

MINUTES

A meeting of the Winchester-Clark County Planning Commission was held at 7:30 p.m. on Tuesday, April 6, 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:

Stefan Fink, Vice Chairman
Sarah Glenn, Treasurer
Christy Bush
Terry Mynk
Christopher Thacker, Secretary
Robert Jeffries, Planning Director
Robert Gullette, Jr., Legal Counsel
Kim Mathias, Recording Secretary

The meeting was called to order by Vice Chairperson, Stefan Fink at 7:30 PM.

Mr. Fink welcomed Mr. Gullette, Jr. to the Commission.

The minutes of the meetings held on February 2, 2021 were presented. A motion was made by Mrs. Glenn to approve the minutes. After second by Mr. Thacker the minutes were approved as presented with unanimous vote.

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

The following accounts were presented for approval:

Ron Rigney (engineering services-February)	\$750.00
The Winchester Sun (advertising)	\$374.50
KY League of Cities (HB55 training)	\$207.00

Upon motion by Mr. Thacker, second by Mrs. Glenn, 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 Major Subdivision plat.

The applicant (SKR Group, LLC) is requesting to subdivide the remaining 22.425 acres of the property located at 3686 Combs Ferry Road into four parcels ranging in size from 2.526 acres to 13.958 acres, as described:

Parcel 9	-	2.970 acres	Parcel 10	2.971 acres
Parcel 11		2.526 acres	Parcel 12	13.958 acres

The property was originally reviewed at the December 2020 Planning Commission meeting. During the meeting a Transfer Development Right application was reviewed. Due to the request being denied, the subdivision plat associated with the application was not reviewed as the TDR was necessary in order to develop the intended number of lots.

In January 2021, the Applicant chose to subdivide the property into five parcels all exceeding 5 acres, and three parcels ranging in size from 2.070 acres and 2.968 acres. This plat met the requirements for a division of land for agricultural use, as exempt by KRS Chapter 100.111 and as outlined in the City of Winchester/Clark County Subdivision Regulations.

After presentation of the staff report, Legal Counsel (Mr. John Rompff) was sworn in.

Mr. Rompff questioned Mr. Jeffries about the chronological order of receiving the two application packets.

Mr. Robert Baldwin, engineer, was sworn in and was questioned by Mr. Rompff.

Mr. Mark Kindred, representative for SKR Group, was sworn in and discussed the plans for the property. He mentioned putting together a restrictive covenant. He expressed a willingness to make a condition that parcel 12 would remain green space and not be developed.

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:

Anna Bruce Kostelnik, residing at 3649 Water Works Road, Winchester
Thomas Perry, Winchester
Tom Kostelnik, residing at 3649 Water Works Road, Winchester
Mr. Rowland, residing at Water Works Road, Winchester

Edmund Buckner, residing at 3770 Water Works Road, Winchester
Matt Luliano, residing at 3672 Water Works Road, Winchester

Documents compiled by Anna Bruce Kostelnik were submitted into the record.

At the close of public comments in favor or opposition, Mr. Rompff was given the opportunity for rebuttal and he introduced a PowerPoint presentation into the record.

After review and comments by each member and discussion of the matter, Mr. Thacker made the following motion: I make a motion to approve the major subdivision plat subdividing the remainder of the property located at 3686 Combs Ferry Road into four more parcels ranging in size from 2.526 acres to 13.958 acres subject to the final plat reflecting all the access points for the road and to the provision of a stormwater management plan and to a condition of approval upon that survey and to the Applicant keeping parcel 12 as green space and subject to getting an easement for the private lane. After second by Mrs. Bush and with unanimous vote the motion carried.

In Other Business, Mr. Jeffries handed out a report from the recent audit for the Commissioners to review. Discussion of the report will be held at the May 4, 2021 meeting.

In Commissioner Comments, Mr. Thacker asked Mr. Gulette some questions regarding variances and solar ordinances. The Commissioners discussed potential dates for a special meeting regarding solar ordinances.

There being no other business, Mr. Mynk motioned to adjourn the meeting. After second by Mrs. Bush and with unanimous vote the meeting was adjourned at 9:38 PM.

The next Planning Commission meeting will be held on Tuesday, May 4, 2021.

Prepared by:

Respectfully submitted,



Kim Mathias, Recording Secretary



Christopher Thacker, Secretary