

ON THURSDAY, MARCH 10, 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.

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

PLEDGE OF ALLEGIANCE

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

Minutes: Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon to approve the February 10, 2022 minutes, as submitted. Motion carried with seven (7) aye votes.

NEW BUSINESS

Public Hearing to amend Article II, Definition #273A – Micro-brewery and Article VII, Sections 714.2(C) 716.2(I) 717.2(P) 718.2(N) which includes 719.2 to add **Class B Distiller** as follows: A facility within a completely enclosed building which is intended for the production and packaging of up to 25,000 barrels per calendar year of malt beverages, **OR 50,000 gallons of distilled spirits per calendar year**, which may be associated with a restaurant or tasting room, under the terms and conditions specified by KRS 243.157, 243.150, **KRS 243.120, KRS 243.0305**, and other applicable laws. (Bold and underlined are additions.)

Madam Chair opened the public hearing and called upon Pattie Wilson, Planning Director, for comments. Mrs. Wilson noted that the Planning Commission received the text amendment request form the City of Versailles by resolution. Mrs. Wilson noted that there was a definition for micro-brewery and they are allowed in B-1, B-2, B-4, B-5, I-1 and I-2 zones. The City's request was not specific about which zone, they just wanted to modify the definition, so Mrs. Wilson reached out to Mayor Traugott for clarification and further direction. The mayor agreed with Mrs. Wilson, after some research, that it would not be appropriate in the B-1 neighborhood but a micro-brewery might be, but a distillery would not be. Mrs. Wilson explained how she incorporated the request into the Zoning Ordinance. It modifies the definition in Article II and adds it into B-2, B-4, B-5, I-1 and I-2 zones. Mrs. Wilson noted that she had not received any calls since advertising the public hearing and provided the Commission with the related statutes. Mrs. Wilson noted that this would allow a planned distillery/hotel to operate in a proposed Hotel in the Community Trust Bank building downtown. Mrs. Wilson noted that the recommendation would be made to all three legislative bodies.

Madam Chair asked the Commission if they had any questions for Mrs. Wilson. There was discussion regarding the scale of the distillery and disposal of the mash.

Madam Chair asked if anyone from the public wished to speak. Hearing none, Madam Chair closed the public hearing and asked if anyone was prepared to take action.

Motion was made by Mrs. Hartley, as seconded by Mr. Wells to recommend to City of Versailles, City of Midway and Woodford County Fiscal Court to amend Article II, Definition #273A – Micro-brewery and Article VII, Sections 714.2(C) 716.2(I) 717.2(P) 718.2(N) which includes 719.2 to add Class B Distiller as follows: A facility within a completely enclosed building which is intended for the production and packaging of up to 25,000 barrels per calendar year of malt beverages, OR 50,000 gallons of distilled spirits per calendar year, which may be associated with a restaurant or tasting room, under the terms and conditions specified by KRS 243.157, 243.150, KRS 243.120, KRS 243.0305, and other applicable laws and. (Bold and underlined are additions.), based on the resolution requested by the City of Versailles. Motion carried with nine (9) aye votes.

POSTPONED - Amended Final Record Plat – Norma Bradley Arnold Trust Property – 1000 and 1079 Crossfield Dr – R-3 District

POSTPONED - Final Development Plan - Norma's Forever – 1079 Crossfield Dr – R-3 District

Amended Final Development Plan – Barnhill Realty, LLC – Midway Station, 825 Bradley St – Lot 30 – I-1 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that Barnhill was a chimney company out of Lexington that purchased Lot 30 in Midway Station. They have had a Development Plan and Construction Plans approved in the past but after receiving bids on construction they decided to do some value engineering which made them reconsider the shape of their building and layout of the parking lot. This amended plan increases the Phase I buildable area from 10, 000 to 12,000 sf. and shows the future expansion area and reconfigured parking lot. Mrs. Wilson noted that all deficiencies had been addressed and the Plan was in order for Commission's action.

Madam Chair asked the Commission if they had any questions for Mrs. Wilson. Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to approve the Amended Final Development Plan – Barnhill Realty, LLC – Midway Station, 825 Bradley St – Lot 30 – I-1 District. Motion carried with nine (9) aye votes.

Final Development Plan – City of Midway and Woodford County Fiscal Court – Midway Station – 301 Lacefield St – B-5 District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that Midway desired to have an Emergency Service facility on the other side of the interstate. They will be acquiring the Property Owner Association land in Midway Station. Mrs. Wilson noted that David Brown with HMB Engineering was present on behalf of the City of Midway to answer technical questions. Mrs. Wilson noted that they will have to do a plat amendment to address notes on the record plat. Mrs. Wilson noted that all deficiencies had been addressed.

Madam Chair asked the Commission if they had any questions for Mrs. Wilson or Mr. Brown. Mr. Schein asked which road it was facing. Mr. Brown noted that it faces Lacefield Street and was approximately 150-200 feet off Georgetown Road.

Motion was made by Mr. Schein, as seconded by Mr. Drury to approve the Final Development Plan – City of Midway and Woodford County Fiscal Court – Midway Station – 301 Lacefield St – B-5 District. Motion carried with nine (9) aye votes.

FINANCIAL REPORT AND BILLS – February

The reports were accepted

MONTHLY BUDGET REPORT - February

The reports were accepted

REPORT TO COMMISSION - February

The reports were accepted.

COMMUNICATIONS:

2020-21 Audit –

Mrs. Wilson noted that a representative from RFH, PLLC offered to review the audit if the Commission preferred that. Mr. Schein asked for translation of the material weaknesses page. Kim O'Reel, Administrative Assistant, noted that a clerical error in the chart accounts for moving money to the Savings account was the only error found and that general entries were dated wrong. Madam Chair asked for a motion.

Motion was made by Mrs. Hartley, as seconded by Mr. Greene to approve the 2020-21 Audit report as presented to the Planning Commission. Motion carried with nine (9) aye votes.

Motion was made by Mrs. Bingham, as seconded by Mr. Parrott to adjourn the meeting at 6:56 p.m. The motion carried with nine (9) aye votes.

Patty Perry, Chair

PP:ko