

ON THURSDAY, MAY 12, 2011, THE VERSAILLES-MIDWAY-WOODFORD COUNTY PLANNING AND ZONING COMMISSION HELD THEIR SCHEDULED MEETING IN THE 2ND FLOOR COURTROOM OF THE WOODFORD COUNTY COURTHOUSE AT 6:30 P.M.

MEMBERS PRESENT: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Rich Schein, Brian Traugott, Chad Wells, J.D. Wolf.

Chairman Wolf announced that the Planning Commission will go into executive session at this time to discuss personnel issues. **A motion was made by Mr. Traugott, as seconded by Mrs. Perry to come out of executive session at 7:15 pm. The motion carried with nine (9) aye votes. VOTING IN FAVOR: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Rich Schein, Brian Traugott, Chad Wells, J.D. Wolf.**

MINUTES: A motion was made by Mr. Traugott, as seconded by Mr. Wells, to approve the April 14, 2011 minutes, as submitted. The motion carried with nine (9) aye votes. **VOTING IN FAVOR: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Rich Schein, Brian Traugott, Chad Wells, J.D. Wolf.**

Mr. Schein apologized for not being at last months meeting, but said that he would have agreed with the other members regarding working with the EDA.

A motion was made by Mr. Traugott, as seconded by Mr. Schein, that they defer the Board of Adjustment request until the June meeting. The motion carried with nine (9) aye votes. VOTING IN FAVOR: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Rich Schein, Brian Traugott, Chad Wells, J.D. Wolf.

COMMUNICATIONS:

1. Letter from EDA

Chairman Wolf stated that at the last meeting the EDA requested that they join forces with the Planning Commission. Everyone seemed to be open to the idea. The Planning Commission needs to agree to some guidelines.

Mr. Boggs stated that he would like to hear what Mrs. Wilson has to say about it because the Planning Commission has no idea what the staff can or cannot do. Chairman Wolf stated that when it was previously discussed they talked about answering the phones and emails and forwarding their mail to them.

Mrs. Wilson stated that doing clerical things is fine, but if it gets to be more than that, it could be difficult and they would have to revisit it at that time. Mrs. Wilson stated that she felt they can try this for a year and see how it goes.

Mr. Butler stated that the proposal is an amended version of what they had originally proposed. Mr. Butler stated that before there were some things that were a little open ended and this version seems to clear those things up as long as Mrs. Wilson is satisfied. Mr. Butler stated that they have also gone to bat to the legislative bodies for additional funding if these responsibilities are taken on. Mr. Butler stated that as an operating matter in terms of conflict when in doubt say no. Mr. Butler stated that if there is something in question he can be contacted to give advice.

Mr. Schein questioned if they get into this and then in three months it is not working out, can they change their minds? Mr. Butler stated that it does not say that. Mr. Traugott stated that they do need to be cognizant of EDA's needs. Mr. Butler stated that they are making a commitment too as far as relocating phones and the like and that is a cost to them. Chairman Wolf stated that he understood that the lady that was helping them now was coming to Mrs. Wilson to ask about zoning requirements and this way Mrs. Wilson could give them information directly.

Mr. Endicott stated that was part of it, but the way it got started was that the Planning Commission was asking the legislative bodies for about forty eight thousand more dollars and it appeared that they were reluctant to give that. The EDA went to the governments and questioned if they would be willing to fund more if the EDA got some assistance from the Planning Commission staff. The governments in total from the County and in part from Versailles went along with that. As a result they will be getting twenty one thousand more from the County and seventy five hundred more from the City. That money is for the Planning Commission because they were behind but to make it more palatable they felt it would help if they were assisting the Planning Commission as well as the EDA. Mr. Traugott stated that he is fearful that it will look like it is twenty eight thousand dollars worth of work and that is inaccurate. When you describe it that way, it makes it seem like that is the only reason they will get the extra funding and that could be problematic twelve months from now. Mr. Endicott agreed that it does have that perception. Mr. Traugott stated that if this works out and then the EDA moves their office and has a full time operation the Planning Commission will be left in a situation where we have to justify additional money just to flat line.

Mr. Floyd questioned if we are requesting the same amount of money as last year? Mr. Traugott stated that we needed \$48,000.00 more this year to maintain.

Mr. Butler stated that the way it was raised at the Planning Commission was that there was no way that we could accommodate the EDA if the staff was cut. Mrs. Wilson stated that she went to the Fiscal Court budget meeting and the EDA meeting and the Midway City Council meeting and she explained that the amount that was requested was already in the works before the EDA every made this proposal. That amount was to keep the staff that we have to stay at the level that we are. If we can do the extra things for the EDA that is fine, but if we don't get the funding it might be difficult to accommodate the extra clerical duties for the EDA. Mr. Butler stated that if you don't get the funding you might have to make other considerations. Chairman Wolf stated that he wrote the letter asking for the full amount, but does not think that the City of Versailles is going to give us their portion. Chairman Wolf stated that if we have to cut staff, then what do we tell them? Mr. Traugott stated that he would buy into that argument, except the work is probably only going to be 30 minutes to an hour a week.

Chairman Wolf stated that it is his hope that this union will help things pick up and get things going in this community. Chairman Wolf stated that he felt that the staff can handle the calls and the mail and get the messages to the EDA. He did not think that they should be sending Mrs. Wilson to meetings and the like, but the clerical stuff is no problem.

Mr. Wells stated that #6 talks about retaining electronic records, which is no problem, and hard copy records. Mr. Wells stated that he is a bit concerned about the hard copy and running out of office space. He questioned about how much hard copy do they retain in a year? Is it one banker's box or a lot more? Mr. Endicott stated that would be about the extent of it. Mr. Endicott stated that could also just be on a temporary basis until they pick it up. Mr. Wells stated that he is assuming that the staff will be opening the EDA's mail and stamping it received and then forwarding it on. Mr. Endicott stated that is correct and they might get one letter a week.

Mr. Wells stated that on #4 under terms it talks about developing a web-site and he did not remember that being a part of the previous discussion and that is a bit of a concern. Mr. Endicott stated that it does say that it will be at their expense. Mr. Wells stated that it would be staff responsibility. Mrs. Perry stated that it does say that such a site will be developed and managed by the staff. Mrs. Perry questioned if they mean that the EDA will develop the website? Mr. Endicott stated that his plan was that they would become a part of the Planning Commission website. Mr. Wells questioned if he is talking about a link to the website from ours and the EDA would manage their own? He felt that would be acceptable. Mr. Endicott stated that they would agree to that. Mr. Wells questioned if there is currently an EDA website? Mr. Endicott stated that the Chamber of Commerce has one but it is not active. Mr. Endicott stated that they will accept any term the Planning Commission wants.

A motion was made by Mr. McClees, as seconded by Mr. Schein, that the Planning Commission enter into the agreement as written with the EDA dated May 6, 2011 for a one year trial period with the modification to #4 under Terms to allow the Planning Commission's website to have a link to the EDA's website.

There was discussion as to whether the EDA would want the staff to do updates to their website and it was determined that would be the EDA's responsibility. Mr. Floyd stated that this would mean that the EDA would be designing, developing, and posting to their own website. Mr. Endicott stated that he would want the Planning Commission staff to be able to communicate with a potential client. Mr. Floyd stated that would not be done through a public website, that would be email. Mr. Schein stated that contact would be made through telephone or email.

The motion carried with nine (9) aye votes. VOTING IN FAVOR: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Rich Schein, Brian Traugott, Chad Wells, J.D. Wolf.

FINANCIAL REPORTS AND BILLS

Mr. McClees questioned what the Agricultural Review Board does? Mrs. Wilson stated that they review alternative agricultural enterprises, such as wineries, orchards, etc. That board makes recommendations to the Board of Adjustment. Mrs. Wilson stated that they only meet three to four times per year. Mr. McClees questioned if they are paid every month? Mrs. Wilson stated that they only get paid when they meet and what is shown on the report is for two meetings. Mrs. Wilson explained that the board was appointed by the Fiscal Court.

The report was accepted.

MONTHLY BUDGET REPORT

The report was accepted.

REPORT TO COMMISSION

The report was accepted.

SURETY REPORT

Mr. McClees stated that he and Mrs. Wilson, Mr. Southworth, and Mr. Smith have met to discuss some issues regarding bonding requirements. Mr. McClees stated that they will have another meeting before he calls a Subdivision Regulations Committee meeting.

Mrs. Wilson stated that there might not be a need to change the Subdivision Regulations. It appears when they were revised a few years ago it would prohibit the problems that are occurring. The problem is that cannot be retroactive to those that were already in the process. The reason they are talking to the City and County Attorney's is to see if there are legislative changes they can make to resolve these issues. One thing discussed was having the City or County go ahead and do the work and file a lien for the remaining unpaved portions. They have not gotten an answer to that yet. What is in place will work for any future developments, but not for those that were developed before this regulation was put in place.

A motion was made by Mr. Traugott, as seconded by Mr. Floyd, to adjourn the meeting at 7:30 p.m. The motion carried with nine (9) aye votes. VOTING IN FAVOR: Jim Boggs, David Floyd, Ed McClees, Tim Parrott, Patty Perry, Rich Schein, Brian Traugott, Chad Wells, J.D. Wolf.

J.D. Wolf, Chairman
JW:pc

Chairman Traugott stated that he has given further thought to the Master Planned Areas and does not feel they need that, but the Land Use is necessary. Chairman Traugott questioned if the members would be agreeable to going ahead and deciding to get rid of the Illustrative Plan Maps. The members agreed to that.

Chairman Traugott questioned what Policy decisions they need to make? Mrs. Wilson stated that there are the Policies and Guidelines that are after the Goals and Objectives. They are some that contain specific land use districts. Chairman Traugott stated that they need to look at the land use categories that they have and make decisions on those.

Chairman Traugott stated one thing that still bothers him is the designation of the Agricultural Equine Preserve District. Mrs. Perry questioned what that is? Mrs. Wilson explained that it is a land use area that was created back when they created Rural Residential. There was a Rural Policy Plan that was about a 25 page document that was an addendum to the 1989 Plan to say that these are areas where we want to allow Rural Residential and these areas we feel should be more protected. That is really the only difference in that designation. Mr. Floyd questioned if the Planning Commission made that decision? Mrs. Wilson stated that they did. It was the Rural Policy Plan that was implemented when Rural Residential was done and it was based on soils, slopes, large or small tracts of land, etc. They worked with the Bluegrass Add and came up with it. There were some farms that opted out and that is why there is a gray void in the center of it. Now, most of that gray void has been purchased by Winstar Farm. Mr. Wolf questioned what purpose it serves? Mrs. Wilson stated that it is for the purpose of Rural Residential. You can still do in-family conveyance in those areas and it is still a 30 acre minimum.

Chairman Traugott stated that it still upsets him because of the north and south discrimination and all agricultural should be treated the same. Mrs. Perry agreed that agricultural is agricultural and it does not matter what it is. Mrs. Wilson stated that they discussed this in the Goals and Objectives about treating

all farmland equally so this is probably justification to change this. Chairman Traugott questioned if they can go ahead and make that recommendation? Mrs. Wilson stated that they can make that recommendation to the full Planning Commission. Mr. Parrott stated that he is fine with it.

Mr. Wolf questioned about the 500' off of the Bluegrass Parkway? Mr. Traugott stated the problem with that is it follows the Urban Service Boundary and if they change that then they would have to change it somewhere else. Mr. Wolf questioned why they ever did that? Mrs. Wilson stated it was a policy decision. Mr. Floyd stated that they can talk about that when they talk about the Urban Service Boundary. Mrs. Wilson stated that they can tweak it a bit. Mr. Floyd stated that he thinks everything on that corridor should be treated equally.

Mrs. Wilson stated that last month she told them that they really need to be thinking ahead about the descriptions of the different land use districts. If you think the agricultural equine district needs to be reclassified or merged into another one they need to think about the order of those. The Regional Commerce District required a lot of mixed uses and you need to determine if you think that is still appropriate or not.

Mr. Traugott stated that to go forward once they can get the Census data and can plug in the earlier section and then they need to look at the land use and run through the market factor to see what they have and what they need. Then the policies and guidelines need to match that. At that point they should be near done. Mr. Traugott questioned if they should wait until they get the data to meet again? Mrs. Wilson stated that she is still working on paring down the other chapters. Mr. Floyd stated that he would like her to do so he can see what she did. Mrs. Wilson stated that she can and she tried to keep it in chronological order. Mr. Floyd stated that he does not want to cause more work, but just wants to understand. Mr. Traugott stated that once she gets the information she can let him know.