working to find someone. Madam Chair noted that Ed Holmes with EHI has agreed to contract with the Commission to staff the meetings. Mrs. Wilson noted that Mr. Holmes had worked for Bluegrass ADD and was planner for Woodford County before she was hired. Mr. Holmes was suggested by Jacob Walbourn and Mr. Holmes was excited to be of assistance. Madam Chair noted that she had the contract and that Preston Worley had reviewed it and was fine with accepting the contract.

Motion was made by Mrs. Hartley, as seconded by Mr. Greene to accept the contract with EHI Consultants as submitted. The motion carried with eight (8) aye votes.

Motion was made by Mr. Drury, as seconded by Mrs. Bingham to adjourn the meeting at 6:53 p.m. The motion carried with eight (8) aye votes.

Patty Perry, Chair

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