

ON THURSDAY, NOVEMBER 12, 2020, 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.

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

PLEDGE OF ALLEGIANCE

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

Minutes: Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon to approve the October 8, 2020 minutes, as submitted. Motion carried with nine (9) aye votes.

NEW BUSINESS

Final Development Plan – Mi Pueblito’s Property, LLC – 360 Commerce Drive – B-4 District

Madam Chair called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that this was the vacant lot between McDonald’s and the hotel on Commerce Drive. It was reviewed by the Technical Review Committee and all deficiencies had been addressed. Seth Farmer with Carman was present to answer questions.

Madam Chair asked if any of the Commissioner’s had questions for Mrs. Wilson or Mr. Farmer. Mr. Parrot asked if the building would be larger or smaller than the current one. Mr. Farmer stated that it would be larger. Madam Chair asked if there was any other questions or discussion. Hearing none, Madam Chair asked if anyone was prepared to make a motion.

Motion was made by Mr. Parrott, as seconded by Mr. Greene to approve the Final Development Plan – Mi Pueblito’s Property, LLC – 360 Commerce Drive – B-4 District, as submitted. Motion carried with nine (9) aye votes.

PUBLIC HEARING - 1st Amended Preliminary Subdivision Plat – Paynes Crossing – 2001 Lexington Road – R-1A, R-1B, R-1C, R-2 Districts

Madam Chair opened the Public Hearing and called upon Mrs. Wilson for comments. Mrs. Wilson noted that the Subdivision Plat had been previously approved and that one had expired and they are seeking re-approval with this amended plat. They have elected not to build duplexes along the parkway and have realigned streets in the back. Mrs. Wilson noted that her office was in receipt of a letter from City Public Works stating that Water and Sewer is available for the neighborhood.

Madam Chair called upon the applicant for comments. Robbie Stiliz, representing the owner of the property, noted that refinements had been made to the previous plan. Mr. Stiliz noted that the Plat had

been reviewed by the Planning Commission staff, Parks and Recreation Department of Woodford County and Park Foundation, which made recommendations and those were incorporated into the plan. All subdivision regulations have been adhered to. Mr. Stiliz noted that the plan will create a 15' road through the Hunteartown Community Park with the entrance in Paynes Crossing and will bring utilities to the park. Bill McAlpin, Engineer with Eagle Engineering was present.

Mr. Greene asked if this was planned for in the Comprehensive Plan. Mrs. Wilson noted that the neighborhood complies with the Comprehensive Plan, that's why it was rezoned within the zoning designations. Mr. Greene questioned the development of the park. Mrs. Wilson noted that when the land was bought using Central Development Block Grant money, it was restricted to be used only as a park and does comply.

Rich Pictor with the Woodford County Parks Department and Sioux Finney, Coordinator of the Hunteartown Interpretive Park were present. Mr. Pictor noted that they had met with the developers and the Park and Recreation Board approved the recommendation of a bike/walking trail be built in the park; for safety reasons they prefer not to have traffic in the park. Mr. Pictor noted that the Right-of-Way area into the park from the subdivision will be turned over to the Park's Department to manage and maintain (letter in file). Mrs. Finney noted that the Park and Recreation Board and the Hunteartown Community Interpretive Park Project Committee which is made up of different citizens of Woodford County and former residents of the Hunteartown Community met in August and discussed the entrance from Paynes Crossing into the park and were very supportive of the connection plan as proposed. Mr. Pictor noted that the Park Foundation is a 501c3 and serves as a conduit for people to make donations to and then they distribute the money to parks.

Madam Chair asked if anyone else from the public wished to speak. Hearing none, Madam Chair closed the public hearing. Madam Chair asked if any Commissioner was prepared to take action on the request.

Motion was made by Mrs. Hartley, as seconded by Mrs. Bingham to approve the 1st Amended Preliminary Subdivision Plat – Paynes Crossing – 2001 Lexington Road – R-1A, R-1B, R-1C, R-2 Districts, as submitted. Motion carried with nine (9) aye votes.

PUBLIC HEARING - Preliminary Subdivision Plat - Polo Run Subdivision – 3473 Troy Pike RR/Residual Farmland Districts

Madam Chair opened the Public Hearing and called upon Mrs. Wilson for comments. Mrs. Wilson noted that the Planning Commission had previously approved a Zone Change with a Preliminary Development Plan and the next step was to submit the Preliminary Subdivision Plat. They are wanting to dedicate the street to the County and have been working with the County's engineer to accommodate the County's request and are now seeking a waiver for the perimeter landscaping. The Plat was reviewed at TRC and all deficiencies were addressed.

Madam Chair asked if anyone had questions for Mrs. Wilson. Mr. Schein asked for clarification on the scale of the copy that was sent out.

Madam Chair called upon the applicant for comments. Trey Schott was present and asked for a moment of silence to honor Tim Thompson. Trent Thompson was present to answer technical questions on the plat. Mr. Schott noted that there are eleven lots on the plat and are located at the ridge of the farm and have beautiful scenery. Lots 8, 9, 10 and 11 are approximately 4,000 feet from Troy Pike. The houses would not be visible when driving up and down Troy Pike unless you stop and look. Mr. Schott noted that most of the property had been converted to hay fields. They are constructing a 2-2 1/2 acre pond. Mr. Schott noted that prospective buyers could purchase some of the A-2 zoned property and that is why he was asking for the waiver for the landscape buffer. Mr. Schott noted that GRW suggested adding 2" dense grade to road before asphalt and then County could take over.

Madam Chair asked if anyone had questions for Mr. Schott. Mr. Schein stated a discrepancy in the distance from Troy Pike to Lots 8, 9, 10 and 11; doesn't seem that far. Mr. Schott stated that the actual road was 6,800 feet to the cul-de-sac. Mr. Schott invited Mr. Schein to visit the property and look at the view shed. Mr. Drury noted that the landscape buffer would help with the view coming off of 169 (Pinckard Pike). Mr. Schott noted that if the trees are planted in the buffer area, 50 feet from the property line, they still would not mask the houses on those lots.

Madam Chair asked if anyone else from the public wished to speak. Hearing none, Madam Chair closed the public hearing. Madam Chair asked if there was any discussion, hearing none, Madam Chair asked if any Commissioner was prepared to take action on the request. Mr. Schein noted that due to the discrepancy of the distance from Troy Pike and the fact that he had not seen the property he was inclined to not add the waiver. Mr. Drury noted that the buffer was put in for a reason and believed that it needed to be adhered to. Mr. Bohannon noted that the buffer would not make a difference due to the location of it.

Madam Chair asked if there were any further questions, hearing none, she asked if anyone was prepared to take action.

Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon to approve the Preliminary Subdivision Plat - Polo Run Subdivision – 3473 Troy Pike RR/Residual Farmland Districts without landscape buffer wavier and as submitted. Motion carried with nine (9) aye votes.

Motion was made by Mrs. Bingham, as seconded by Mrs. Hartley to table the landscape buffer waiver request for - Polo Run Subdivision – 3473 Troy Pike RR/Residual Farmland Districts, until the December 10, 2020 meeting. Motion carried with nine (9) aye votes.

FINANCIAL REPORT AND BILLS - October

The report was accepted

MONTHLY BUDGET REPORT - October

The report was accepted

REPORT TO COMMISSION - October

The report was accepted.

COMMUNICATIONS:

Mrs. Wilson noted that the Planning Commission meeting would be via Zoom for December because there would not be any public hearing items.

Motion was made by Mrs. Hartley, as seconded by Mr. Greene to adjourn the meeting at 7:25 p.m. The motion carried with nine (9) aye votes.

Patty Perry, Chair

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