

ON THURSDAY, OCTOBER 8, 2020, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED SPECIAL MEETING AT 6:30 PM VIA ZOOM VIDEO CONFERENCING DUE TO EXECUTIVE ORDER/CORONAVIRUS.

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

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

**Minutes: Motion was made by Mr. Parrott, as seconded by Mr. Bohannon to approve the September 10, 2020 minutes, as submitted. Motion carried with nine (9) aye votes.**

Final Development Plan – RD Holdings, LLC – Midway Station – Unit 1, Sec 4 – Lot 26 – 725 Fisher St – I-1 District

Chair Perry called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that the plat as well as the second item on the agenda are two contiguous lots that were being purchased by one entity. This platted lot will contain the office, warehouse manufacturing as well as the parking and enclosed storage area. Mrs. Wilson noted that the plan was reviewed at TRC and all deficiencies had been addressed.

John Hunt with MLH Civil Engineering was on the Zoom meeting to answer any questions. Chair Perry asked if Mr. Hunt had any comments. Mr. Hunt didn't have anything further to add.

Chair Perry asked if any members had questions. Mr. Schein asked what was going on the lot. Mr. Hunt stated that it was the secondary facility for Dever Golf Carts to supplement the Lexington Sales Facility. Mr. Schein questioned the removal of the culvert behind the office and asked where the water would drain to. Mr. Hunt noted that they would be taking out the head wall and put in a drop box inlet then let surface water come to the spot go into a surface inlet.

Chair Perry asked if there were any further questions or discussion. Hearing none, Chair Perry asked if anyone was prepared to take action.

**Motion was made by Mr. Schein, as seconded by Mr. Bohannon to approve the Final Development Plan – RD Holdings, LLC – Midway Station – Unit 1, Sec 4 – Lot 26 – 725 Fisher St – I-1 District, as submitted. Motion carried with eight (8) aye votes.**

Final Development Plan – RD Holdings, LLC – Midway Station – Unit 1, Sec 4 – Lot 27 – 775 Fisher St – I-1 District

Chair Perry called upon Mrs. Wilson for comments. Mrs. Wilson noted that at this time the property would be used as an outdoor storage yard and was proposed to be gravel and eventually paved. They will

have a privacy fence around it for screening and privacy. The access was granted by the City on the south side. The plan was reviewed at TRC and all deficiencies had been addressed.

John Hunt with MLH Civil Engineering was on the Zoom meeting to answer any questions.

Chair Perry asked if any members had questions or comments. Mr. Schein asked about a 20' drop from the northeast to the southwest corner of the property and now it would be impermeable at some point and where would the water be going. Mr. Hunt noted that the goal would be to bring everything down to the southwest corner, install an inlet and run it to the back of the existing storm sewer system in the street.

Chair Perry asked if there were any other comments or questions. Hearing none, Chair Perry asked if anyone was prepared to take action.

**Motion was made by Mr. Schein, as seconded by Mr. Greene to approve the Final Development Plan – RD Holdings, LLC – Midway Station – Unit 1, Sec 4 – Lot 27 – 775 Fisher St – I-1 District, as submitted. Motion carried with nine (9) aye votes.**

1<sup>st</sup> Amended Final Record Plat – Woodford County Economic Development Authority – Midway Station – Unit 1, Sec 4 – Lots 26, 27 & 29 – 630 & 870 McKinney Ave and 874 Bradley St – I-1 District

Chair Perry called upon Mrs. Wilson for comments. Mrs. Wilson noted that the EDA had been trying to clean up the lots where they no longer needed the cross access easements or the sidewalks that were originally planned for the area and that was the reason for the Plat as well as 150' setbacks.

John Hunt with MLH Civil Engineering was on the Zoom meeting to answer any questions.

Chair Perry asked if any members had questions or comments for Mr. Hunt. Hearing none, Chair Perry asked if anyone was prepared to take action.

**Motion was made by Mr. Wells, as seconded by Mrs. Hartley to approve the 1<sup>st</sup> Amended Final Record Plat – Woodford County Economic Development Authority – Midway Station – Unit 1, Sec 4 – Lots 26, 27 & 29 – 630 & 870 McKinney Ave and 874 Bradley St – I-1 District, as submitted. Motion carried with nine (9) 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:**

Chair Parry and Mrs. Wilson noted that the Planning Commission would be having in-person meeting at the Courthouse beginning in November.

Mr. Schein recognized the passing of Tim Thompson, Engineer and Land Surveyor. The Planning Commission made contributions to his church and the Park Foundation out of their personal flower fund.

Preston Worley, Planning Commission Legal Counsel, updated the Commission on pending litigation on Edgewood Farm, that is in the Court of Appeals.

**Motion was made by Mr. Wells, as seconded by Mr. Bohannon to adjourn the meeting at 6:45 p.m.  
Motion carried with nine (9) aye votes.**

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**Patty Perry, Chair**

**PP:ko**