

# Winchester/Clark County Planning Commission

## MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, August 9, 2022, at the Clark County Courthouse Fiscal Courtroom, Winchester, Kentucky, with Commission Vice-Chairman, Stefan Fink, presiding.

Those present were:

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 Vice-Chairperson, Stefan Fink at 7:00 PM.

The minutes of the meetings held on June 21, 2022, were presented. A motion was made by Mr. Harp to approve the minutes. After second by Mr. Nance the minutes were approved with unanimous vote.

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

The following accounts were presented for approval:

Ron Rigney (engineering services-June and July)	\$650.00
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A motion was made by Mr. Mynk 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.

A public hearing was held to review a Development Plan describing the proposed development and subdivision of the 220.97-acre property located within the Industrial Park at 1480 Rolling Hills Lane.

ORIGINAL

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The applicant (Winchester/Clark County Industrial Development Authority) has submitted a development plan application to propose the development of the 220.97-acre property that is currently zoned I-1 (Light Industrial) and located within the industrial park at 1480 Rolling Hills Lane. The proposal consists of 8 lots ranging in size from 12.28-acres to 69.2-acres. A new street with a cul-de-sac is proposed providing access to the lots labeled Lot 2, Lot 3, and Lot 4. The development plan was reviewed by the Technical Review Committee.

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

The applicant (Winchester/Clark County Industrial Development Authority) legal representative, John Romppf, Brad Sowden (Executive Director), and Brian Ward, engineer 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, Mrs. Bush made the following motion: I make a motion to approve the development plan proposing the development of the 220.97-acre property located at 1480 Rolling Hills Lane into a total of 8 lots ranging in size from 12.28-acres to 69.2-acres, and the proposed street with cul-de-sac giving access to lots 2, 3, and 4 based on the fact that the proposed lots meet and exceed the dimension and area requirements for the I-1 (Light Industrial) Zoning District and the proposal was reviewed by the Technical Review Committee. After second by Mr. Nance and with unanimous vote the motion carried.

A public hearing was held to review a Subdivision Plat for a 16.97-acre tract subdividing it from the 220-97-acre parent tract located within the Industrial Park at 1480 Rolling Hills Lane.

The applicant (Winchester/Clark County Industrial Development Authority) has submitted a Subdivision Plat subdividing 16.97-acres from the original 220.97-acre property located at 1480 Rolling Hills Lane. It is called out on the proposed subdivision plat as "Tract 609" and called out as "Lot 1" on the development plan also up for review at this meeting.

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

The applicant (Winchester/Clark County Industrial Development Authority) legal representative, John Romppf, Brad Sowden (Executive Director), and Brian Ward, engineer were available to answer any questions.

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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 Subdivision Plat subdividing the 16.97-acre tract, known as Tract 609, from the 220.97-acre parent tract located at 1480 Rolling Hills Lane based on the fact that the plans were reviewed by the Technical Review Committee and is meeting regulations found within the Zoning Ordinance and Subdivision Regulations with one amendment. The applicant will change the proposed street name from Hill View Lane to Denham Court before recording the plat. After second by Mr. Mynk and with unanimous vote the motion carried.

In Other Business, the Commissioners reviewed the final Subdivision Plat for the 12 parcels that make up Porter Place located on Colby Road and Venable Road.

After review and comments by each member and discussion of the matter, Mr. Harp made a motion to approve the final Subdivision Plat for the 12 parcels that make up Porter Place located on Colby Road and Venable Road. After second by Mr. Pelfrey and with unanimous vote the motion carried.

The Commissioners reviewed the contract provided by Taylor Siefker Williams for the Comprehensive Plan update.

After review and comments by each member and discussion of the matter, Mr. Mynk made a motion to accept the contract. After second by Mrs. Watts and with unanimous vote the motion carried.

There being no other business, the meeting was adjourned at 7:30 PM.

The next Planning Commission meeting will be held on Tuesday, September 6, 2022. The meeting location to be determined.

Prepared by:

Respectfully submitted,

  
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Kim Mathias, Recording Secretary

  
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Christy Bush, Secretary

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