

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, May 19, 2020, via Zoom virtual courtroom, with Commission Chairman, Dwain Wheeler, presiding.

Those present were:

Dwain Wheeler, Chairperson
George Chalfant
Stefan Fink, Secretary
Sarah Glenn, Treasurer
Terry Mynk
Tim Nance
Christopher Thacker
Shane Wiseman, Vice Chairperson
Bill Dykeman, Legal Counsel
Robert Jeffries, Planning Director
Kim Mathias, Recording Secretary

The minutes of the meeting held on March 3, 2020 were presented. A motion was made by Mr. Chalfant to approve the minutes as presented. After second by Mr. Wiseman the minutes were approved as presented with unanimous vote.

The Treasurer's Report was presented with a reconciliation report and financial reports for April 2020 for review and approval by the Commissioners.

The following accounts were presented for approval:

Ron Rigney (engineering services)	\$500.00
Bluegrass Newsmedia (advertising)	\$187.00
McCary & Sparks (final audit bill)	\$1195.00

Upon motion by Mr. Thacker, second by Mrs. Glenn, and with unanimous vote, the Treasurer's report was accepted into record and accounts were approved to pay.

Mr. Jeffries went over how the virtual meeting would run. Mr. Jeffries would present the staff reports for hearings on the agenda. The applicant (if present) would be afforded the opportunity to answer any questions. The Commissioners would then discuss the matter and a motion would be entertained to table the

hearing until the June meeting. This would allow for public comments to be emailed to the Planning and Zoning office.

The public was invited to be heard for any matters not on the agenda.

A public hearing was scheduled to review a Development plan for a new structure to be located on the property for the use of the church located on the property. Planning Office Staff were informed that the existing gymnasium is where the church currently operates, the gymnasium will be utilized by the school and a new building will need to be constructed for Church services. As shown on the proposed development plan and the 2018 aerial image located on the Clark County GIS web app, there are a total of five (5) structures located on the property.

After presentation of the staff report, one of the applicant's (Grace Bible Church of Winchester, Inc.) representatives, Lee Cruse, was sworn in and present to answer any questions.

After review and comments by each member and discussion of the matter, Mrs. Glenn made the following motion: I make a motion to table this application until the June meeting. Upon second by Mr. Nance and with unanimous vote, the motion carried.

A public hearing was scheduled to review a Major Subdivision Plat subdividing the property located at 1140 Bypass Road into two lots, Lot 1E-3B 0.48 acres and Lot 1E-3A 0.50 acres. A 24 foot easement is shown on the property line shared by both Lot 1E-3A and Lot 1E-3B.

After presentation of the staff report, one of the applicant's (Independence Bank of Kentucky) representatives, Nick Nicholson, was sworn in and present to answer any questions.

After review and comments by each member and discussion of the matter, Mr. Fink made the following motion: I make a motion to table this application until the June meeting. Upon second by Mrs. Glenn and with unanimous vote, the motion carried.

A public hearing was scheduled to review a Major Subdivision Plat reconfiguring the residential lots located on the west side of Lincoln Street, reducing the number of lots from 16 lots to 10 lots, ranging in size from 0.14 acres to 0.23 acres in size. It's also proposed to widen the street right-of-way from 30 feet to a 50 foot right-of-way. The lots along the East side of the street will not be altered in this phase.

Any new phases of improvements will be brought back to the Planning Commission for review and approval.

After presentation of the staff report, one of the applicant's (City of Winchester) representatives, Kristen Lowry, was sworn in and present to answer any questions.

After review and comments by each member and discussion of the matter, Mrs. Glenn made the following motion: I make a motion to table this application until the June meeting. Upon second by Mr. Mynk and with unanimous vote, the motion carried.

In Other Business, Mr. Jeffries presented a proposed text amendment that was brought to Planning Staff by Mr. Dave Fowler and his legal counsel, to revise Section 6.144 of the Winchester/Clark County Zoning Ordinance, including solar energy generating facilities as a "Special Uses" within the Agricultural Zoning District.

After review and comments by each member and discussion of the matter, Mr. Dykeman suggested that the Commissions take time to review the proposed text amendment and discuss at the June meeting.

Discussion was held concerning the length of time to give the public to make comment on the public hearings. Mr. Jeffries will run an ad in the newspaper for comments regarding the public hearings. The deadline to comment will be May 29, 2020.

The Commissioners and Staff discussed when to schedule the June meeting for. The original meeting date is June 2, 2020. After review and comments by each member and discussion of the matter, the June meeting has been scheduled for June 9, 2020.

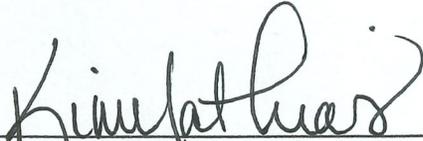
There being no other business, Mrs. Glenn motioned to adjourn the meeting. The meeting was adjourned at 8:31 PM.

The next Planning Commission meeting will be held on Tuesday, June 9, 2020.

WINCHESTER/CLARK COUNTY PLANNING COMMISSION

Prepared by:

Respectfully submitted,



Kim Mathias, Recording Secretary



Stefan Fink, Secretary