

ON THURSDAY, SEPTEMBER 10, 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, Jeri Hartley, Chantel Bingham, Barry Drury, Tim Parrott. **Absent:** Randal Bohannon.

Minutes: Motion was made by Mrs. Hartley, as seconded by Mr. Greene to approve the August 13, 2020 minutes, as submitted. Motion carried with eight (8) aye votes.

Final Development Plan – Vers - Woodford Co. Economic Development Authority and Charles T. Creech, Inc - Midway Station – Lot 29, 874 and 878 Bradley St – I-1 District

Chair Perry called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that Mr. Creech had two lots in Midway Station under contract. Mr. Creech was proposing to construct two warehouse storage buildings on Lot 29, each consisting of 12,000 SF. The Development Plan was reviewed at TRC and all deficiencies had been met. Mrs. Wilson noted that the City of Midway approved the encroachment permit and that was on file in the Planning office. John Hunt with MLH Civil Engineering and Tom Creech were on the Zoom meeting to answer any questions. Chair Perry asked if either gentleman had any comments. Mr. Hunt didn't have anything further to add.

Chair Perry asked if any members had questions. Mr. Drury asked if it would be used for general warehouse storage. Mr. Hunt noted that Mr. Creech's business is primarily in the hay business and that is what they would be used for.

Chair Perry asked if there were any further questions or discussion.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to approve the Final Development Plan – Vers - Woodford Co. Economic Development Authority and Charles T. Creech, Inc - Midway Station – Lot 29, 874 and 878 Bradley St – I-1 District, as submitted. Motion carried with eight (8) aye votes.

Final Development Plan – Vers -Woodford Co. Economic Development Authority and Charles T. Creech, Inc - Midway Station – Lot 31, 875 Bradley St – I-1 District

Chair Perry called upon Mrs. Wilson for comments. Mrs. Wilson noted that this was east of the previous lot that was just reviewed. It is a proposed 17,500 SF covered shed; a processing, maintenance and office building that is 8,800 SF with loading dock and parking. The Plan was reviewed at TRC and all deficiencies had been met since the City of Midway approved the encroachment permit. John Hunt and Tom Creech were on the Zoom meeting to answer any questions.

Chair Perry asked if any members had questions or comments. Mr. Drury asked what was planned for this warehouse. Mr. Hunt noted that Mr. Creech will be moving his business from the Thoroughbred Center and they receive the hay/muck from farms and bale it to ship out to other facilities. Mrs. Wilson noted that it was not composting. Mr. Drury asked if it fell in line with the Economic Development Authority Plan. Mrs. Wilson noted that it probably did or they would not have entered into a contract with Mr. Creech.

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. Wells to approve the Final Development Plan – Vers -Woodford Co. Economic Development Authority and Charles T. Creech, Inc - Midway Station – Lot 31, 875 Bradley St – I-1 District, as submitted. Motion carried with eight (8) aye votes.

FINANCIAL REPORT AND BILLS – August

The reports were accepted

MONTHLY BUDGET REPORT - August

The report was accepted

REPORT TO COMMISSION - August

The report was accepted.

COMMUNICATIONS:

Mrs. Wilson reported that she was working with Judge Kay on trying to have in-person meetings at the Courthouse probably beginning in November.

Preston Worley, Planning Commission Legal Counsel, updated the Commission on pending litigation on Edgewood Farm. Mr. Worley noted that the Plaintiffs filed with the Court of Appeals.

Motion was made by Mr. Greene, as seconded by Mr. Drury to adjourn the meeting at 6:42 p.m. Motion carried with eight (8) aye votes.

Patty Perry, Chair

PP:ko