

Winchester/Clark County Planning Commission

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, April 5, 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

The following Commissioners 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 March 8, 2022, were presented. A motion was made by Mr. Fink to approve the minutes. After second by Mrs. Watts the minutes were approved as presented with unanimous vote.

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

The following accounts were presented for approval:

KY League of Cities (HB55 training-Bill Harp)	\$69.00
Summers, McCrary & Sparks (Audit)	\$1000.00

A motion was made by Mr. Mynk to approve the minutes. After second by Mr. Pelfrey 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.

Mr. Donnie Reed asked for an update concerning a neighbor displaying unauthorized signage. Mr. Jeffries let Mr. Reed know that a letter had been mailed to the neighbor and they have 14 days to comply.

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A public hearing was held to review a Final Development Plan allowing a building to be in the Colby Station parking lot located at 1950 Bypass Road and allowing an additional wall sign (for a total of 3 wall signs) to be installed on the proposed building.

The applicant (BAM ILHC Enterprise, Brad Piening) applied for a final development plan to be reviewed by the Planning Commission. The development plan proposes a commercial drive-thru coffee shop/restaurant by the name of Scooter's Coffee. The business will operate strictly as a drive-thru and will not have any dine-in service.

The applicant would like to build a structure in the middle of the property known as Colby Station and located at 1950 Bypass Road. The building would be closer to the Bypass with a setback of 33.95 feet from the existing parking lot curb adjacent to the Bypass. The location of the site will be to the west of Traditional Bank outparcel. A monument sign and wall signs are being proposed, requiring a variance to allow one more wall sign on the building.

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

The applicant (BAM ILHC Enterprise, Brad Piening), legal representative, John Romppf, engineer, Alex Rosenbaum, and the owner of Colby Station Properties were available to answer any questions.

There were no public comments or individuals in favor or opposition.

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 final development plan for Scooter's Coffee, proposing the structure to be constructed at the Colby Station Shopping Center located at 1950 Bypass Road, as described during this meeting. This approval is because the development plan meets the requirement of a final development plan. I also approve the sign variance request allowing one more sign to be installed on the building to display signage that can be seen along the east, south, and west sides of the property. This proposal will not alter the essential character of the general vicinity, will not cause a hazard or a nuisance to the public, will not allow an unreasonable circumvention of the requirements of the zoning regulations, and will not take away parking from the existing tenants currently operating in the shopping center. After second by Mr. Harp and with unanimous vote the motion carried.

A public hearing was scheduled to review a development plan allowing an additional building and its accessory buildings to be located at 1205 Fortune Drive.

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Mr. Harp made the following motion: I make a motion to table this hearing until the May meeting since the applicant (Catalent Pharma Solutions, LLC has no legal representation. After second by Mr. Pelfrey and with unanimous vote the motion carried.

A public hearing was held to review a Major Subdivision Plat subdividing four parcels, ranging in size from 1.540 acres to 2.278 acres from the 52-acre parcel located at 1781 Little Stoner Road.

The applicant (Ronald E. Shrout) submitted a subdivision plat to subdivide a total of four (4) single family residential parcels from the 52-acre parent tract located at 1781 Little Stoner Road, totaling five (5) parcels ranging in size from 1.540 acres to 43.9 acres.

Under Article V of the Winchester/Clark County Development and Subdivision Regulations, anything less than five acres is interpreted as residential use, and not agricultural use. The four (4) parcels being subdivided from the parent tract range in size from 1.540 acres to 2.278 acres.

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

The applicant (Ronald E. Shrout) reviewed a copy of covenants/restrictions/reservations that homeowners would have to adhere to and was available to answer any questions.

The following individuals expressed concerns and asked questions about the proposal:

Brenda Plouch, Winchester
Jean Kamperman, Winchester
Clint Horton, Winchester
John Stanfield, Winchester
Jamie Ferrell, Winchester

There were no public comments or individuals in favor of the proposal.

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 final subdivision plat for the property located at 1781 Little Stoner Road, subdividing four (4) parcels off the parent tract (known as parcels 1, 2, 3, and 4), based on the fact that the plat meets the requirements for a final subdivision plat. After second by Mr. Mynk and with unanimous vote the motion carried.

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In Other Business, the Commissioners reviewed the draft proposal request for the upcoming Comprehensive Plan update.

After review and comments by each member and discussion of the matter, Mr. Harp made a motion to approve the draft proposal as presented with a couple of edits. After second by Mr. Mynk and with unanimous vote the motion carried.

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

The next Planning Commission meeting will be held on Tuesday, May 10, 2022.

Prepared by:

Respectfully submitted,

Kim Mathias, Recording Secretary

Christy Bush, Secretary

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