

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:00 p.m. on Tuesday, February 2, 2021, in the City Commission Chambers of City Hall, Winchester, Kentucky and via Zoom virtual courtroom, with Commission Chairman, Shane Wiseman, presiding.

Those present were:

Shane Wiseman, Chairperson
Stefan Fink, Secretary
Sarah Glenn, Treasurer
Christy Bush
Terry Mynk
Tim Nance
Aaron Pelfrey
Christopher Thacker
Robert Jeffries, Planning Director
Bill Dykeman, Legal Counsel
Kim Mathias, Recording Secretary

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

Mr. Wiseman welcomed Mrs. Christy Bush to the Commission. Mrs. Bush was given the oath of office and sworn in prior to the start of the meeting.

The minutes of the meetings held on December 1, 2020 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 except Mrs. Bush, who abstained from voting.

The Treasurer's Report was presented with a reconciliation report and financial reports for December 2020 and January 2021 for review and approval by the Commissioners.

The following accounts were presented for approval:

Ron Rigney (engineering services-Nov, Dec, & Jan)	\$835.00
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Upon motion by Mr. Thacker, second by Mr. Mynk, and with unanimous vote, the Treasurer's report was accepted into record and account was 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 Zoning Map Amendment rezoning the property located at 2800 Colby Road from Agricultural (A-1) to Single Family Residential (R-1C).

The applicants (Estate of Glenn Jenkins) submitted a zoning map amendment application to rezone the back 26 acres of the 72.54 acre property located at 2800 Colby Road from Agricultural (A-1) to Single Family Residential (R-1C). The applicants stated that the property is currently being used as a farm for hay production and has had livestock on it for the last year or so.

The future land use map identifies the property as Single Family Residential and lies inside the Urban Planning Boundary. Property bordering the 26 acres is also zoned R-1C. Duclair Drive also dead-ends onto the east side of the property. This is for the purpose of future development.

After presentation of the staff report, the Applicant (Estate of Glenn Jenkins, Mr. Brian Thomas) were sworn in to answer questions about the request.

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

The following individuals were sworn in and gave comments in opposition of the request:

Marcel Hammon, residing at 113 Gadwall Lane, Winchester
Craig Means, residing at 136 Gadwall Lane, Winchester
Mark Vance, residing at 153 Gadwall Lane, Winchester
Greg Herringshaw, residing at 145 Gadwall Lane, Winchester
Richard Wilkinson, residing at 117 Gadwall Lane, Winchester

A petition titled Mallard Place Petition - Rezoning Property Behind 2800 Colby Road was submitted into the record.

At the close of public comments in favor or opposition, the Applicant was given the opportunity for rebuttal.

After review and comments by each member and discussion of the matter, Mr. Fink 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 26 acres of the 72.54 acre property located at 2800 Colby Road from Agricultural

(A-1) to Single Family Residential (R-1C). The approval is based on the fact that the property is identified on the Future Land Use Map for Single Family Residential, the proposed zoning is compatible with the adjacent residential area along the east property line - it is also zoned R-1C, the proposal will extend the dead end street (Duclair Drive) and would allow for the expansion and connection to the adjacent development and connectivity is encouraged in the Comprehensive Plan. After second by Mr. Nance and with unanimous vote the motion carried.

Mr. Thacker made the following motion: I make a motion to approve the preliminary development plan showing the area that would be developed as a residential subdivision on the back 26 acres located at 2800 Colby Road. A final development plan will be required showing the outline of the street layout, as well as the number of lots and lot sizes before a subdivision plat is reviewed by the Planning Commission. After second by Mr. Mynk and with unanimous vote the motion carried.

In Other Business, Mr. Jeffries presented a final plat review for Oakmont Villas Unit 4-A. Mr. Thacker recused himself prior to the review.

The preliminary Planned Development Project plat for a residential planned development project consisting of 68 single family residential lots was reviewed and approved by the Planning Commission on June 5, 2018. The project consisted of two phases and is located at the end of Frontier Way. The final Planned Development Project plat was reviewed and approved at the December 4, 2018 Planning Commission meeting. The final plat for Unit 3-A was approved on February 4, 2020.

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 final plat for the Residential Planned Development Project known as Oakmont Villas Unit 4-A, consisting of lots 41-68 and lots 21-26, to be located at the end of Frontier Way, currently addressed as 525 Frontier Way, contingent on the plat being revised to show the name of "Street A" and the improvements being completed, or bond being furnished, in accordance with Article VIII of the Winchester/Clark County Development and Subdivision Regulations before it is recorded at the Clark County Court House pending the notations by the engineer and naming the streets. After second by Mr. Nance and with unanimous vote, except Mr. Thacker who recused himself, the motion carried.

In Commissioner Comments, the following nominations and elections of officers were made:

Chairman - Shane Wiseman
Vice Chairman - Stefan Fink
Secretary - Christopher Thacker
Treasurer - Sarah Glenn

Mr. Thacker made a motion to enter into executive session to review responses to the RFP for legal counsel. After second by Mr. Fink and with unanimous vote the motion carried.

Upon coming out of executive session, Mr. Thacker made the following motion: I make a motion to accept the candidate, Robert L. Gullette, Jr with Gullette and Gullette, P.S.C. to serve as the legal counsel for the Planning Commission. After second by Mr. Mynk and with unanimous vote the motion carried. Mr. Gullette will attend March's meeting.

Mr. Jeffries presented the FY22 draft budget for review and comment. After review and comments by each member and discussion of the matter, Mr. Wiseman made a motion to table the draft budget as presented to allow Mr. Jeffries to gather information on other counties and what their fees/rates are in comparison to ours. After second by Mr. Fink and with unanimous vote the motion carried.

There being no other business, Mr. Fink motioned to adjourn the meeting. After second by Mr. Nance and with unanimous vote the meeting was adjourned at 9:15 PM.

The next Planning Commission meeting will be held on Tuesday, March 2, 2021.

Prepared by:

Respectfully submitted,



Kim Mathias, Recording Secretary



Christopher Thacker, Secretary