

ON THURSDAY OCTOBER 13, 2022, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR REGULAR SCHEDULED MEETING AT 6:30 PM IN THE 2ND FLOOR COURTROOM OF THE COURTHOUSE.

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

PLEDGE OF ALLEGIANCE

Members Present: Randal Bohannon, Patty Perry, Tim Parrott, Chad Wells(via Zoom due to illness), Rich Schein, Chantel Bingham, Jeri Hartley, Floyd Greene.

Minutes: Motion was made by Mrs. Bingham, as seconded by Mr. Greene to approve the September 8, 2022 minutes, as submitted. Motion carried with eight (8) aye votes.

Madam Chair noted that there would be a change in the order of the agenda.

Scott Schuette, attorney for Planning Commission, noted that staff had received a request for postponement for Springs of Versailles due to a positive Covid-19 test, the applicant was not able to attend because of CDC regulations and not testing negative in a certain amount of days. Madam Chair called for a motion to postpone the public hearing.

Motion was made by Mr. Schein to postpone the Zoning Map Amendment and Preliminary Development Plan/Preliminary Subdivision Plan – Springs of Versailles, LLC (Estate of Josephine Barrows) – 581 Falling Springs Blvd – 93.52 Net Acres - A-1 to R-1B/PUD District, due to request by applicant, until the November 10, 2022 meeting, as seconded by Mr. Greene. Hearing no discussion the motion carried with eight (8) aye votes.

NEW BUSINESS

Amended Final Development Plan – Midway University – 512 E. Stephens St – Football and Track Field – A-1 District

Madam Chair called upon Steve Hunter, Planning Director, for comments. Mr. Hunter shared the plan on the monitor for the Commissioners. Mr. Hunter noted that staff had received construction plans and have the landscape plan for Commissioners to view if they need to. Mr. Hunter noted that all deficiencies had been addressed. Mr. Hunter noted that the applicant had to get approval from the Board of Adjustment for a Conditional Use Permit to allow the Complex and that was approved with several conditions and incorporated into the Development Plan.

Madam Chair asked the Commission if they had any questions for Mr. Hunter or John Carman, with Carman Architects. Mr. Schein asked about lighting and sound. Mr. Carman noted that those two topics were discussed at the Board of Adjustment and there was an agreement that at such time any lighting or

sound system was installed, there would be a meeting with the neighborhood to review what those improvements would be. The initial phase does not include permanent sound system or lighting.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham, to approve Amended Final Development Plan – Midway University – 512 E. Stephens St – Football and Track Field – A-1 District, as submitted. No further discussion. Motion carried with eight (8) aye votes.

Amended Final Development Plan – RD Holdings, LLC – Midway Station – 775 Fisher Street – I-1 District

Madam Chair called upon Mr. Hunter for comments. Mr. Hunter shared the map/plan on the monitors for all to view. Mr. Hunter noted that they are proposing to construct a 14,400 SF office/warehouse building with 15 parking spaces (not the 19 spaces as listed). Mr. Hunter noted that all deficiencies had been addressed and the Plan was in order for Commission's action.

Randy Lambert, owner, was present.

Madam Chair asked the Commission if they had any questions for Mr. Hunter. Hearing none, Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mrs. Hartley to approve the Amended Final Development Plan – RD Holdings, LLC – Midway Station – 775 Fisher Street – I-1 District, as submitted. No further discussion. Motion carried with eight (8) aye votes.

Amended Final Development Plan – Gurjinderpal Singh & Sandeep Kaur – 400 Lexington Road – B-4 District

Madam Chair called upon Mr. Hunter for comments. Mr. Hunter shared the map/plan on the monitors for all to view and noted that the plan was to replace an older building on the property with a new one. The plan defines the access issues and landscaping with sidewalk on Lexington Road and Laval Heights. Mr. Hunter noted that the applicant applied to the Board of Adjustment for a Dimensional Variance so the building could fit on the lot with parking and was approved. Mr. Hunter noted that all deficiencies had been addressed and the Plan was in order for Commission's action. Chair Perry asked if an encroachment permit was needed and Mr. Hunter noted that it was not required from the State because there would no longer be an entrance off of Lexington Road, only on Laval Heights. The sidewalk to the north would require State approval.

Madam Chair asked the Commission if they had any other questions or comments. Hearing none, Madam Chair asked if anyone was prepared to take action.

Motion was made by Mrs. Hartley, as seconded by Mr. Parrott to approve the Amended Final Development Plan – Gurjinderpal Singh & Sandeep Kaur – 400 Lexington Road – B-4 District, as submitted. No further discussion. Motion carried with eight (8) aye votes.

2nd Amended Final Development Plan – Clark’s Pump-n-Shop – Midway Station, Unit 1, Sec. 1, Lot 4 – 300 Lacefield St – B-5 District

Madam Chair called upon Mr. Hunter for comments. Mr. Hunter shared the map/plan on the monitors for all to view and noted that the plan was previously before the Commission and was going to be a convenience store with diesel pumps but now the applicant has made changes and has deleted the diesel pumps and canopy and added a dog park, UV charging area and outdoor seating area. Mr. Hunter noted that all deficiencies had been addressed and the Plan was in order for Commission’s action.

Ron Johnson with RMJE was present.

Madam Chair asked the Commission if they had any other questions or comments. Hearing none, Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to approve the 2nd Amended Final Development Plan – Clark’s Pump-n-Shop – Midway Station, Unit 1, Sec. 1, Lot 4 – 300 Lacefield St – B-5 District, as submitted. No further discussion. Motion carried with eight (8) aye votes.

PUBLIC HEARING - 2nd Amended Preliminary Subdivision Plat – Ball Homes, LLC - Paynes Crossing – Unit 1 – 201 Granger Ln (FKA 2001 Lexington Road) – R-1B/R-1C/R-2 Districts

Madam Chair opened the public hearing. Madam Chair called upon Mr. Hunter for comments. Mr. Hunter shared the map/plan on the monitors for all to view. Mr. Hunter noted that the first Preliminary Plat was approved in in 2018. An amended plat was approved in 2020 and 2021. Mr. Hunter noted that this plat was necessary because streets and some lots had to shift due to a stream. They are grading on the property.

Chair Perry asked if any members had questions for Mr. Hunter. Hearing none, Chair Perry called upon the applicant.

Bill McAlpin with Eagle Engineering was present. Mr. McAlpin noted that rules have changed for protecting ephemeral streams and that is why they had to make the changes.

Chair Perry asked if anyone had questions for Mr. McAlpin, hearing none, Chair Perry called upon the public.

Mr. Hunter noted that a magistrate had requested asking the developer for a pocket park or some other type of activity for the 199 homes. The applicant was made aware of the request and stated they would consider something in a future phase. Mr. McAlpin noted that there is a sidewalk that goes through subdivision from Hunteartown Park and connects to bike path on US 60. Mr. McAlpin noted that they raised approximately \$30,000 for playground equipment but he will speak to the owner.

Makayla Hood questioned where the entrance would be placed for Unit 1. Is there going to be a new entrance on Lexington Road or existing entrance? Mr. McAlpin noted that a new entrance was approved through the Kentucky Transportation Cabinet.

Trey Schott questioned if the stubs streets to the east connect and/or line up with Woodford Place due to the adjustment made for the ephemeral streams. Mr. McAlpin noted that they still line up.

Chair Perry closed the public hearing.

Mr. Schein commended the developer for supporting Hunteertown Park.

Chair Perry asked if anyone was prepared to take action.

Motion was made by Mrs. Hartley, as seconded by Mrs. Bingham to approve the 2nd Amended Preliminary Subdivision Plat – Ball Homes, LLC - Paynes Crossing – Unit 1 – 201 Granger Ln (FKA 2001 Lexington Road) – R-1B/R-1C/R-2 Districts, as submitted. Hearing no further discussion, Motion carried with eight (8) aye votes.

FINANCIAL REPORT AND BILLS – September

The reports were accepted

MONTHLY BUDGET REPORT - September

The report was accepted

REPORT TO COMMISSION - September

The report was accepted.

COMMUNICATIONS:

Motion was made by Mrs. Hartley, as seconded by Mr. Greene to adjourn the meeting at 7:02 p.m. The motion carried with eight (8) aye votes.

Patty Perry, Chair

PP:ko