

Winchester/Clark County Planning Commission

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, January 4, 2022, at the Clark County Courthouse, Fiscal Court Room, Winchester, Kentucky, with Commission Chairman, Shane Wiseman, presiding.

Those present were:

Shane Wiseman, Chairman
Stefan Fink, Vice Chairman
Bill Harp
Terry Mynk, Treasurer
Aaron Pelfrey
Becky Watts
Robert Jeffries, Planning Director
Robert Gullette, Jr., Legal Counsel
Kim Mathias, Recording Secretary

The following members were absent: Christy Bush and Tim Nance.

The meeting was called to order by Chairperson, Shane Wiseman at 7:00 PM.

The minutes of the meetings held on December 7, 2021 were presented. A motion was made by Mr. Fink to approve the minutes. After second by Mr. Pelfrey the minutes were approved as presented with unanimous vote.

The Treasurer's Report was presented with a reconciliation report and financial reports for December 2021 for review and approval by the Commissioners.

The following accounts were presented for approval:

Ron Rigney (engineering services for December)	\$300.00
The Winchester Sun (advertising for March-December)	\$1605.50

A motion was made by Mr. Mynk to approve the minutes. After second by Mrs. Watts and with unanimous vote, the Treasurer's report was accepted into record and the accounts were approved to pay.

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

ORIGINAL

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Mr. Mayer expressed a concern regarding notices not being in the newspaper. Mr. Jeffries explained that all notices were being run according to the requirements.

A public hearing was held to review a proposed Preliminary Residential Planned Development Project expanding the apartment complex located at 200 Hubbard Road, including three new apartment buildings with 24 one bedroom efficiency units and a parking variance reducing 11 spaces from the requirement.

The Applicant (Pro Construction, Inc) submitted an application and plan to construct three additional apartment buildings. The apartment complex currently consists of three apartment buildings, 24 existing units (8 three bedroom units and 16 two bedroom units). The three new buildings would consist of 8 units each, containing a sleeping area, kitchen, and an attached bathroom.

A parking variance reducing 11 spaces from the requirement is requested as the proposal is asking to develop a total of 84 spaces. They have proposed to install bike racks providing parking space for up to 13 bicycles, hoping to provide parking for multiple modes of transportation and account for the 11 less vehicle parking spaces from the requirement. Due to the size and nature of the proposed efficiency apartments, it may be less likely to have more than one vehicle for each apartment.

After presentation of the staff report, Mr. Brian Thomas, legal counsel, addressed the Commissioners. The Engineer, Mr. Worth Ellis, also answered questions regarding the proposed planned development.

The floor was then open for public comment.

The following individuals asked questions, made comments, and were in opposition of the project:

Danny Fletcher
Robert Baldwin

After review and comments by each member and discussion of the matter, Mr. Fink made the following motion: I make a motion to approve the Preliminary Planned Development Project for 3.37 acres of the property located at 200 Hubbard Road, including the addition of three new apartment buildings consisting of 24 one bedroom efficiency apartment units, including a variance minus 11 parking spaces and contingent on the additional of a bicycle rack. After second by Mrs. Watts and with unanimous vote the motion carried.

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A public hearing was proposed to review a Residential Planned Development Project. Mr. Harp made the following motion: I make a motion to remove the proposal from the table. After second by Mr. Mynk and with unanimous vote the motion carried.

The applicant (Forrest McCord) submitted an application and plan to construct a total of 90 townhomes on the property located at 1108 West Lexington Avenue. The proposal consists of a total of 16 structures, thirteen six (6) unit structures and three (3) four unit structures. Each townhouse unit will have a total of three (3) parking spaces, one (1) garage space and two (2) spaces in the driveway.

A letter from the Kentucky Transportation Cabinet was introduced into the record. The letter describes the results of the traffic study held at the intersection of McCann Drive and Lexington Avenue. At this time the State has determined that *no changes are recommended at this intersection*. The proposed development is following the R-6 Residential Townhome Zoning District regulations from the Winchester/Clark County Ordinance.

After presentation of the staff report, the Applicant (Forrest McCord) was present to answer any questions. Mr. John Hendricks, legal counsel, discussed adding to note 19 on the plat regarding the construction entrances/exits. Mr. Brian Ward, engineer, was also present to answer any questions.

The floor was then open for public comment.

The following individuals expressed comments, questions, and concerns regarding the proposal:

Jessie Hodson with The Greater Clark Foundation
Deborah Jackson with Legacy Greenscapes
Beth Jones with The Greater Clark Foundation

The following individuals were opposed to the project:

Mr. Anderson expressed concern about the construction trucks using Fulton Avenue
Mark Rose presented information to the Commissioners. The information is entered into the record.

After review and comments by each member and discussion of the matter, Mr. Fink made the following motion: I make a motion approve the Preliminary Planned Development Project for the 7.607 acres of the property located at 1108 West Lexington Avenue, consisting of a total of 90 townhouse units as proposed during

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the meeting, contingent upon the approval of an encroachment permit with the State Highway Department allowing the relocation of the entrance from its current location (along the east property line) to the proposed location on the property and contingent upon all construction entrances/exits being located on West Lexington Avenue. After second by Mr. Mynk roll was called. In favor: Shane Wiseman, Stefan Fink, Terry Mynk, and Aaron Pelfrey. In opposition: Bill Harp, Becky Watts. The motion carried 4 - 2.

A public hearing was held to review an Amendment to the Multi-Family and Single-Family Residential Planned Development Project for the property located at 3113 Colby Road.

The Applicant (Ted Kissinger Construction Co. Inc.) is requesting review and approval of a Preliminary Plat Amendment. The plat was previously approved at the November 19, 2019 Planning Commission meeting.

The Applicant has met with the Transportation Department pertaining to the entrance along Colby Road. With the location of the approved entrance, the Applicant believes that it is more economical to have multi-family units on both sides of the entrance. This increases the number of units from the original 64 units (8 buildings with 8 residential units each) to a total of 80 units (10 buildings with 8 residential units each). The development will have a total of 5 phases. Phase 1 would consist of all 10 apartment buildings.

After presentation of the staff report, Mr. Steve Ruschell, legal counsel, and Mr. Brian Ward, engineer, were present to answer questions.

The floor was then open for public comment.

The following individuals expressed comments, questions, and concerns regarding the proposal:

Jennifer Bond
Harold Davis

After review and comments by each member and discussion of the matter, Mr. Mynk made the following motion: I make a motion approve the Preliminary Plat for the Single and Multifamily Planned Development Project consisting of 102 single family homes and 80 multifamily units on the 29.14 acre parcel located at 3113 Colby Road, based on the fact that the multifamily units are remaining in the same location as before, increasing from 64 units to 80 units, and the single family use remains to be found compatible with the surrounding area. Ample landscaping and

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buffering will be installed between the existing single family development and the proposed multifamily development along the east property line (at the end of Colby Ridge Blvd and Concord Ave), as previously stated in the November 2019 motion for approval. After second by Mr. Pelfrey and with unanimous vote the motion carried.

A public hearing was held to review a proposed revocation of Consolidation Plat numbered 272763, recorded for 2017 White Conkwright Road.

A portion of the property addressed at 2017 White Conkwright Road was mistakenly recorded as being consolidated to the adjoining property located to the north 1887 White Conkwright Road. When it was realized, the surveyor resubmitted the plat adjoining the portion (Parcel 2, 9.222 acres) with the correct adjoining property located at 355 Rector Lane (Nicholas and Joyce Ann Bakay). Before the corrected plat is recorded the previous plat (numbered and recorded 272763) will need to be revoked per KRS Chapter 100.285. KRS Chapter 100.285 gives the Planning Commission the ability to revoke a plat that has been put to record at the County Courthouse.

After review and comments by each member and discussion of the matter, Mr. Fink made the following motion: I make a motion to revoke the consolidation plat numbered and recorded as 272763 mistakenly consolidating Parcel 2 (9.222 acres) with the incorrect property owner. Parcel 2 should have been consolidated (per the Property Owner's request) with the adjoining property addressed at 355 Rector Lane. After second by Mrs. Watts and with unanimous vote the motion carried.

In Staff Comments, Mr. Jeffries explained the outstanding Winchester Sun invoices. The Winchester Sun was invoicing the Board of Adjustments for Planning Commission advertisements and vice versa. We had to wait for The Winchester Sun billing department to straighten out the billing and provide us with corrected invoices.

There being no other business, Mr. Fink motioned to adjourn the meeting at 9:34 PM.

The next Planning Commission meeting will be held on Tuesday, February 1, 2022.

Prepared by:

Respectfully submitted,



Kim Mathias, Recording Secretary

Christy Bush, Secretary