

ON THURSDAY, MAY 10, 2018, 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:** 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 Mrs. Bingham to approve the April 12, 2018 minutes, as submitted. Motion carried with eight (8) aye votes.**

### **OLD BUSINESS**

At this time, Mrs. Perry recused herself from the following agenda item and left the room.

**RECOMMENDATION** – Zone Change, Final Development Plan & Preliminary Plat – Larry W. Donnell – 4395 Troy Pike – 120.777 acres - A-1 to A-2; 23.231 acres – A-2 to RR/Rural Residential; 97.546 acres – A-2 to RR/Residual Farmland

Chairman Wells noted that the public hearing was closed at the April 12, 2018 meeting so no public comments would be taken. Chairman Wells opened it for discussion among the Commission members.

Mr. Boggs noted that he was the one to ask for this request to be postponed and reason was due to his concern about water availability even though the applicant stated that the water district had certified it. He also noted that a six inch pipe was put in down Troy Pike so the farmers did not have to haul water from town. Mr. Boggs noted that the tank is a three day tank and water is a problem in that area. Mr. Boggs noted that it was a busy road and comes into a dangerous intersection and would increase traffic. Mr. Boggs noted that there were already 100 residential lots already approved not too far from this location. Mr. Boggs noted that the job of the Commission is planning and trucks have gone past his house to put in a line going up a hill. Mr. Boggs does not believe that water is sufficient for this request and was also concerned about sewage. He suggested obtaining an outsider to give a professional opinion on water supply. Mr. Boggs noted that the applicant has the right to do what he is requesting but would also like the applicant agree to constructing seven houses the first five years to give it time to work things out.

Mr. McClees noted that he appreciated Mr. Boggs' comments and agreed that the water line was not adequate for that many houses especially since the Commission just approved 148 lots on Highway 33 and agreed to starting with four to five houses and then see how the water pressure is.

Mr. Parrott noted that the property owner was giving up development rights for 80% of his property in order to have the 14 lots and questioned if he only did five lots would he have to give up the 80%? Mrs. Wilson noted that the ordinance restricts building eight lots the first year.

Chairman Wells asked if any Commissioners had any additional questions, hearing none, Chairman Wells asked if any member was prepared to make a motion on the item. Mrs. Hartley asked if they waited

could they have a chance to talk to the water district. Mrs. Wilson stated, "No because the hearing was closed".

Mr. Parrott made a motion to approve utilizing Findings of Fact by applicant incorporated by reference as follows:

1. The Zone Change request is in agreement with the Comprehensive Plan and the noted Goals and Objectives and Policies as noted in the Staff Report.
2. The South Woodford Water District has certified that water is available with adequate volume and pressure.
3. The Woodford County Health Department has performed site evaluations and has preliminarily approved the adequate on-site sewage disposal systems.
4. The Woodford County Road Department has approved an encroachment permit for the proposed public street.
5. A Final Development Plan and Preliminary Plat was filed with the Planning Commission with the Zone Change application. The plan was reviewed by the Technical Review Committee and all deficiencies were satisfied. The application, notification and procedures have been complied with.
6. A public hearing was held on April 12, 2018, at which time the plan was presented for review and comment and the public had an opportunity to question and discuss the application and all evidence entered in the record.
7. Based on the Staff Report there are only 30 Vacant Platted Rural Residential lots recorded to obtain a building permit on. It is unknown how many of these are actually available, for sale. There haven't been any of these types of lots created in over ten years, establishing the need for new Rural Residential lots.
8. Based on the Staff Report there are currently 2 other Rural Residential neighborhoods on Carpenter Pike, Lakewood and Lakeview, and two others within one mile of this proposed neighborhood, establishing the history for such legally permitted rural residential neighborhoods in this vicinity, with many others approved since 1990 when the Rural Residential Ordinance was enacted.
9. Based on facts stated above and the Planning Commission Staff Report, the Commission recommends to the Woodford County Fiscal Court that the applicants zone change request be granted, and with the approval of the zone change by the Fiscal Court the Commission approves the Final Development Plan and Preliminary Plat contingent upon rezoning.

Mr. Bohannon seconded the motion and noted that they may run into problems down the road and it is up to the water company to supply them and noted that they have had problems in that area with water lines breaking. Mr. Parrott noted that there is not one thing stopping various agricultural operations from building twelve agricultural buildings and tapping into the water line without any discussion.

**Motion was made by Mr. Parrott, as seconded by Mr. Bohannon to recommend approval to the Woodford County Fiscal Court for the Zone Change Application – Larry W. Donnell – 4395 Troy Pike – 120.777 acres - A-1 to A-2; 23.231 acres – A-2 to RR/Rural Residential; 97.546 acres – A-2 to RR/Residual Farmland based on the Findings of Fact as submitted by the applicant. Motion carried with six (6) aye votes, Wells, Bingham, Parrott, Bohannon, McClees, Hartley and one (1) nay vote, Boggs.**

Mrs. Perry rejoined the meeting.

#### **NEW BUSINESS**

Amended Final Record Plat – Anderson Communities – Wooldridge Garden Phase II, Section 1A-1 – Lots 1-6 – 205, 207, 209, 211, 213 and 215 Abbey Road - R-4/PUD

Chairman Wells asked for comments from Mrs. Wilson. Mrs. Wilson noted that the Commission had reviewed an Amended Preliminary Plat last year and originally there were ten lots on the left side of Cheney Road and the purpose of the plat was to spread the lots out to be six on the left side and four on the right side. The water meters are installed and the sewer taps are in so a bond was not needed and the City is satisfied and has signed the certificates. The Amended Final Record Plat was in order for action.

Chairman Wells asked if any Commissioners had questions for Mrs. Wilson. Chairman Wells pointed out a mistake on the vicinity map. US 60 should be US 62.

**Motion was made by Mrs. Perry, as seconded by Mrs. Hartley to approve the Amended Final Record Plat – Anderson Communities – Wooldridge Garden Phase II, Section 1A-1 – Lots 1-6 – 205, 207, 209, 211, 213 and 215 Abbey Road - R-4/PUD as submitted. The motion carried with eight (8) aye votes.**

#### **FINANCIAL REPORT AND BILLS - April**

The report was accepted

#### **MONTHLY BUDGET REPORT - April**

The report was accepted

#### **REPORT TO COMMISSION - April**

The report was accepted.

#### **COMMUNICATIONS:**

Mrs. Wilson reminded the Commissioners that CEU hours need to be renewed within the next two years and a list of upcoming training opportunities were distributed.

**Motion was made by Mrs. Bingham, as seconded by Mr. McClees to adjourn the meeting at 6:50 p.m. The motion carried with eight (8) aye votes.**

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**Chad Wells, Chairman**

**CW:ko**