

ON THURSDAY, JULY 9, 2020, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED SPECIAL MEETING AT 6:30 PM VIA ZOOM VIDEO CONFERENCING DUE TO EXECUTIVE ORDER/CORONAVIRUS.

Madam Chair Perry called the meeting to order at 6:32 p.m.

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

Minutes: Motion was made by Mrs. Bingham, as seconded by Mr. Parrott to approve the June 11, 2020 minutes, as submitted. Motion carried with nine (9) aye votes.

1st Amended Final Development Plan – White Dog Trading and Storage, LLC – 167 McKinney Ave – I-1 District

Chair Perry called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that the Development Plan was previously reviewed and approved by the Planning Commission and they started on their Construction Plans and with their business plan they decided they needed to increase their office space and orient it differently with separate parking access. The Plan was reviewed at TRC and all deficiencies had been met. White Dog submitted a consolidation plat for an adjoining lot, owned by the Roach Family, and they will be purchasing that lot and it satisfied all concerns. Matt Carter with Vision Engineering was present during the Zoom meeting and noted that Midway City Council approved a new entrance permit and sanitary sewer in the right-of-way.

Chair Perry asked if any members had questions for Mrs. Wilson or Mr. Carter. Mrs. Wilson noted that the three proposed structures that are shown on the additional land, will have to come back with more detail and an Amended Development Plan.

Motion was made by Mr. Schein, as seconded by Mr. Bohannon to approve the 1st Amended Final Development Plan – White Dog Trading and Storage, LLC – 167 McKinney Ave – I-1 District, as submitted. Motion carried with nine (9) aye votes.

3rd Amended Final Development Plan – Brown Forman – Woodford Reserve – Office Expansion - 5799 McCracken Pk – A-1 District

Chair Perry reviewed the purpose of the plat and called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was located at the top of the hill setting above the original location of the distillery. The Plan was reviewed at TRC and all deficiencies had been met. It has been amended a couple of times and they needed to expand the office with this Plan. Curtis Petty and Jonathan Swinney with Lockett and Farley were present on the Zoom meeting. Mr. Petty did not have any additional comments. Mr. Drury asked if the existing office was tied to a barrel warehouse. Mr. Swinney answered that it was in the Transfer Building and replacing the trailer located behind the building.

Chair Perry asked if any members had questions for Mrs. Wilson or the Lockett and Farley representatives. Hearing none, Chair Perry asked if anyone was prepared to take action.

Motion was made by Mrs. Bingham, as seconded by Mr. Bohannon to approve the 3rd Amended Final Development Plan – Brown Forman – Woodford Reserve – Office Expansion - 5799 McCracken Pk – A-1 District, as submitted. Motion carried with nine (9) aye votes.

2nd Amended Final Development Plan – Brown Forman – Woodford Reserve – Whse E Trucking Expansion - 7855 McCracken Pk – I-2 District

Chair Perry called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was located at the lower site where the original distillery was located. They have had trouble maneuvering tractor trailer trucks so they want to expand the pavement area. They do have a stream construction permit from the Division of Water. The Plan was reviewed at TRC and all deficiencies had been met. Chair Perry asked if Mr. Petty and Mr. Swinney if they had any comments and both declined.

Chair Perry asked if any members had questions for the Lockett and Farley representatives. Hearing none, Chair Perry asked if anyone was prepared to take action.

Motion was made by Mr. Wells, as seconded by Mr. Greene to approve the 2nd Amended Final Development Plan – Brown Forman – Woodford Reserve – Whse E Trucking Expansion - 7855 McCracken Pk – I-2 District, as submitted. Motion carried with nine (9) aye votes.

Major Subdivision Plat – Danny J. Watts – 4410 & 4421 Oregon Road – A-1/CO-1 Districts

Chair Perry recused herself and Vice-Chair Wells chaired the meeting. Vice-Chair Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that this plat is of a farm that Mr. Watts owns on Oregon Road and was approximately 54 acres and existed that way prior to Oregon Road being built. Mrs. Wilson noted that in the Conservation and Agricultural Zones there is a minimum lot size of 30 acres. Since it was the public road that divided the property, it required action by the Planning Commission because it did not meet the 30 acre minimum. The Planning Commission has done several of these over the last ten years or so. The Plan was reviewed at TRC and all deficiencies had been addressed. It will enable the 4.7 acres to be sold separately from the 49 acre farm. Mr. Drury questioned if a house could be built on the 4.7 acres. Mr. Schein discussed the location and topography of the lot. Mrs. Wilson noted that there was an area to be built in and they would need to obtain a Stream Construction Permit and elevate the house one foot above the base flood elevation. Mr. Schein questioned if they could do a septic system on the lot and Mrs. Wilson noted that Barrett Schoeck with the Health Department signed the plat and did a preliminary evaluation. Mr. Parrott noted and questioned the existence of several houses located on the same side of the road as the lot in question. Mr. Drury noted that he was concerned about creating a building lot that is non-conforming. Mrs. Wilson noted that by the Commission's action they would be making it a legal lot. Mrs. Wilson noted that it was the action by the county many years ago when the road was built to get to the lock that severed it from the farm. There was discussion regarding when the

property was purchased and if it was prior to the change of minimum acreage in the Conservation and Agricultural Zones. Mr. Drury voiced concern about rules broken in the past and continuing to break them when the regulations and rules are in place. Mrs. Wilson noted that the 30 acre minimum in the Conservation Zone went into effect July 17, 2001. Mr. Parrott noted that people buy property all the time that is subject to a set of zoning rules and ask for it to be rezoned for a completely different application. Mr. Parrott did not believe this request was any different. Rob Maclin, attorney with McBrayer, PLLC, (filling in for Preston Worley) noted that the issue of when the property was purchased doesn't make any difference and as Mrs. Wilson previously stated that the action of the government separated the property. Mr. Maclin noted that the Commission needs to look if the Plat would adversely affect the impact of the area. Mr. Schein was concerned that he did not have enough information but would follow legal counsel.

Vice-Chair Wells asked if there were any further questions. Hearing none, Vice-Chair asked if anyone was prepared to take action.

Motion was made by Mrs. Hartley, as seconded by Mr. Parrott to approve the Major Subdivision Plat – Danny J. Watts – 4410 & 4421 Oregon Road – A-1/CO-1 Districts, as submitted and by the advisement of legal counsel. Motion carried with five (5) aye votes (Wells, Parrott, Hartley, Bohannon, Bingham) and one (1) nay (Drury); two (2) abstentions (Schein and Greene).

Vice-Chair Wells turned the meeting back over to Chair Perry.

FINANCIAL REPORT AND BILLS – June

The reports was accepted

MONTHLY BUDGET REPORT - June

The reports was accepted

REPORT TO COMMISSION - June

The reports was accepted.

Year End Adjustments

The Planning Commission reviewed the adjustments and balance sheet.

A motion was made by Mr. Schein, as seconded by Mr. Greene to approve transferring \$5,009.22 from Contingency to the reported line items to balance the Year End Budget. The motion carried with nine (9) aye votes.

COMMUNICATIONS:

- A. Mrs. Wilson noted that there had been a backlog of Board of Adjustment cases and that staff had a Zoom meeting with Bluegrass Add staff to discuss public hearings. Staff will be holding the BOA meeting in August.

Motion was made by Mr. Greene, as seconded by Mr. Bohannon to adjourn the meeting at 7:05 p.m. The motion carried with nine (9) aye votes.

Patty Perry, Chair

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