

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, June 9, 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
Tim Nance
Christopher Thacker
Shane Wiseman, Vice Chairperson
Bill Dykeman, Legal Counsel
Robert Jeffries, Planning Director
Kim Mathias, Recording Secretary

Commissioner Terry Mynk was absent.

The minutes of the meeting held on May 19, 2020 were presented. A motion was made by Mr. Chalfant to approve the minutes as presented. After second by Mr. Fink the minutes were approved as presented with unanimous vote.

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

The following accounts were presented for approval:

Ron Rigney (engineering services)	\$400.00
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Upon motion by Mrs. Glenn, second by Mr. Thacker, and with unanimous vote, the Treasurer's report was accepted into record and accounts were approved to pay.

The public was invited to be heard for any matters not on the agenda. Matters should be emailed to the Planning Director at rjeffries@winchesterky.com.

Mr. Dykeman advised the Commissioners to table the draft Solar Farm Ordinance until such time that advice, direction, and input could be obtained from both government entities. After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to table

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the discussion of the draft Solar Farm Ordinance until the July 7, 2020 meeting. After second by Mr. Nance and with unanimous vote the motion carried.

A motion was made to take hearing Z1-05-20 off the table by Mr. Thacker. After second by Mrs. Glenn and with unanimous vote the motion carried.

A public hearing was reviewed on a Development plan for a new structure to be located on the property for the use of the church located on the property at the May 19, 2020 meeting.

No comments in favor or opposition were received.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to approve the development plan for the new structure to be located at the northeast corner of the property at 250 North Main Street to be used by Grace Bible Church of Winchester, Inc. based on the fact that the property is zoned light industrial and does not have a front setback and that the drive aisle proposed is a one-way drive aisle off the entrance from Main Street and exiting traffic shall be directed around the back of the building to exit onto Main Street. Upon second by Mr. Nance and with unanimous vote, the motion carried.

A motion was made to take hearing Z1-06-20 off the table by Mr. Thacker. After second by Mr. Wiseman 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 at the May 19, 2020 meeting.

No comments in favor or opposition were received.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to approve the subdivision plat subdividing the property located at 1140 Bypass Road into two lots (Lot 1E-3A and Lot 1E-3B) as shown on the subdivision plat based on the fact that the proposal adheres to the dimension and area requirements for B-3 Zoning and the plat complies with the Winchester/Clark County Subdivision Regulations. Upon second by Mrs. Glenn and with unanimous vote, the motion carried.

A motion was made to take hearing Z1-07-20 off the table by Mr. Thacker. After 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 at the May 19, 2020 meeting.

A question was emailed to the Planning Office from Mr. Donald Everage and introduced into the minutes.

There were no comments in favor or opposition received.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to approve the subdivision plat reconfiguring the lots along the west side of Lincoln Street and widening the right-of-way of Lincoln Street from 30 feet to 55 feet in width, as shown and discussed at the meeting and approving the variance allowing Lot 2 to have a 55.84 foot lot width based on the fact that this reconfiguration will bring the properties more in line with the Winchester/Clark County Zoning Ordinance and Subdivision Regulations. Upon second by Mr. Wiseman and with unanimous vote, the motion carried.

A public hearing was held on a Zoning Map Amendment. The applicant (Forrest Miller) submitted a zoning map amendment application to rezone the property located at 4356 McClure Road from A-1 (Agricultural) to R-1A (Single Family Residential). The proposed development plan would divide the 9.21 acres into four (4) parcels, three (3) of which would be used for single family homes and one (1) would be a common area to be used by all the property owners. Each parcel would be accessed by an easement and a gravel road is proposed to be constructed in the easement.

After presentation of the staff report, the applicant (Forrest Miller) was present to answer any questions.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to table this application until the July meeting. Public comments on the application will be received through June 25, 2020. Upon second by Mr. Chalfant and with unanimous vote the motion carried.

In Other Business, Mr. Wheeler announced that Commissioner George Chalfant would be resigning from the Commission. Mr. Chalfant served six years as a Commissioner for the Planning and Zoning Board.

Mr. Jeffries will run an ad in the newspaper for comments regarding the public hearing for a Zoning Map amendment application to rezone the property located at 4356 McClure Road. The deadline to comment will be June 25, 2020.

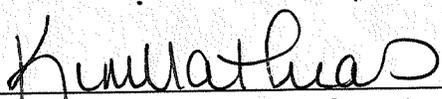
The Commissioners directed Mr. Jeffries to try and locate a venue to accommodate a public meeting for the July meeting.

There being no other business, Mrs. Glenn motioned to adjourn the meeting. The meeting was adjourned at 8:15 PM.

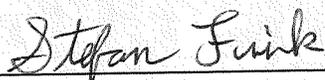
The next Planning Commission meeting will be held on Tuesday, July 9, 2020.

Prepared by:

Respectfully submitted,



Kim Mathias, Recording Secretary



Stefan Fink, Secretary