

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, January 3, 2017, in the Fiscal Courtroom, Clark County Courthouse, Winchester, Kentucky, with Commission Chairman, Larry Disney, presiding.

Those present were:

Larry Disney, Chairman
Dwain Wheeler, Vice-Chairman
George Chalfant
Sarah Glenn
Terry Mynk
Tim Nance
Robert Jeffries, Planning Director
Kim Mathias, Recording Secretary

Mr. Mark Mayer and Mr. Henry Rosenthal were absent.

The minutes of the meeting held on December 6, 2016, were presented. Upon motion of Mr. Wheeler, seconded by Mr. Nance, and unanimous vote, the minutes were approved.

The Treasurer's Report and the following accounts were presented:

Ron Rigney – engineering services (November & December 2016)	\$200.00
Bluegrass Newsmedia – advertising	\$108.25
H-L Media – advertising	\$ 86.64

The financial reports and bank statement reconciliation report from December 2016 were submitted for review and approval by the Commissioners.

Upon motion of Mr. Mynk, seconded by Mr. Terry, and unanimous vote, the reports were accepted and the accounts were approved and ordered paid.

The public was invited to be heard for any matters not on the agenda. Ms. Amy Brown, CEO of Bob Brown House, 507 Rogers Rd., Lexington, KY 40505 and Ms. Jo Gawthrop spoke to the commissioners about the Bob Brown House in Lexington, KY and their interest in purchasing a home on Mt. Sterling Road in Winchester to set up a similar home. Ms. Brown gave some history on The Bob Brown House, which provides an independent living experience for low income physically and mentally challenged adults. Rents are based on income as most of the residents could not afford to live in traditional housing or other homes for the physically or mentally challenged. The Bob Brown House offers a unique opportunity for physically and mentally challenged individuals to live independently and safely in a protected environment. A resident of the Bob Brown House in Lexington, Jeanie, also spoke to the commissioners about the benefits of this type of home. Mr. Disney suggested that Ms. Brown and Ms. Gawthrop contact Mr. Jeffries, Planning Director, to start a dialogue regarding the requirements that may need to be met for this type of home.

A public hearing was held on a Residential Planned Development made by owner, Fairholme Ventures, LLC and applicant, Derek Hood. The applicant submitted a preliminary plan for a residential planned development consisting of single-family and multi-family development. The subdivision will be developed into three types of uses: R-1C Single

Family Residential, 17 lots; R-4 Multi-Family Residential, 54 lots; and R-6 Residential Townhouse, 20 units.

Mr. Derek Hood, applicant, Mr. Steve Smith, builder, and Mr. Robert Baldwin, engineer, were on hand to answer any questions on behalf of the owners.

Mrs. Kate Griffith, 5353 Bybee Rd., Winchester, commented that the notification in respect to the hearing was less than ideal. She also questioned whether the lots and units would be rentals or sales and raised concerns regarding Two Mile Road and the increased traffic on an already dangerous road. Mr. Richard Griffith, 5353 Bybee Rd., Winchester, also voiced concerns over the increased traffic and dangerous road conditions.

There were no comments in favor or opposition.

After close of the hearing and comments by each member and discussion of the matter, Mr. Wheeler made the following motion: I make a motion to approve the preliminary plat for the proposed Residential Planned Development Project providing for both single-family and multi-family development at 1395 Two Mile Road known as The Village at Fairholme, based on the fact that it will continue development of Fairholme Way and the proposed use described is found to be compatible use to the surrounding area and the future land use map and comprehensive plan. After second by Mrs. Glenn, with unanimous vote the residential planned development was approved.

Mr. Jeffries presented the Commissioners with a review of text amendment language to update Article 8.63 and Article 14 of the Zoning Ordinance as it pertains to zoning map amendment requirements.

After review and discussion by each member regarding the revised proposed text amendment language, Mr. Wheeler made the following motion: I make a motion to schedule a public hearing for the text amendment of Article 8.63 and Article 14 of the City of Winchester/Clark County Zoning Ordinance, as it pertains to Zoning Map Amendment requests to include language for a rezoning plat in Article 14. After second by Mrs. Glenn, with unanimous vote the motion passed.

Mr. Jeffries presented the Commissioners with a review of text amendment language to update Article 6.141 as it pertains to special uses permitted in agricultural zoning districts.

After review and discussion by each member regarding the revised proposed text amendment language, Mr. Wheeler made the following motion: I make a motion to schedule a public hearing for the text amendment of Article 6.141 of the City of Winchester/Clark County Zoning Ordinance, as it pertains to special uses permitted in Agricultural Zoning Districts with the added language to include "independent or dependent living facility". After second by Mrs. Glenn, with unanimous vote the motion passed.

Mr. Jeffries presented the Commissioners with a review of adjustments to the planning commission fee schedule.

After review and discussion by each member regarding the proposed adjustments to the planning commission fee schedule, Mrs. Glenn made the following motion: I make a motion to approve the Winchester Clark County Planning Commission Fee Schedule as

presented effective January 3, 2017. After second by Mr. Wheeler, with unanimous vote the motion passed.

Mr. Chalfant asked Mr. Jeffries to look into the status of the draft revisions for a tree planting schedule for landscaping that he had worked on in 2016.

Mr. Jeffries let the commissioners know that there would be a Winchester/Clark County Comprehensive Plan update on Monday, January 9th at 6:00 PM and the Winchester/Clark County Comprehensive Plan Kick-Offs would be Tuesday, January 24th from 5:00-7:00 PM at the Clark County Public Library, 370 South Burns Avenue, Winchester, and Thursday, January 26th from 5:00-7:00 PM at Hall's on the River, 1225 Athens Boonesboro Road, Winchester.

Mr. Jeffries will see if the commissioners can receive some education hours for attending the Winchester/Clark County Comprehensive Plan update meeting.

The next Planning Commission meeting will be held on Tuesday, February 7, 2017. There being no further business, the meeting was adjourned.

Prepared by:

Respectfully submitted,

Kim Mathias, Recording Secretary

Mark Mayer, Secretary