

ON THURSDAY, JUNE 14, 2018, 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: Jim Boggs, Randal Bohannon, Ed McClees, Patty Perry, Chad Wells, Jeri Hartley, Chantel Bingham, Tim Parrott.

Minutes: Motion was made by Mr. McClees, as seconded by Mr. Bohannon to approve the May 10, 2018 minutes, as submitted. Motion carried with eight (8) aye votes.

NEW BUSINESS

Final Development Plan – Goodwill Industries of KY – 399 Kroger Way – Lot 1 – B-4 District

Chairman Wells asked for comments from Pattie Wilson, Planning Director. Mrs. Wilson noted that the lot was located between Starbucks and McDonald's on Kroger Way next to the bend in the by-pass. They are proposing an 11,200 square foot retail building with associated parking. It was reviewed by the Technical Review Committee and all deficiencies were addressed. Mrs. Wilson noted the plan was in order for Commission action and a representative from Arnold Consulting was present to answer any questions.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson or the representative from ACES.

Hearing none, Chairman Wells asked if any Commissioner was prepared to take action and asked if there was any discussion.

Motion was made by Mrs. Perry, as seconded by Mr. McClees to approve the Final Development Plan – Goodwill Industries of KY – 399 Kroger Way – Lot 1 – B-4 District, as submitted. The motion carried with eight (8) aye votes.

Final Record Plat - Ball Homes LLC - Edmonds Cross Unit 3-A – 200-208 Brunswick Circle & 444-455 Hastings Lane - R-1B District and Final Record Plat - Ball Homes LLC - Edmonds Cross Unit 3-B – 212-256 & 241-257 Brunswick Circle - R-1B District

Chairman Wells asked for comments from Mrs. Wilson. Mrs. Wilson noted that Unit 3A proposed 10 lots and Unit 3B proposed 17 lots. Both plats were reviewed by the Technical Review Committee and all the deficiencies were addressed. Mrs. Wilson read into the record a letter from Paul Simmons, Assistant Public Works Director with the City of Versailles, where he indicated that request was made for Final Plat approval for Unit 3A and 3B. Mr. Simmons requested that a bond amount be set for \$110,170 for both units. Mrs. Wilson noted the plats were in order for Commission action and Mr. Nunnery from EA Partners was present to answer any questions.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson or Mr. Nunnery. Hearing none Chairman Wells asked if any Commissioner was prepared to take action and asked if there was any discussion.

Motion was made by Mrs. Bingham, as seconded by Mrs. Hartley to approve the Final Record Plat - Ball Homes LLC - Edmonds Cross Unit 3-A – 200-208 Brunswick Circle & 444-455 Hastings Lane - R-1B District and Final Record Plat - Ball Homes LLC - Edmonds Cross Unit 3-B – 212-256 & 241-257 Brunswick Circle - R-1B District with the bond amount as proposed \$110,170 as submitted. The motion carried with eight (8) aye votes.

Final Record Plat – Cedar Ridge – Unit 4 – Elmwood Drive and Red Oak Trail - R-1B District

Chairman Wells asked for comments from Mrs. Wilson. Mrs. Wilson noted that the plat was for a 25 lot subdivision and was before the Technical Review Committee several times. Mrs. Wilson noted that most of the deficiencies were addressed. Mrs. Wilson noted that there was a modification to a permanent drainage easement that had been shown on the plan; there was extensive discussion with the Transportation Cabinet about that and she was still waiting on a letter from them about it. Mrs. Wilson noted that signatures were still needed from the City and County and asked if the Commission took action that it would be contingent upon those signatures. Mrs. Wilson noted that there was a proposed waiver request for a sidewalk as noted in the packet. Mrs. Wilson noted that the Commission received a letter on June 14, 2018 from the City of Versailles requesting that a sidewalk be constructed and the cost of the sidewalk with retaining wall and railing was included in the surety amount. The permanent drainage easement was still shown on the plat on lot 71 and in the future if the Transportation Cabinet releases the easement, the applicant could come back with an Amended Record Plat to remove it from the lot. Mrs. Wilson read a letter from Mr. Simmons with the City of Versailles into the record regarding the surety bond in the amount of \$97,872 be set for final surface course of pavement, sidewalks, retaining wall and railing, detention basin clean-up, site clean-up and contingencies. Mrs. Wilson noted that the City of Versailles was in receipt of the surety. Mr. Butler noted that the approval should be contingent on getting the required signatures, letter from KYTC and waiver on sidewalk.

Jihad Hallany with Vision Engineering was present and proposed an alternate design for the sidewalk along Elmwood Drive. Mr. Hallany explained that the sidewalk would be next to the back of the curb so they would not have to construct handrails or retaining wall and noted that there were not any homes in that area. Mrs. Wilson noted that there would not be grass between the sidewalk and the curb. There was discussion regarding the safety of having the sidewalk close to the curb/street. Mr. Hallany noted that the City would be responsible for maintaining the handrail and retaining wall after construction.

Chairman Wells asked if any Commissioner was prepared to take action and asked if there was any discussion.

Motion was made by Mrs. Bingham, as seconded by Mr. Parrott to approve the Final Record Plat – Cedar Ridge – Unit 4 – Elmwood Drive and Red Oak Trail - R-1B District with the bond amount \$97,872 as proposed and contingent upon City approval on alternate sidewalk as proposed 6/14/18, required

signatures and letter from KYTC regarding drainage easement, as submitted. The motion carried with seven (7) aye votes and one (1) nay vote (Hartley).

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:

Motion was made by Mrs. Hartley, as seconded by Mrs. Perry to adjourn the meeting at 7:02 p.m. The motion carried with eight (8) aye votes.

Chad Wells, Chairman

CW:ko