

Winchester/Clark County Planning Commission

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, March 8, 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
Christy Bush, Secretary
Bill Harp
Terry Mynk, Treasurer
Tim Nance
Aaron Pelfrey
Becky Watts
Robert Jeffries, Planning Director
Robert Gullette, Jr., Legal Counsel

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

The minutes of the meetings held on February 1, 2022 were presented. A motion was made by Mr. Fink to approve the minutes. After second by Mr. Harp the minutes were approved as presented with unanimous vote.

The Treasurer's Report was presented with a reconciliation report and financial reports for January 2022 and February 2022 for review and approval by the Commissioners.

The following accounts for February and March were presented for approval:

Ron Rigney (engineering services for January and February)	\$600.00
KY League of Cities (HB55 training-Becky Watts)	\$69.00
Summers, McCrary & Sparks (Audit)	\$2000.00
The Chapman Printing (Supplies)	\$114.77

A motion was made by Mr. Fink to approve the minutes. After second by Mrs. Bush 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.

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Mr. Donnie Reed asked for the Commissioners help concerning a neighbor displaying unauthorized signage. Mr. Jeffries will follow up on the request.

A public hearing was held to review a Preliminary Subdivision Plat subdividing the 98.93 acre single family zoned property located at 2130 McClure Road into 33 single family lots ranging in size from 2 acres to 6.8 acres.

The applicant (2130 McClure Road, LLC) submitted an application to subdivide the existing property. The property is currently zoned R-1C (Single Family), the proposed lot sizes exceed the minimum requirement for the R-1C (Single Family) Zoning District as described in the Dimensional and Area Requirements. During the December 4, 2000 Planning Commission meeting, the Commission made a recommendation to rezone the property from Agriculture to R-1C Single Family.

The proposed lots range in size from 2 acres to 6.8 acres in size. Sewer is not currently available to the area. Septic is proposed for each tract.

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

The applicant (2130 McClure Road LLC-Dennis Craig) and legal representative, Brian Thomas, were available to answer any questions.

The following individuals made comments or asked questions about the project:

Mr. Mike Erwin
Mr. Robert Baldwin
Mr. Taylor Arnett
Mr. Charlie Fuller
Ms. Alicia Ritter

The following individual made comments and was in favor of the project:

Mr. Todd Denham

There were no comments or individuals in opposition.

After review and comments by each member and discussion of the matter, Mr. Pelfrey made the following motion: I make a motion to approve the preliminary plat for the property located along McClure Road and addressed at 2130 McClure Road, based on the fact that the property is zoned R-1C and the proposed subdivision plat adheres to and exceeds the minimum lot area requirement as the

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lots range from 2 acres to 6.8 acres in size. Based on discussion and the surrounding area there is no need for sidewalks, gutters, or curbs. After second by Mr. Mynk and with unanimous vote the motion carried.

A public hearing was held to review a Major Subdivision Plat subdividing a 4.49 acre parcel off of the parent tract consisting of 225.46 acres located at 1480 Rolling Hills Lane.

The Applicant (Winchester-Clark County Industrial Development Authority) submitted a subdivision plat to subdivide a 4.49 acre parcel off of the parent tract consisting of 225.46 acres. The property is currently zoned I-1 (Light Industrial) and the Industrial Authority would like to subdivide the property so that it can be sold to a potential new business to locate in the Industrial Park. The request meets the Dimension and Area Requirements for the I-1 (Light Industrial) Zoning District. The lot width meets and exceeds the minimum requirement for an industrial zoning district.

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

Mr. Todd Denham (Winchester-Clark County Industrial Development Authority) was present to answer any questions.

After review and comments by each member and discussion of the matter, Mrs. Bush made the following motion: I make a motion approve the Final Subdivision Plat for the 4.49 acre parcel (known as Tract 608) that is being subdivided from the 225.46 acre parent tract and located at 1480 Rolling Hills Lane, based on the fact that the parcel meets and exceeds the dimension and area requirements for the Industrial Zoning District and subject to the address being approved by the GIS department. After second by Mr. Fink and with unanimous vote the motion carried.

In Other Business, the Commissioners reviewed the Final Subdivision Plat for 200 Hubbard Road.

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

The Commissioners discussed a proposed policy and procedure text amendment. A public hearing is scheduled for April.

Mr. Mynk reviewed a fee worksheet with the Commissioners.

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After review and comments by each member and discussion of the matter, Mr. Pelfrey moved to adopt the proposed fees as presented with the new fee structure to begin FY23 (July 1, 2022). After second by Mrs. Bush and with unanimous vote the motion carried.

The Commissioners reviewed the Fiscal Year (FY23) budget.

After review and comments by each member and discussion of the matter, Mr. Fink made a motion to approve the FY23 budget with the new fee schedule. After second by Mrs. Bush and with unanimous vote the motion carried.

There being no other business, Mrs. Watts motioned to adjourn the meeting.

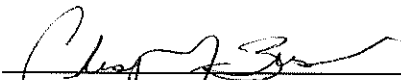
The next Planning Commission meeting will be held on Tuesday, April 5, 2022.

Prepared by:

Respectfully submitted,



Kim Mathias, Recording Secretary



Christy Bush, Secretary