

Winchester/Clark County Planning Commission

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, February 1, 2022, at the Clark County Courthouse, Fiscal Court Room, Winchester, Kentucky, with Commission Vice-Chairman, Stefan Fink, presiding.

Those present were:

Stefan Fink, Vice Chairman
Christy Bush, Secretary
Bill Harp
Terry Mynk, Treasurer
Tim Nance
Becky Watts
Robert Jeffries, Planning Director
Robert Gullette, Jr., Legal Counsel

The following members were absent: Shane Wiseman and Aaron Pelfrey. Kim Mathias, recording secretary was also absent.

The meeting was called to order by Vice-Chairperson, Stefan Fink at 7:00 PM.

The minutes of the meetings held on January 4, 2022 were presented. A motion was made by Mr. Mynk to approve the minutes. After second by Mr. Harp the minutes were approved as presented with unanimous vote.

A motion was made by Mr. Nance to table the Treasurer's report until the March meeting. After second by Mr. Mynk and with unanimous vote, the Treasurer's report was tabled.

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

Mr. Berry requested that the Commissioners consider addressing policies and procedures version 1.4. This is used to assign addresses to plats, only change to P&Z subdivision regulations is section 630 on page 19.

Mr. Mayer addressed the Planning Commissioners concerning statements he had made at the January 2022 meeting regarding notices not being made in the newspaper. He apologized to the Commissioners as he later found the advertisements.

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A public hearing was held to review a Zoning map amendment rezoning the 12.47 acre property located at 1203 Irvine Road from Agriculture (A-1) to Highway Business (B-3). The Applicant (Church of the Living God) is also requesting to waive the development plan requirement for rezoning.

After presentation of the staff report, the floor was open for public comment.

After review and comments by each member and discussion of the matter, Mrs. Bush made the following motion: I make a motion to recommend approval of the request for a zoning map amendment rezoning the 12.47 acre property located at 1203 Irvine Road from Agricultural (A-1) to Highway Business (B-3), based on the fact that the current vacant/agricultural use of the property is found to be inappropriate and the proposed zoning classification of Highway Business (B-3) is found to be appropriate. I also recommend waiving the development plan requirement. After second by Mr. Mynk and with unanimous vote the motion carried.

A public hearing was held to review an amendment to the Final Plat for Phase 2 of the Farms at Winchester Subdivision located at 500 Wellington Way.

The Applicant (Pro Construction Inc/WR Rentals LLC) is requesting an amendment to the final plat for phase 2 of the Farms at Winchester Subdivision. The preliminary plat showing all three phases was approved by the Planning Commission in 2018. The preliminary plat is dated March 6, 2018.

Phase 2 originally described four 5 unit apartment buildings, four 4 unit apartment buildings, and 10 duplex units. Phase 2 consists of six 4 unit apartment buildings and eight duplex units.

The subdivision is zoned Planned Development (PD). The subdivision was approved as a multi-family and single family subdivision, developing the lots with area specifications modeled after R-4 and R-6 Zoning. Phase 2 was modeled after R-4 Zoning; the typical duplex lot is required to have a minimum of a 25' front setback, 25' rear setback, and 8' side yard setbacks.

After presentation of the staff report, the floor was open for public comment.

After review and comments by each member and discussion of the matter, Mr. Harp made the following motion: I make a motion approve the Final Plat for Phase 2 of the Farms at Winchester, amending the plat to allow a total of six 4 unit apartment buildings and 8 duplex units for Phase 2, based on the fact that this does not deviate from the intent of what was originally approved in 2018 and reduces the

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number of apartment buildings and duplex units for Phase 2. After second by Mrs. Watts and with unanimous vote the motion carried.

In Other Business, the Commissioners reviewed and interpreted the FFHS Plat at 4200 and 4122 Muddy Creek Road.

After review and comments by each member and discussion of the matter, Mr. Harp made a motion to approve the plat. After second by Mr. Mynk and with unanimous vote the motion carried.

In Staff Comments, Mr. Jeffries suggested that his staff handle the upcoming Comprehensive Plan and reach out to the original company to review their work.

There was discussion led by Mrs. Bush and Mr. Fink that based on the issues surrounding this Comprehensive Plan, specifically solar, that we should let an outside company handle the process.

Mr. Jeffries wanted to decrease the financial burden to the city/county but the Commissioners agreed both entities should have no issue funding this project given its importance to our community.

Mr. Jeffries will get bids, including the original company that did the current Comprehensive Plan.

Mrs. Bush asked that this item be added to every meeting agenda going forward so the Commissioners would be updated every month as to the progress.

There being no other business, Mr. Nance motioned to adjourn the meeting.


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

Prepared by:

Respectfully submitted,



Kim Mathias, Recording Secretary



Christy Bush, Secretary

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