

ON THURSDAY, SEPTEMBER 9, 2021, 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: Patty Perry, Tim Parrott (via Zoom), Chad Wells, Rich Schein, Barry Drury (via Zoom), Randal Bohannon, Floyd Greene, Chantel Bingham. **Members Absent:** Jeri Hartley.

Minutes: Motion was made by Mr. Greene, as seconded by Mr. Bohannon to approve the August 12, 2021 minutes, as submitted. Motion carried with eight (8) aye votes.

NEW BUSINESS

PUBLIC HEARING - Amended Final Development Plan/Preliminary Subdivision Plat – JLG Land Company LLC (JPG Storage and Rental LLC) – 1051 Tyrone Pike – I-2 District

Madam Chair opened the Public Hearing and called upon Pattie Wilson, Planning Director for comments. Mrs. Wilson noted that the Planning Commission reviewed and approved the Development Plan in 2020 and since that time the owner has had construction equipment out there working and ran into a solid shelf of rock. While thinking of the use of the property, Mr. Gay decided that the area could be used as a backup area for trucks and that is where he could place a larger warehouse. He shifted the mini-warehouses to the right and planned a one story larger warehouse; it is in the I-2 Heavy Industrial Zone and is permitted in that zone. Mr. Gay did receive a variance from the Board of Adjustment and has been back to them to revisit the site plan. The Board did grant the amended variance for the setback. All deficiencies from TRC were addressed.

Madam Chair asked if any members had questions for Mrs. Wilson. Hearing none, Madam Chair asked if anyone had questions for Steve Garland with Integrated Engineering, attending on behalf of Mr. Gay. There were no comments.

Madam Chair asked if anyone from the public wished to speak. Hearing none, Madam Chair closed the public hearing.

Madam Chair asked if anyone was prepared to take action.

Motion was made by Mrs. Bingham, as seconded by Mr. Wells to approve the Amended Final Development Plan/Preliminary Subdivision Plat – JLG Land Company LLC (JPG Storage and Rental LLC) – 1051 Tyrone Pike – I-2 District. Motion carried with eight (8) aye votes.

Final Record Plat – Legends at Versailles – 906 Troy Pk – Unit 1-B – R-1A/PUD District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that this Plat was for the next twenty residential lots at the Legends, As-built plans were received, all inspections had been completed and they addressed all deficiencies from TRC. Mrs. Wilson read the bond letter into the record from Paul Simmons, Assistant Public Works Director with the City of Versailles:

Request has been made for Final Plat approval for the above referenced project. Inspections have been made throughout the construction process. A final inspection with as-built plans in hand has been made. This development appears to have met all its requirements except for these deficiencies: widening of Edmonds Crossing from constructed 32-foot road to agreed upon 36-foot road. It is my recommendation that a bond amount of Sixty Seven Thousand seven Hundred and Five Dollars (\$67,705) be set for final surface course of pavement, sidewalks, curb and gutter replacement and site cleanup.

Mrs. Wilson noted that if the Plat is approved then the bond would need to be part of the approval.

Madam Chair asked if any members had questions for Mrs. Wilson. Hearing none, Madam Chair called upon Rick Nunnery with EA Partners for comments or to answer questions. Mr. Wells asked for clarification regarding the widening of Edmonds Crossing. Mrs. Wilson noted that there is currently thirty-two feet of pavement in a 50 foot Right-of-Way and it should be 36 feet and that is included in their Certificate of Deposit and would be done with the construction of the phase that staff just issued a grading permit for.

Madam Chair asked if anyone had any further questions. Hearing none, Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Wells, as seconded by Mr. Bohannon to approve the Final Record Plat – Legends at Versailles – 906 Troy Pk – Unit 1-B – R-1A/PUD District, contingent upon posting of Certificate of Deposit in the amount of \$67,705 with the City of Versailles. Motion carried with eight (8) aye votes.

1st Amended Final Plat – Benjamin and Ashley Geiser – 7008 Arbor Meadow Way – Unit 3, Lot 92 – R-1B District

Madam Chair called upon Mrs. Wilson for comments. Mrs. Wilson noted that in the subdivision there was a large rear yard utility easement and homeowner would like to build an in-ground swimming pool. The owners contacted Kentucky Utilities to see if they would reduce the easement down to fifteen feet (50%) and locating the underground line and as long as there was a five foot clearance then they would be willing to do that; it is an easement for all utilities. There is also a landscape easement that runs along the rear of the properties and they still have to provide landscaping in the rear but it would be further back. All of the TRC deficiencies have been addressed.

Madam Chair asked if there were any further questions for Mrs. Wilson. Mr. Schein noted that if any other utilities wanted to go in the easement where would they go? Mrs. Wilson stated that they would

have to go in the 15' easement with Kentucky Utilities. Mr. Schein asked what are the normal easements were in this type of subdivision. Mrs. Wilson noted that it varies. Mrs. Wilson noted that all other utility companies have signed off on the amended plat.

Madam Chair asked if anyone had any further questions. Hearing none, Madam Chair asked if anyone was prepared to take action.

Motion was made by Mr. Wells, as seconded by Mr. Greene to approve the 1st Amended Final Plat – Benjamin and Ashley Geiser – 7008 Arbor Meadow Way – Unit 3, Lot 92 – R-1B District. Motion carried with eight (8) aye votes.

FINANCIAL REPORT AND BILLS - August

The report was accepted

MONTHLY BUDGET REPORT - August

The report was accepted

REPORT TO COMMISSION - August

The report was accepted.

COMMUNICATIONS:

Covid Restrictions

Madam Chair noted that there were some items coming up that would require a Public Hearing and asked for input from the Commission regarding mask mandate or having Zoom meetings. Preston Worley, Commission Counsel, noted that House Joint Resolution 1 reiterated that each body can put in place their own mandates. Zoom meetings can still take place as long as everyone can see and hear each other. The deadlines imposed by KRS 100 are suspended. Mrs. Wilson noted that she and Madam Chair had discussed wearing masks in the room and bringing in one group at a time and ask people to wait in the hall. It was unanimous consensus of the Planning Commission to accept wearing masks by all people in the courtroom and limiting to one group at a time.

Litigation Update

Mr. Worley updated the Commission on the Edgewood Property litigation. He noted that two responsive briefs have been filed by the Commission. The developer side and City have requested an extension to file their brief.

Motion was made by Mr. Schein, as seconded by Mrs. Bingham to adjourn the meeting at 6:52 p.m. The motion carried with eight (8) aye votes.

Patty Perry, Chair
PP:ko