

ON THURSDAY, NOVEMBER 8, 2018, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING AT 6:30 PM ON THE 2ND FLOOR OF THE WOODFORD COUNTY COURTHOUSE.

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

Tim Butler, Planning Commission Attorney, administered the Oath of Office to newly appointed Barry Drury.

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

Minutes: Motion was made by Mrs. Perry, as seconded by Mrs. Bingham to approve the October 11, 2018 minutes, as submitted. Motion carried with nine (9) aye votes.

Chairman Wells recognized Mr. Butler for his numerous years of service to the Planning Commission and other Boards as their attorney. Chairman Wells noted that this would be Mr. Butler's last meeting. Mayor Brian Traugott recognized Mr. Butler and presented him with a proclamation, declaring November 8, 2018, Timothy C. Butler Day. Mr. Butler noted that he had enjoyed serving the Commission and felt like this had prepared him for his job in Bardstown but was looking forward to retirement.

OLD BUSINESS

Zoning Map Amendment/Preliminary Development Plan – Woodford Place (formerly Backer II) – 2101, LLC. – 2101 Lexington Road – 68.467 Gross Acres – 7.711 Gross acres A-1 (Agricultural District) to B-4 (Highway Business District) and 60.467 Gross Acres A-1 (Agricultural District) to R-4 (High Density Residential).

Chairman Wells noted that the Commission had ninety days from the date of the close of the hearing to take action and asked if any Commissioner was ready to take action. Mr. McClees asked for continuation and table until the December meeting; he was not satisfied with what he was reading and seeing. Mrs. Hartley seconded the motion and Chairman Wells asked if there was any discussion on the motion. Mr. Parrott noted that the applicant had met the criteria and felt that the Commission should not delay action. Mr. McClees noted that there is a lot going on in that one small section and was not convinced that all encroachment permits had been obtained. Mr. Parrott noted that all questions had been answered by the regulatory people. Mrs. Wilson noted that the decision has to be made on the record that had been established from the public hearing and Mr. Butler noted that the Commission cannot use the next thirty days to fact find. Mr. Schein asked for clarification when checking on current data that is in the record. Mr. Butler noted that the best thing to do is ask to keep the hearing open.

Mr. Drury recused himself.

Motion was made by Mr. McClees, as seconded by Mrs. Hartley to postpone decision on the Zoning Map Amendment/Preliminary Development Plan – Woodford Place (formerly Backer II) – 2101, LLC. – 2101 Lexington Road – 68.467 Gross Acres – 7.711 Gross acres A-1 (Agricultural District) to B-4

(Highway Business District) and 60.467 Gross Acres A-1 (Agricultural District) to R-4 (High Density Residential), as stated in the staff report. Motion carried with six (6) aye votes (McClees, Hartley, Bohannon, Schein, Bingham, Perry) and two (2) nay votes (Wells, Parrott).

NEW BUSINESS

Final Development Plan – 670 McKinney Ave LLC – Midway Station – 670 McKinney Avenue – I-1 District

Chairman Wells called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that this was a Development Plan for a manufacturing building built in phases. The Plan was reviewed by the Technical Review Committee and there was one outstanding deficiency and that was regarding the encroachment permits from the City of Midway and they did approve them at their meeting this week and the Plan was in order for Commission's action.

Tony Barrett with Barrett Partners was present for discussion.

Chairman Wells asked if there were any questions for Mr. Barrett or Mrs. Wilson. Mr. Schein questioned a request for a sidewalk exemption. Mrs. Wilson noted that they will be doing an amended plat next month to remove some common access easements and would be included with that.

Chairman Wells asked for a motion to approve or deny the plan.

Motion was made by Mr. Schein, as seconded by Mrs. Perry to approve Final Development Plan – 670 McKinney Ave LLC – Midway Station – 670 McKinney Avenue – I-1 District, as presented in the staff report. The motion carried with nine (9) aye votes.

Final Record Plat – Ball Homes, LLC – Rose Ridge Unit 3A – 9 Lots – R-1B District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that Ball Homes was requesting to create a Plat for nine single family lots. Mrs. Wilson noted that the Plat was reviewed by the Technical Review Committee and that all deficiencies had been met and City Public Works signed the certificate and staff was in receipt of a signed letter from Paul Simmons approving the surety amount of \$36,018 and Mrs. Wilson read the letter into the record and also noted that the bond had already been posted with the City and the Plat was in order for the Commission's action.

Rick Nunnery with EA Partners was present for discussion. Chairman Wells asked if there were any questions for Mr. Nunnery or Mrs. Wilson. Hearing none, Chairman Wells asked for a motion to approve or deny the Plat.

Motion was made by Mrs. Bingham, as seconded by Mr. Bohannon to approve the Final Record Plat – Ball Homes, LLC – Rose Ridge Unit 3A – 9 Lots – R-1B District, as presented in the staff report and the Surety Bond amount of \$36,018. The motion carried with nine (9) aye votes.

Final Development Plan – Midway University –Fieldhouse - 512 E. Stephens St – R-3 District

Chairman Wells called upon Mrs. Wilson for comments. Mrs. Wilson noted that on the campus of Midway University they have six tennis courts and will be removing two courts and constructing a field house at that location. The Development Plan was reviewed by the Technical Review Committee and all deficiencies had been addressed. The Plan was in order for the Commission's action.

Motion was made by Mr. Schein, as seconded by Mr. McClees to approve the Final Development Plan – Midway University –Fieldhouse - 512 E. Stephens St – R-3 District, as presented in the staff report. The motion carried with nine (9) aye votes.

POSTPONED - PUBLIC HEARING - Zoning Map Amendment and Preliminary Development Plan – Homer Michael Freeny, Jr. Trust and Woodford County EDA (co-applicant) – 1132 Georgetown Road - 137.743 gross acres - A-1 (Agricultural District) to I-1 (Light Industrial District).

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:

Motion was made by Mrs. Hartley, as seconded by Mr. McClees to adjourn the meeting at 7:02 p.m. The motion carried with nine (9) aye votes.

Chad Wells, Chair

CW:ko