

Winchester/Clark County Planning Commission

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, June 21, 2022, at the Clark County Courthouse Fiscal Courtroom, 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 May 10, 2022, were presented. A motion was made by Mr. Fink to approve the minutes with one addition. After second by Mr. Mynk the minutes were approved with unanimous vote.

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

The following accounts were presented for approval:

The Winchester Sun (advertising)	\$442.00
Ron Rigney (engineering services-March and April)	\$250.00

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

A public hearing was held to review a request for Zoning Map Amendment rezoning 0.3 acres located at 139 East Broadway from Single Family (R-1D) to General

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Business (B-4) zoning and waive the development plan requirement for this Zoning Map amendment.

The applicants (James & Paula McNabb) would like to store vehicles such as RVs and boats, etc. on the property.

The future land use map identifies the front portion of the property as Single Family Residential, however most of the property is anticipated for commercial use. The property lies within the City Limits and inside of the Urban Planning Boundary. Property bordering the 0.3 acres consists of Single-Family Zoning, Neighborhood Business, and General Business.

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

The applicants (James & Paula McNabb) and legal representative, Brian Thomas, 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. Pelfrey made the following motion: I make a motion to forward a recommendation to the Winchester City Commission to approve the zoning map amendment rezoning the 0.3 acre parcel located at 139 East Broadway from R-1D Single Family to B-4 General Business based on the fact that the existing single family zoning of the entire site is not in compliance with the Future Land Use Map found within the 2018 Winchester/Clark County Comprehensive Plan, as the map only identifies the front portion of the property as single family and the majority of the property is identified for commercial use. The existing Single Family Zoning is found to be inappropriate as the property has been vacant for 10 years or more with no structures or dwellings, and the proposed commercial use of the site for parking RVs and Boats is found to be more appropriate for the site. After second by Mrs. Bush and with unanimous vote the motion carried.

Mrs. Bush made the following motion: I make a motion to approve the request to waive the development plan requirement for this zoning map amendment application for 139 East Broadway since the applicant does not plan on putting any structures on the lot. After second by Mr. Mynk and with unanimous vote the motion carried.

A public hearing was held to review a Subdivision Plat subdividing the back portion of the General Business (B-4) zoned properties located at 125 and 127 East

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Broadway and consolidate the back parcels together to form a 0.266 acre parcel along Hopkins Lane.

The applicants (Timothy Crowe and Forrest McCord) submitted a subdivision plat to parcel the back portion of the properties located at 125 and 127 East Broadway and consolidate the back portion together to form one parcel with Hopkins Lane access. The new parcels would be as follows:

125 East Broadway	0.146 acres
127 East Broadway	0.103 acres
Parcel A (not addressed yet)	0.226 acres

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

The applicants (Timothy Crowe and Forrest McCord) 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 proposed subdivision plat subdividing the back portion of the properties located at 125 and 127 East Broadway, consolidating the back portion together and forming a 0.226 acre parcel with access from Hopkins Lane as presented during the meeting, based on the fact that the proposed plat meets the subdivision regulations and contingent on Parcel A being assigned a new address and showing it on the plat. After second by Mr. Mynk and with unanimous vote the motion carried.

The Commissioners heard a request to waive a filing fee for the non-profit organization Lady Veterans Connect.

Mrs. Phyllis Abbott (Lady Veterans Connect) addressed the Commissioners with a request to waive the filing fee for a planned development project to include three cottages along the east side of the building located at 11400 Irvine Road. The cottages will be used to house Lady veterans and their children.

After review and comments by each member and discussion of the matter, Mr. Harp made the following motion: I make a motion to waive the filing fee for the planned development project proposed by the non-profit organization, Lady Veterans Connect. After second by Mrs. Watts and with unanimous vote the motion carried.

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A public hearing was held to review the record plat for property addressed at 3679 Bybee Road and 2515 Flanagan Station Road, relocating the driveway from Flanagan Station Road to Bybee Road.

The applicant (Richard Brantigan) submitted a record plat the Planning and Development Department proposing to remove the driveway originally approved for the side of his property fronting on Flanagan Station Road and relocate it to the Bybee Road side. The original subdivision plat for the properties located in the area was originally reviewed and approved in 2020.

Driveways would normally be approved by the agency having jurisdiction and the Planning Commission would not normally be involved other than requiring the approved driveways to be shown on the record plats seeking Planning Commission approval. In this case comments and concern from the community members attending the meeting limited the driveways shown on the plat to three along Bybee Road. The Bybee Road entrances are shared, 4105 & 4049 Bybee sharing a driveway, 3925 & 3999 Bybee sharing a driveway, and 3775 & 3849 Bybee sharing a driveway. The property located on the corner and addressed at 3679 Bybee Road has access off Flanagan Station Road. This tract is addressed 2515 Flanagan Station.

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

The applicant (Richard Brantigan) was available to answer any questions.

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

Helen Hopper, Winchester
Gene and Dianna Layne, Winchester
Dalton Mullins, Winchester
Terry Phillips, Winchester
Frankie Faulkner, Winchester
Ruby Jones, Winchester

After review and comments by each member and discussion of the matter, Mr. Fink made the following motion: I make a motion to deny the record plat for the property located on the corner of Flanagan Station Road and Bybee Road, addressed at 3679 Bybee & 2515 Flanagan Station, relocating the driveway to the Bybee Road property line based on the fact that the previously approved and recorded record plat limited the driveway entrances along Bybee Road in order to maintain a safe environment for the community and not cause potential hazards

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along the steep terrain and roadway. After second by Mrs. Watts and with unanimous vote the motion carried.

In Other Business, the Commissioners reviewed the RFP's for the Comprehensive Plan update.

After review and comments by each member and discussion of the matter, Mr. Nance made a motion to accept the RFP submission from Taylor Siefker Williams Design Group. After second by Mr. Mynk roll was called: Mr. Harp-Yay, Mrs. Bush-Nay, Mr. Pelfrey-Nay, Mr. Mynk-Yay, Mrs. Watts-Yay, Mr. Nance-Yay, Mr. Fink-Yay. Motion carried 5-2.

Mr. Wiseman discussed the difficulty of finding the Planning Commission agendas on the website. Mr. Jeffries will work on rectifying this issue.

Due to the meeting being held so late in June, there will not be a Planning Commission meeting in July.

Mrs. Bush made the following motion: I make a motion to change the date for the August meeting to August 9th. After second by Mr. Pelfrey and with unanimous vote the motion carried.

There being no other business, the meeting was adjourned at 8:41 PM.

The next Planning Commission meeting will be held on Tuesday, August 9, 2022.

Prepared by:

Respectfully submitted,



Kim Mathias, Recording Secretary



Christy Bush, Secretary