

Winchester/Clark County Planning Commission

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, May 10, 2022, at the Clark County Extension Office, Winchester, Kentucky, with Commission Chairman, Shane Wiseman, presiding.

Those present were:

Shane Wiseman, Chairman
Christy Bush, Secretary
Bill Harp
Terry Mynk, Treasurer
Aaron Pelfrey
Robert Jeffries, Planning Director
Robert Gullette, Jr., Legal Counsel

The following Commissioners were absent: Stefan Fink, Tim Nance, and Becky Watts.

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

The minutes of the meetings held on April 5, 2022, were presented. A motion was made by Mr. Harp to approve the minutes. After second by Mr. Mynk the minutes were approved as presented with unanimous vote.

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

The following accounts were presented for approval:

KY League of Cities (HB55 training-Mr. Mynk and Mr. Wiseman)	\$138.00
Hearing Fee refund (ACH Properties)	\$800.00
Hearing Fee refund (Palmer Engineering)	\$421.28
Winchester BOA (reimbursement)	\$197.00
The Winchester Sun (advertising)	\$246.00
Ron Rigney (engineering services-March and April)	\$950.00

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.

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A public hearing was held to review a Final Development Plan proposing additional structures and its accessory buildings on the property located at 1205 Fortune Drive. The plan suggests a 42,782 square foot building, 10,000 square foot accessory building, future expansion to include up to 34,528 square feet, and two parking lots. The property currently consists of several outbuildings and accessory structures and two large parking areas that are accessible from Rolling Hills Lane. A large portion of the property is vacant. This is the area where the development plan is planning to develop.

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

The applicant (Catalent Pharma Solutions), legal representative, David Franklin, engineer, Worth Ellis (Palmer Engineering), and Catalent Pharma Solutions representative, Jake Trempey was 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, Mrs. Bush made the following motion: I make a motion to approve the Final Development Plan for Catalent Pharma Solutions, LLC, proposing the structures and parking area to be constructed at 1205 Fortune Drive, as described during the meeting since the development plan meets the requirement of a final development plan. After second by Mr. Pelfrey and with unanimous vote the motion carried.

A public hearing was held to review a Major Subdivision Plat extending Duclair Drive and consisting of a total of 38 single family lots for the 26-acre property currently zoned R-1C Single Family Residential Zoning and addressed at 299 Duclair Drive.

The applicant (John Wilson Properties, Inc) applied to develop the 26-acre property that is currently zoned R-1C (Single Family Residential). The proposal consists of 38 single family lots ranging in size from 10,875 square feet (approximately 0.25 acre) to 123,719 square feet (approximately 2.84 acres).

The smallest proposed lot is 10,875 square feet – 1,875 square feet larger than the minimum requirement. Most of the lots are more inline with the R-1B lot area requirement, as only four lots of the proposal come under 14,000 square feet in size.

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

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The applicant (John Wilson Properties, Inc.), legal representative, John Romppf, engineer, Worth Ellis (Palmer Engineering), and John Wilson Properties, Inc. representative, John Wilson was available to answer any questions.

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

Richard Wilkinson, Winchester
Megan Wilkinson, Winchester
Robert Rose, Winchester
Craig Bridgewater, Winchester
Linda Bromley, Winchester
Bobby Fulks, Winchester – in opposition of the proposal
Craig Means, Winchester
Donna Woosley, Winchester
Larry Dixon, Winchester
Pat Duvall, Winchester
Wayne Littrell, Winchester – in favor of the proposal
Rita Rowaddy, Winchester

After review and comments by each member and discussion of the matter, Mr. Mynk made the following motion: I make a motion to approve the preliminary Major Subdivision Plat for the 38 lots proposed for the R-1C zoned property located at 299 Duclair Drive, based on the fact that the proposed lots meet and exceed the dimension and area requirements for the R-1C Single Family Zoning District and the suggested street layout was reviewed by the Technical Review Committee and adheres to the requirements as requested by the TRC Committee. After no second the motion died.

After review and comments by each member and discussion of the matter, Mr. Harp made the following motion: I make a motion to deny the preliminary Major Subdivision Plat for the 38 lots proposed for the R-1C zoned property located at 299 Duclair Drive, because the suggested development has limited access. After no second the motion died.

After review and comments by each member and discussion of the matter, Mr. Mynk made the following motion: I make a motion to approve the preliminary Major Subdivision Plat for the 38 lots proposed for the R-1C zoned property located at 299 Duclair Drive, based on the fact that the proposed lots meet and exceed the dimension and area requirements for the R-1C Single Family Zoning District and the suggested street layout was reviewed by the Technical Review Committee and adheres to the requirements as requested by the TRC Committee and contingent on

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the developer adding a connection point/stub out on the southern boundary and looking into the north side for a connection point/stub out. After second by Mr. Pelfrey roll was called: Mr. Harp-Nay, Mrs. Bush-Yay, Mr. Pelfrey-Yay, Mr. Mynk-Yay. Motion carried 3-1.

The Commissioners reviewed a proposed text amendment to Article 12 Winchester/Clark County Zoning Ordinance regarding accessory buildings, pertaining to the size, location, and amenities allowed within an accessory building.

After review and comments by each member and discussion of the matter, Mr. Mynk made a motion to accept the proposed text amendment to Article 12 Winchester/Clark County Zoning Ordinance removing language regarding commercial buildings and adding language "Accessory building cannot be used for commercial purposes unless specifically permitted by the provisions of the Zoning Ordinance" and adding "unless a variance for a larger structure is granted by the Board of Adjustments". After second by Mrs. Bush and with unanimous vote the motion carried.

In Other Business, the Commissioners reviewed the Final Plats for 2130 McClure Road Subdivision.

After review and comments by each member and discussion of the matter, Mr. Harp made a motion to accept the Final Plats for 2130 McClure Road Subdivision. After second by Mr. Mynk and with unanimous vote the motion carried.

Mr. Gullette talked to the Commissioners about their role in the hearing process.

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

The next Planning Commission meeting will be held on Tuesday, June 7, 2022.

Prepared by:

Respectfully submitted,

Kim Mathias, Recording Secretary

Christy Bush, Secretary

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