

ON THURSDAY, NOVEMBER 18, 2021, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR REGULAR SCHEDULED MEETING AT 6:30 PM IN THE 2<sup>ND</sup> FLOOR COURTROOM OF THE COURTHOUSE.

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

#### **PLEDGE OF ALLEGIANCE**

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

**Minutes:** Motion was made by Mrs. Hartley, as seconded by Mr. Bohannon to approve the October 14, 2021 minutes, as submitted. Motion carried with nine (9) aye votes.

#### **NEW BUSINESS**

##### Final Development Plan - Arby's Restaurant Development - 467 Lexington Rd – B-4 District

Madam Chair called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that this was an existing restaurant in the community and they have proposed to demolish the current structure and replace with a new Arby's Restaurant that would consist of 2,568 square feet with seating for 40 and 20 parking spaces. The new plan reduces the footprint, which allows for a drive-thru bypass at the window. They are required to add perimeter screening, landscaping and interior trees which will follow the landscape ordinance once it is reconstructed. All deficiencies had been addressed.

Steve Baker with Midwest Engineering was present. Madam Chair asked if anyone had questions for Mr. Baker or Mrs. Wilson. There were no comments.

Madam Chair asked if anyone was prepared to take action.

**Motion was made by Mrs. Bingham, as seconded by Mr. Drury to approve the Final Development Plan - Arby's Restaurant Development - 467 Lexington Rd – B-4 District as presented. 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:**

**Fee Schedule Revisions**

Madam Chair called upon Mrs. Wilson. Mrs. Wilson noted that the fee schedule was updated in March of 2020. There have been some encroachments of above ground swimming pools and storage buildings under 200 square feet. Mrs. Wilson noted that she had contacted surrounding counties to see how they handle those items and the building code specifically excludes those structures from building permits. Those counties do review those structures to discuss the site plan and review easements with the applicant to look at placement to make sure they are not placed in a recorded easement and they all said it had avoided problems. Mrs. Wilson noted that we have had people put pools under overhead power lines and over underground utility lines. It would be beneficial to do a review of a site plan. Mrs. Wilson noted that the zoning permit was suggested by a person that put something in the wrong place. Mrs. Wilson noted that a new category would be created to include fences (over 48"), accessory storage building (under 200 sq ft), above ground swimming pools and decks (unattached and less than 30" in height and less than 200 sq ft). The Farmstead Exempt permit will remain under other permits which is for residential structures on farms of ten acres or more. Mrs. Wilson suggested that this be an amendment to the fee schedule and become effective January 1, 2022.

Madam Chair asked if anyone had questions for Mrs. Wilson. Mr. Drury asked if a Grading Permit was required for anybody doing any grading. Mrs. Wilson noted that in the Zoning Ordinance it specifies when a Grading Permit is required and not required. Mrs. Wilson noted that addition is only for above ground pools and storage buildings under 200 square feet. Mr. Parrott noted that he understood a fee for a storage building but not for an above ground pool. Mrs. Wilson noted that it takes time to pull plats, helping with a site plan and making sure they put it where they say.

Madam Chair asked if anyone was prepared to take action.

**Motion was made by Mrs. Hartley, as seconded by Mr. Greene to approve amending the Fee schedule as presented to include Zoning Permits for above ground swimming pools and storage buildings under 200 square feet. Motion carried with eight (8) aye votes (Perry, Wells, Schein, Bingham, Drury, Bohannon, Greene, Hartley) and one (1) nay vote (Parrott).**

**Motion was made by Mr. Wells, as seconded by Mrs. Hartley to adjourn the meeting at 6:42 p.m. The motion carried with nine (9) aye votes.**

---

**Patty Perry, Chair**

**PP:pw**