

ON THURSDAY, NOVEMBER 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.

Chairman Wells called the meeting to order at 6:30 p.m.

PLEDGE OF ALLEGIANCE

OATH OF OFFICE – Jacob Walbourn, attorney for the Planning Commission, administered the Oath of Office to newly appointed Commissioner Floyd Greene.

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

Minutes: Motion was made by Mr. Bohannon, as seconded by Mr. Drury to approve the October 10, 2019 minutes, as submitted. Motion carried with nine (9) aye votes.

Final Development Plan – Mark Harris – White Dog Trading & Storage, LLC – 167 McKinney Avenue – I-1 District

Chairman Wells called upon Pattie Wilson, Planning Director, for comments. Mrs. Wilson noted that the project was at the major entrance to midway Station and Roach Family owned approximately 37 acres on the left at the entrance. American HOWA purchased part of the property through the EDA and that was built and this plan is on the remaining property. White Dog Trading and Storage is proposing to construct a storage building with an office and gate house and in the future build second warehouse. TRC has reviewed the Plan and all deficiencies were addressed. Mrs. Wilson noted at TRC that the lot in the shape shown for the first tract did not exist and they would be filing a plat to create the lot and the Development Plan should be approved contingent upon the plat creating the lot. Mrs. Wilson noted that the owner Mr. Harris was present to answer questions as well as John Soper with the EDA and Matt Carter with Vision Engineering.

Chairman Wells asked if any Commissioner had questions for Mrs. Wilson. Mr. Schein asked for clarification on who owns the lots. Mrs. Wilson noted that Mr. Harris has an option on one lot with first refusal on the remaining lot. Mr. Schein questioned the location of the cell tower in relation to the lot. Mrs. Wilson noted that it was north of the lot.

Mr. Carter noted that they wanted to make sure the Development Plan got approved before they submitted the Plat which will probably be done to create two lots by the next filing deadline. Mr. Carter gave a brief description as to what the building would look like; a 2,500 sq. ft. office when entering the property; and a 55,000 sq. ft. storage building behind the office. The detention basin up front will be designed to hold all the bourbon plus storm water and sprinkler runoff. There will be a large basin on the rear of the property as well. The buildings will be elevated above Georgetown Road with a Landscape Buffer along the road. Mrs. Wilson noted that there was a detailed landscape plan that would have to be followed as noted in the ordinance.

Chairman Wells asked if there were any further questions, hearing none, he asked if anyone was prepared to take action on the Development Plan.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to approve the Final Development Plan – Mark Harris – White Dog Trading & Storage, LLC – 167 McKinney Avenue – I-1 District, contingent upon the recording of the Final Record Plan and as submitted. Motion carried with nine (9) aye votes.

PUBLIC HEARING – To amend the text of the Versailles-Midway-Woodford County Zoning Ordinance, Article V, Section 504.2 – Fences, Walls and Hedges – To amend this ordinance, to allow fences located in the front building setback along right-of-ways to not exceed 48 inches in height, instead of 42 inches, currently allowed. (Hedges and walls will still remain at 42 inches)

Chairman Wells opened the public hearing and called upon Mrs. Wilson for comments. Mrs. Wilson noted that the Commission was reviewing the text amendment due to repetitive request to the Board of Adjustment. Mrs. Wilson noted that she looked at the past twenty years of history with regards to variances with front yard fences and found those listed in the staff report and they all happen to be corner lots. Mrs. Wilson noted that a 42” fence has to be custom ordered. Mrs. Wilson noted that she did research what surrounding counties allowed and noted that in the staff report.

Chairman Wells asked if any Commissioner had questions for Mrs. Wilson. Hearing none, Chairman Wells asked if anyone from the public wished to speak. Hearing none, Chairman Wells closed the public hearing and asked if any Commissioner was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mrs. Perry to recommend amending the text of the Versailles-Midway-Woodford County Zoning Ordinance, Article V, Section 504.2 – Fences, Walls and Hedges – To amend this ordinance, to allow fences located in the front building setback along right-of-ways to not exceed 48 inches in height, instead of 42 inches, currently allowed. (Hedges and walls will still remain at 42 inches) to the Legislative Bodies, as submitted. Motion carried with nine (9) aye votes.

PUBLIC HEARING – To amend the text of the Versailles-Midway-Woodford County Zoning Ordinance, Article V, Section 508.4 (16) – Banners – To amend this ordinance allowing banners for charitable events or activities on poles and fences to a maximum of 14 consecutive days with a 14 day waiting period prior to reinstalling.

Chairman Wells opened the public hearing and called upon Mrs. Wilson for comments. Mrs. Wilson noted that this had been discussed in February 2017 and ended up allowing banners for charitable events and activities but did not specify a time limit. The banners that are tied to a specific date are going up and are taken down immediately but there are others that are going up and staying up. Mrs. Wilson had been in discussion with the City of Versailles and was concerned about policing of the banners; she was assured that the Code Enforcement Officer for the City will monitor it. There was discussion regarding what constituted a charity. Mrs. Wilson noted that it had been utilized in a positive way but that they are not being taken down in a timely manner. Mr. Drury asked if the problem was getting the charities to take them down or are they used for advertising. Mrs. Wilson noted that they are becoming off premise signs.

Chairman Wells asked if any Commissioner had any further questions. Hearing none, Chairman Wells asked if anyone from the public wished to speak, hearing none, Chairman Wells closed the public hearing and asked if anyone was prepared to take action.

Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon, to recommend amending the text of the Versailles-Midway-Woodford County Zoning Ordinance, Article V, Section 508.4 (16) – Banners – To amend this ordinance allowing banners for charitable events or activities on poles and fences to a maximum of 14 consecutive days with a 14 day waiting period prior to reinstalling to the Legislative Bodies, as submitted. Motion carried with eight (8) aye votes (Wells, Perry, Schein, Bingham, Drury, Bohannon, Greene, Hartley) and one (1) nay vote (Parrott).

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:

Fee Schedule – Permits, Digital Data, Zone Change Plats and Plans, Board Review

Mrs. Wilson noted that she and Josh Stevens, Building Inspector, had compiled fees charged by surrounding Zoning offices and compared them to our fee schedule. They requested a fee change as distributed to the members at the meeting. Mrs. Wilson did a comparison on a 2,500 sq. ft. residence with what is charged in surrounding counties. The last fee increase was in 2006. After substantial discussion, Mr. Drury, suggested that staff review how much the proposed increase would generate. Mrs. Wilson also noted that the County Clerks across the state are increasing fees as well so that is another reason our office needs to increase fees. Mr. Parrott noted that Planning and Zoning had a carryover of approximately \$160,000 cash from 2018-19 budget and questioned why an increase was needed. Mrs. Wilson noted that an estimate is budgeted and when the budget closes out then the cash rolls over into the next budget and also reduces what the Legislative Bodies are asked to contribute and if revenues increase then we would be able to ask for less. Mrs. Wilson noted that Planning and Zoning would never be self-supporting. Mr. Parrott noted that it should never be self-supporting because that puts it all on the backs of builders and developers and should be funded by the governing bodies and should reduce fees instead of raising them. Chairman Wells noted that it is always good to have a surplus and noted that the current budget had a marginal increase. Mr. Drury asked what the projected fee increase was would bring in over a year. Mrs. Wilson noted that she did not have those figures but could work that up and bring the numbers to the December meeting. Mr. Parrott noted that in a training workshop that he attended, they were told that the cell tower companies would happily pay \$2500 for their fees. Mrs. Wilson noted that was the maximum fee to charge and was not sure if some counties regulate the towers.

Motion was made by Mr. Bohannon, as seconded by Mrs. Hartley, to approve the revised fee schedule as submitted.

Chairman Wells asked if there was any discussion. Mr. Schein noted that since he just reviewed the proposal he was inclined to approve it but also to take some time to think about it. Mrs. Hartley noted that she was confident that Mrs. Wilson researched the fees and also noted that several years ago that everyone suffered through the recession and believed that the fees should be increased and that it was smart business. Mrs. Perry noted that she was in favor of reviewing this for thirty days.

Mr. Bohannon amended his motion, as seconded by Mrs. Hartley, to table the Fee Schedule item until the December 2019 meeting. Motion carried with nine (9) aye votes.

Computer Upgrade – Windows 10

Kenneth Johns, GIS Coordinator, was present and explained that beginning in January 2020 the Windows 7 operating system would become unsupported and would make three of the computers susceptible to viruses. Mr. Johns noted that one computer had been budgeted for each year. Staff was recommending to purchase three Windows 10 desk top computers; one which was already budgeted for. Mr. Johns noted that the Commission was given the quote from GovConnect and the cost of the GIS computer was a little more due to more memory and faster processor. Mr. Drury asked why this was not bid out. Mr. Drury suggested that we give a local entity the opportunity to bid.

Motion was made by Mr. Drury, as seconded by Mr. Schein, to accept the proposal as presented, not to exceed the amount presented and obtain quote from local entity. Motion carried with nine (9) aye votes.

IT SUPPORT (Virus Protection Proposal)

Mr. Johns noted that the Fiscal Court had upgraded the technology in the Courtroom and since Planning and Zoning uses the internet service in the Courthouse, it was apparent that they stay on top of internet safety. Judge Kay contracted with CBS to monitor their computers and firewall and since we share the firewall, we are leaving them vulnerable to malware and viruses. The proposal was to join the contract with Fiscal Court for CBS to monitor our computers for \$150 month for three years and a onetime fee of \$150.

Motion was made by Mr. Drury, as seconded by Mrs. Perry, to accept the proposal to join the contract with Fiscal Court for CBS to monitor our computers for \$150 month for three years and a onetime fee of \$150 and contingent upon approval by Woodford County Fiscal Court. Motion carried with nine (9) aye votes.

Motion was made by Mr. Greene, as seconded by Mrs. Bingham to adjourn the meeting at 7:45 p.m. The motion carried with nine (9) aye votes.

Chad Wells, Chairman
CW:ko