

## MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, July 6, 2021, at the Clark County Courthouse, Fiscal Courtroom, Winchester, Kentucky, with Commission Chairman, Shane Wiseman, presiding.

Those present were:

Shane Wiseman, Chairman  
Christy Bush  
Stefan Fink, Vice Chairman  
Bill Harp  
Terry Mynk  
Tim Nance  
Aaron Pelfrey  
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.

Mr. Wiseman welcomed Mr. Bill Harp to the Commission. Mr. Harp was given the oath of office and sworn in prior to the start of the meeting.

The minutes of the meetings held on June 1, 2021 were presented. A motion was made by Mr. Fink 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 July 2021 for review and approval by the Commissioners.

The following accounts were presented for approval:

City of Winchester (reimbursement)	\$18.99
Ron Rigney (engineering services)	\$450.00

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.

 ORIGINAL

61

( ) A public hearing was held to review an application to waive the preliminary requirement and approve a final Major Subdivision plat for Mallard Cove, units 1A, 1B, and 1C currently addressed at 1545 McClure Road.

The applicant (CP Builders) submitted a request to waive the preliminary requirement and approve a final Major Subdivision plat .

The project was last reviewed on September 1, 2020 as a rezoning. With the zoning map amendment the Applicant also submitted a development plan showing the proposed layout of the subdivision. Instead of drawing the subdivision onto one single large plat, the Applicant would like to submit the proposal as three (3) plats labeled Unit 1-A, Unit 1-B, and Unit 1-C. The Applicant would also like the Planning Commission to review the proposed plats as the final plats and to waive the preliminary requirement. The plats were reviewed during the June Technical Review Committee meeting and were found to meet the final subdivision requirement as long as the plats were updated with the street addresses for each lot.

After presentation of the staff report, the Applicant was called to answer questions. The Applicant was not present.

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

After review and comments by each member and discussion of the matter, Mr. Nance made the following motion: I make a motion to table this hearing until the August meeting. This is based on the fact that the Applicant is not present to provide clarification regarding this application. After second by Mr. Mynk and with unanimous vote the motion carried.

A public hearing was held to review a Variance request subdividing a 0.908 acre parcel in an Agricultural Zone located at 450 Quisenberry Lane.

The applicants (Mr. and Mrs. Thomas Townsend) are requesting to subdivide a 0.908 acre parcel in an Agricultural Zoning District. The parcel is currently connected to the property across the street located at 415 Quisenberry Lane. Together the property is a total of 3.926 acres. The property has road frontage along Quisenberry Lane and Old Quisenberry Lane.

The request is subject to KRS 100.243.

( ) After presentation of the staff report, Mrs. Townsend was available to answer questions.

62

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

Mr. Rompff, representing two adjoining property owners, asked Mrs. Townsend some questions and requested some conditions be placed on the plat.

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 variance to create a 0.908 acre parcel with road frontage along Quisenberry Lane based on the fact that the 0.908 acres is already separated from 415 Quisenberry Lane and the request 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 requirement of the zoning regulations, with the additional plat notes agreed to by the Applicant: 1) Septic no less than 150 feet from the North side of Quisenberry Lane, 2) Entrance/driveway on the 250 feet (long portion) of Quisenberry Lane, 3) Home to be built no less than 1500 sq. ft. per floor, and 4) No mobile/modular home. After second by Mr. Fink and with unanimous vote the motion carried.

In Other Business, Mr. Gullette addressed the Commissioners and the public regarding the public comments received from the May 25 Special Meeting. He explained that at the following work session held on June 16<sup>th</sup> a third option started to develop and is substantially different than the previous two options that the public commented on in May. He suggested that the Commission decide whether to approve or deny both of the previous versions and set another public meeting for the Industrial Solar ordinance to allow the public to comment on that version.

Mr. Gullette gave the Commissioners a "Findings of Facts and Justifications in support of a recommendation of Denial" to review and discuss. After review of the document the Commissioners discussed adding #8. "May cause declining property values" to the document.

After review and comments by each member and discussion of the matter, Mr. Pelfrey made the following motion: I make a motion to adopt the Findings of Facts and Justifications (adding #8. May cause declining property values) in support of denying both of the Agricultural Solar Ordinances. I would also like to schedule a public hearing for the Industrial Solar ordinance draft. Upon second by Mr. Harp roll was called. In favor: Tim Nance, Bill Harp, Aaron Pelfrey, and Stefan Fink. In opposition: Christy Bush. Abstained: Terry Mynk. The motion carried 5 - 1.

Mr. Fink made the following motion: I move to amend the motion to wait until the Fiscal Court makes a decision before moving forward with the Industrial Solar draft.

63

Upon second by Mr. Harp roll was called. In favor: Tim Nance, Bill Harp, Terry Mynk, Aaron Pelfrey, and Stefan Fink. In opposition: Christy Bush. The motion carried 5 – 1.

The Commissioners reviewed proposed changes to the Winchester/Clark County Planning Commission By-Laws.

After review and discussion of the matter, Mr. Fink made a motion to accept the proposed changes to the Winchester/Clark County Planning Commission By-Laws. Upon second by Mr. Nance and with unanimous vote, the motion carried.

Discussion to change the fee schedule of the Winchester/Clark County Planning Commission applications was tabled pending additional information.

The Election of Officers for FY July 2021 – June 2022 was held as follows:

Mr. Mynk made a motion to nominate Mr. Wiseman for Chairman. With unanimous vote the motion carried.

Mr. Nance made a motion to nominate Mr. Fink for Vice-Chairman. With unanimous vote the motion carried.

Mr. Fink made a motion to nominate Mrs. Bush for Secretary. With unanimous vote the motion carried.

Mr. Fink made a motion to nominate Mr. Mynk for Treasurer. With unanimous vote the motion carried.

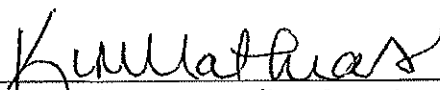
There were no Staff comments.


There being no other business, Mr. Fink motioned to adjourn the meeting at 8:04 PM.

The next Planning Commission meeting will be held on Tuesday, August 3, 2021.

Prepared by:

Respectfully submitted,

  
Kim Mathias, Recording Secretary

  
Shane Wiseman, Chairman

64