

ON THURSDAY, MARCH 14, 2019, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM IN THE 2ND FLOOR OF THE WOODFORD COUNTY COURTHOUSE.

Vice-Chair Patty Perry called the meeting to order at 6:30 p.m.

Members Present: Randal Bohannon, Rich Schein, Ed McClees, Patty Perry, Jeri Hartley, Chantel Bingham, Barry Drury, Tim Parrott.

MINUTES: A motion was made by Mrs. Hartley, as seconded by Mrs. Bingham to approve the January 10, 2019, minutes as submitted. The motion carried with seven aye votes.

NEW BUSINESS

Final Development Plan – Midway University – 512 E. Stephens St (Baseball Complex) – A-1 District

Vice-Chair Perry called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson stated that the Development Plan was for a proposed baseball field and amenities related to the field. The plan was reviewed at TRC and all the deficiencies were addressed. Mr. Sarrantonio from Midway University was present to address any questions. Mr. Schein asked if they would build up the outfield or cut down the infield. Mr. Sarrantonio stated that they would be pushing dirt out.

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

Motion was made by Mr. Schein, as seconded by Mr. McClees to approve the Final Development Plan – Midway University – 512 E. Stephens St (Baseball Complex) – A-1 District, as submitted. Motion carried with eight (8) aye votes.

Final Record Plat – Ball Homes - Rose Ridge – Unit 3C – 216 Old Dry Ridge Rd – R-1B District

Vice-Chair Perry called upon Mrs. Wilson for comment. Mrs. Wilson noted that the Plat was for another phase of Rose Ridge and read the letter from the City of Versailles, establishing the bond amount of \$73,445.00 for final surface course of pavement, sidewalks, detention basin maintenance, site clean-up and contingencies. Mrs. Wilson noted that the Certificate of Deposit had already been submitted to the City of Versailles. All deficiencies had been addressed.

Rick Nunnery was present to address any questions.

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

Motion was made by Mr. Parrott, as seconded by Mrs. Bingham to approve the Final Record Plat – Ball Homes - Rose Ridge – Unit 3C – 216 Old Dry Ridge Rd – R-1B District, as submitted and with the posting of the Bond in the amount of \$73,445.00. Motion carried with eight (8) aye votes.

Final Development Plan – Cooperin, LLC – 741 McKinney Ave – I-1 District

Vice-Chair Perry called upon Mrs. Wilson for comment. Mrs. Wilson noted that the property was located in the back of Midway Station and the plan was proposing a building with employee and customer parking in the front and truck turn around and delivery in the back. All deficiencies had been addressed.

Jason Heichelbech from Cann-Tech Engineering was present to address any questions.

Vice-Chair Perry asked if there were any questions. Hearing none, Vice-Chair Perry asked if anyone was prepared to take action on the Plan.

Motion was made by Mrs. Bingham, as seconded by Mr. Schein to approve Final Development Plan – Cooperin, LLC – 741 McKinney Ave – I-1 District, as submitted. Motion carried with eight (8) aye votes.

1st Amended Subdivision Plat – Visumatic Industrial Products – 106 Fieldview Dr (Tract 1-A) – I-1 District

Vice-Chair Perry called upon Mrs. Wilson for comment. Mrs. Wilson noted that the Plat was for a lot that was going to be divided off from Pilkington-North America Inc. Mrs. Wilson noted that because the water and sewer are on the north side of Fieldview Drive, the City asked that a Certificate of Deposit be posted in the amount of \$16,100 with the City of Versailles. Mrs. Wilson noted that the owner/representative was out of town and was told that upon their return they would sign the mylar and then with the Chairman's signature it could be recorded. All other deficiencies had been addressed.

Tim Thompson and John Soper were present. Mr. Soper noted that the owner had been looking for this type of property for a couple of years.

Vice-Chair Perry asked if there were any questions or discussion. Hearing none, Vice-Chair Perry asked if anyone was prepared to take action on the Plat.

Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon to approve the 1st Amended Subdivision Plat – Visumatic Industrial Products – 106 Fieldview Dr (Tract 1-A) – I-1 District, contingent upon the Owner's signature and posting a Certificate of Deposit in the amount of \$16,100 and as submitted. Motion carried with eight (8) aye votes.

4th Amended Final Development Plan – McDonald's Restaurant – 102 United Dr – B-4 District

Vice-Chair Perry called upon Mrs. Wilson for comment. Mrs. Wilson noted that the Plan was for a remodeling project for McDonald's for both interior and exterior. They were proposing to revise the layout of the parking lot to have a dual drive-thru and will be adding landscape islands. The Plan was reviewed by TRC and all deficiencies had been addressed. Mrs. Wilson noted that the site was made up by two different pieces of property and they will be joining them in the future.

Drew Miller and Roderick Saylor from GRW Engineering were present. They noted that the owner of McDonald's did close on the property. Mr. Miller noted that they will have stacking lanes for the drive-thru. There was discussion regarding parking next to the drive-thru lane.

Vice-Chair Perry asked if there was further questions or discussion.

Motion was made by Mr. Drury, as seconded by Mrs. Bingham to approve the 4th Amended Final Development Plan – McDonald’s Restaurant – 102 United Dr – B-4 District, as submitted. Motion carried with eight (8) aye votes.

FINANCIAL REPORT AND BILLS – January and February

The reports were accepted

MONTHLY BUDGET REPORT - January and February

The reports were accepted

REPORT TO COMMISSION - January and February

The reports were accepted.

COMMUNICATIONS:

2017-18 Audit – Mrs. Wilson presented the audit and noted that it had the same deficiency as in the past; lack of segregation of duties, due to the size of the staff. Motion was made by Mr. Schein, as seconded by Mrs. Hartley to approve/accept the 2017-18 Audit, as prepared and submitted by RFH, PLLC. Motion carried with eight (8) aye votes

Motion was made by Mr. Schein, as seconded by Mrs. Hartley to adjourn the meeting at 7:01 p.m. The motion carried with eight (8) aye votes.

Patty Perry, Vice-Chair

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