

## MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, May 4, 2021, at the Extension Office (rooms A & B) 1400 Fortune Drive, Winchester, Kentucky and via Zoom virtual courtroom, with Commission Chairman, Shane Wiseman, presiding.

Those present were:

Stefan Fink, Vice Chairman  
Sarah Glenn, Treasurer  
Christy Bush  
Terry Mynk  
Tim Nance  
Aaron Pelfrey  
Christopher Thacker, Secretary  
Robert Jeffries, Planning Director  
Robert Gullette, Jr., Legal Counsel  
Kim Mathias, Recording Secretary

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

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

The following account was presented for approval:

The Winchester Sun (advertising)	\$183.25
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A motion was made by Mr. Mynk to approve the minutes. After second by Mr. Nance and with unanimous vote, the Treasurer's report was accepted into record and the account was approved to pay.

Mr. Tom Sparks of Summers, McCrary & Sparks, P.S.C. reviewed the recent Audit with the Commissioners.

After review and discussion of the audit report, Chairman Wiseman suggested that Mr. Jeffries forward the fee schedules for several surrounding counties to review and discuss at the June meeting.

Mr. Nance made a motion to accept the audit report into the minutes. After second by Mr. Fink and with unanimous vote, the motion carried.

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

Mr. Will Mayer, Clark Coalition, made comments regarding the Solar Ordinance and asked questions regarding the hearing for the ordinance.

A public hearing was held to review a Zoning Map Amendment.

The applicant (Infiltrator Water Technologies, LLC) submitted a zoning map amendment application to rezone the back 50 acres of the two properties located at 2400 and 2770 Paris Road. The combined acreage of the two properties total at approximately 228.38 acres. The applicant is proposing to rezone 50 acres located to the rear of the property and leaving the remaining 178.38 acres zoned Agricultural.

The request is in line with the Future Land Use Map located in the most recent Winchester/Clark County Comprehensive Plan. This property (specifically the back portion) is identified as light industrial.

The applicant has provided statements in support of the application.

After presentation of the staff report, Legal Counsel, Mr. John Rompff, Sr spoke on behalf of the applicant.

Mr. David Gedritis, Director of Manufacturing Operations with Infiltrators was sworn in and presented a PowerPoint presentation to the Commissioners.

The floor was then open for public comment. There were no comments in favor or opposition of the request.

At the close of public comments in favor or opposition, Mr. Rompff was given the opportunity for rebuttal and the PowerPoint presentation was introduced into the record.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to forward a recommendation to the Clark County Fiscal Court to approve the zoning map amendment rezoning the back 50 acres located along the railroad, as proposed for the properties located at 2400 and 2770 Paris Road from Agricultural (A-1) to Light Industrial (I-1). The approval is based on the fact that the property is identified on the Future Land Use Map as Light Industrial and the proposed zoning is compatible with the adjacent industrial uses found along the south and west property lines. After second by Mr. Fink and with unanimous vote the motion carried.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to waive the development plan requirement and accept the boundary and topography survey/minor consolidation plat showing the tracts as being consolidated (50 acres) and consolidating to the existing 77.39 acre tract located to the south, currently owned and operated by Infiltrator Water Technologies, LLC provided that any new structures proposed for the site, in addition to the existing structure located on the tract addressed at 3100 Corporate Drive will require a development plan to be approved by the Planning Commission. After second by Mr. Fink and with unanimous vote the motion carried.

In Other Business, a Final Plat for the Lincoln Street Project was reviewed.

During the May 19, 2020 Planning Commission meeting the applicant (City of Winchester) submitted a preliminary 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. It was also proposed to widen the street right-of-way from 30 feet to a 55 foot right-of-way. The lots along the east side of the street will not be altered in this phase and any new phases of improvements will be brought back to the Planning Commission for review and approval.

After presentation of the staff report, Ms. Kristen Lowry, was available 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 approve the final 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 reviewed and discussed during the May 19, 2020 meeting and shown on the final plat based on the fact that this reconfiguration will bring the properties more in line with the Winchester/Clark County Zoning Ordinance and Subdivision Regulations, provided said approval is contingent upon the final plat reflecting the utility right of way.

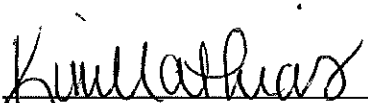
In Commissioner Comments, Mr. Wiseman and the Commissioners discussed potential dates to schedule a special meeting regarding solar ordinances. Mr. Wiseman instructed Mr. Jeffries to contact venues for availability on Tuesday, May 25<sup>th</sup>.

There being no other business, Mr. Pelfrey motioned to adjourn the meeting. After second by Mr. Nance and with unanimous vote the meeting was adjourned at 8:43 PM.

The next Planning Commission meeting will be held on Tuesday, June 1, 2021.

Prepared by:

Respectfully submitted,

  
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Kim Mathias, Recording Secretary

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Christopher Thacker, Secretary