

ON THURSDAY, JUNE 13, 2019, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM ON THE 2<sup>ND</sup> 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.

**Minutes: Motion was made by Mrs. Bingham, as seconded by Mr. McClees to approve the May 9, 2019 minutes, as submitted. Motion carried with nine (9) aye votes.**

### **NEW BUSINESS**

#### 1<sup>st</sup> Amended Final Development Plan - Crosspointe Church – 124 Dry Ridge Road – A-1 District

Chairman Wells asked for comments from Pattie Wilson, Planning Director. Mrs. Wilson noted that the Planning Commission had previously reviewed a Development Plan for a different church. St. Andrew's sold the property to Crosspointe Church and they were wanting to start Phase I with a pavilion and small parking area. The Plan was reviewed at TRC and all deficiencies had been addressed.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson. Mr. Drury questioned if there was enough room on the lot to build what was proposed. Mrs. Wilson noted that there was and that the previous owner had shown more. Mr. Drury asked if the pavilion would have restrooms and Mrs. Wilson stated they would and the Health Department had signed off on the septic system.

**Motion was made by Mr. Drury, as seconded by Mrs. Bingham to approve the 1<sup>st</sup> Amended Final Development Plan - Crosspointe Church – 124 Dry Ridge Road, as submitted. The motion carried with nine (9) aye votes.**

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

#### Final Record Plat – Legends At Versailles – Unit 1, 906 Troy Pike - 41 Lots - R-1A/PUD District

Mrs. Hartley recused herself.

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that the Plat was for the first Phase of the Legends. Mrs. Wilson read into the record the approval letter from Paul Simmons with the City of Versailles establishing the bond amount for final surface course of pavement, sidewalks, site clean-up, detention maintenance, 3' wide concrete flume and contingencies in the amount of \$163,238. In addition, Mrs. Wilson noted that she was in receipt of a letter from Mitzi Delius, the Water and Sewer Utility Manager for the City, in which she read it into the record. The City requested that approval was contingent upon the CD being posted, the City signing the Plat for Water and Sewer Infrastructure. There was also sidewalk and landscape improvements in the front and Mr. Simmons submitted a letter requesting a bond be posted in the amount of \$25,875 for landscape buffer and 300 L.F. sidewalk and contingencies, in which Mrs. Wilson read into the record. Mrs. Wilson noted that all other deficiencies had been addressed.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson or Mr. Nunnery with EA Partners.

**Motion was made by Mrs. Perry, as seconded by Mr. McClees to approve the Final Record Plat – Legends At Versailles – Unit 1, 906 Troy Pike - 42 Lots contingent upon final inspection and acceptance of the water infrastructure by the City of Versailles with their signature on the Plat and posting of two Certificate of Deposits in the amount of \$163,238 and \$ 25,875, as submitted. The motion carried with eight (8) aye votes.**

Mrs. Hartley returned to the meeting.

Final Record Plat – Ball Homes LLC – Rose Ridge Unit 3D – 1025 & 1029 Rose Ridge Rd and 5925 & 5929 Crabapple Road – R-1B District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that these four lots complete this section of Rose Ridge. Mrs. Wilson noted that she was in receipt of a letter from Mr. Simmons which she read into the record, which noted the Certificate of Deposit amount of \$20,931 to be set for the final surface course of pavement, sidewalks, site clean-up and contingencies. All deficiencies had been addressed. Rick Nunnery was present to answer questions.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson or Mr. Nunnery. Hearing none, Chairman Wells asked for a motion to approve or deny.

**Motion was made by Mr. Parrott, as seconded by Mr. McClees to approve the Final Record Plat – Ball Homes LLC – Rose Ridge Unit 3D – 1025 & 1029 Rose Ridge Rd and 5925 & 5929 Crabapple Road contingent upon the posting of Certificate of Deposit in the amount of \$20,931 and as submitted. The motion carried with Nine (9) aye votes.**

1<sup>st</sup> Amended Plat and Consolidation Plat – James L. Moore, Jr. (Cedar Grove Subdivision) and SKOL, LLC Property – 5270 & 5300 McCracken Pike and 1512 Grassy Springs – A-1 and R-2 Districts

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was an old plat originally known as Cedar Grove Subdivision in Millville. At the time when lots 1 and 2 were created they proposed a right-of-way easement that would exist on now, new lot 3. When Mr. Thompson was doing the retracement survey to clean up the property, based on fences and deeds. The farm to the north, SKOL LLC, would be acquiring Tract 1 consisting of 19.229 acres, would be consolidated with their existing farm. The right-of-way was addressed by the Fiscal Court and did a quit claim deed to absolve it. All deficiencies were addressed and Tim Thompson was present to answer any questions.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson or Mr. Thompson. Mr. Thompson gave some history on the division of the property. Chairman Wells asked for a motion to approve or deny.

**Motion was made by Mrs. Hartley, as seconded by Mrs. Bingham to approve the 1<sup>st</sup> Amended Plat and Consolidation Plat – James L. Moore, Jr. (Cedar Grove Subdivision) and SKOL, LLC Property – 5270 &**

**5300 McCracken Pike and 1512 Grassy Springs, as submitted. The motion carried with nine (9) aye votes.**

**FINANCIAL REPORT AND BILLS - May**

The report was accepted

**MONTHLY BUDGET REPORT - May**

The report was accepted

**REPORT TO COMMISSION - May**

The report was accepted.

**COMMUNICATIONS:**

**Mr. Walbourn suggested that the Board adopt a motion to go into closed session pursuant to KRS61.8101(c) for discussion of pending litigation against the Commission and (f) that may relate to the appointment of an employee, so moved by Mr. Schein at 6:54 p.m.**

Reconvened at 7:09 p.m.

Chairman Wells noted that no action was taken in closed session. Chairman Wells asked if any Commissioner was prepared to make a motion on the personnel matter that was discussed in closed session.

**A motion was made by Mrs. Hartley, as seconded by Mrs. Bingham, to offer employment to Joshua Stevens for the position of Building Inspector subject to the following terms: salary - \$55,000 plus benefits; should expanded jurisdiction be obtained, the salary shall increase by \$5,000 for as long as expanded jurisdiction if maintained. The motion carried with nine (9) aye votes.**

Chairman Wells called upon Mrs. Wilson for discussion of the proposed Policy relating to the New Urban Code. Mrs. Wilson gave a brief history of the location of Wooldridge Gardens. Mrs. Wilson noted that the property was rezoned as a Planned Unit Development (PUD) and at the time there was a condition of the rezoning to build according to the New Urban Code with a couple of modifications to the code. Mrs. Wilson noted that the building placement standards require for townhouses that the front porch elevation shall be no less than 30" above the fronting sidewalk elevation. The conditions that were approved, associated with the rezoning, didn't word it exactly the same; it stated "Finished Floor Elevation Minimum 18 Inches above Street Grade." For Neighborhood houses it stated: "1<sup>st</sup> Floor street elevation minimum of 18 inches above sidewalk." Mrs. Wilson noted that the language has created problems with regard to building inspection enforcement of the NUC; specifically in Wooldridge Gardens, some the units do not face a street so tying them to street grade is not appropriate. However all of them will front on sidewalks. Mrs. Wilson stated that from now on she was going to interpret this to read: The Front Porch floor elevation shall be no less than 18 inches above the fronting sidewalk elevation. Mrs. Wilson asked the Commission to help with enforcing this to adopt the following policy:

## **POLICY**

In order to enforce the above Building Placement Standard, the owner or their representative will be required to submit a letter prepared and sealed by a Land Surveyor certifying that the slab or foundation walls are at the required elevation such that the Front Porch floor elevation will be no less than 18 inches above the fronting sidewalk elevation, prior to approval of the slab or foundation (poured wall or block wall) inspection by the Building Inspector.

**A motion was made by Mr. Schein, as seconded by Mr. McClees, to adopt the Building Placement Standard Policy in the New Urban Code, as described by Mrs. Wilson. The motion carried with nine (9) aye votes.**

**Motion was made by Mrs. Hartley, as seconded by Mrs. Perry to adjourn the meeting at 7:16 p.m. The motion carried with nine (9) aye votes.**

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**Chad Wells, Chairman**  
**CW:ko**