

**MINUTES OF THE DANVILLE-BOYLE COUNTY PLANNING & ZONING COMMISSION MEETING
APRIL 4, 2018**

The Danville-Boyle County Planning and Zoning Commission met for a regular meeting at Danville City Hall on Wednesday, April 4, 2018 at 9:00 a.m.

COMMISSIONERS PRESENT: Jerry Leber, Chairman
Jeffrey Baird, Vice-Chairman
Jim Boyd
Vince DiMartino
Terry Manon
Mary Beth Touchstone

OTHERS PRESENT: Attorney Henry Smith
Steve Hunter, Director
Lisa Bowman, Compliance Administrator
Others

A. INVOCATION

Chairman Leber announced there was a quorum present and led the opening prayer.

B. CALL TO ORDER/ROLL CALL

Chairman Leber called the meeting to order.

C. APPROVAL OF MINUTES

Commissioner Baird made a motion to approve the minutes of the March 7, 2018 meeting as presented. Commissioner DiMartino seconded the motion and it unanimously carried.

D. FINANCIAL REPORT-FEBRUARY 2018

The financial reports for February 2018 were presented for approval. Commissioner Manon made a motion to approve the reports as presented. Commissioner Touchstone seconded the motion and it unanimously carried. A paid bills list (transaction detail by account check register) was included in the report.

E. LETTERS OF CREDIT

Steve Hunter reported that efforts are in effect to complete the Hunt Farm. Maple Tree place was discussed and presented to the HOA. Mr. Hunter explained the drainage was never completed and asked approval to obtain quotes from engineers to work on a drainage plan. Commissioner DiMartino made a motion to approve that the Commission may get quotes for the project. Commissioner Touchstone seconded the motion and it carried unanimously.

F. SUBDIVISION APPROVALS

The following Subdivision plats were presented for approval:

1. Katherine Bright – The purpose of this Subdivision Plat is to off-convey Tract 5B from the property of Bright. The property is located at 0 Pope Road, Danville, Kentucky (Boyle) and is zoned AR-1, on a tract of land containing approximately 5.500 acres. Commissioner Manon made a motion to approve the plat as presented. Commissioner Boyd seconded the motion and it unanimously carried.

2. Centre College- The purpose of this Subdivision Plat Amendment is to combine properties of Centre College into Tract B. The property is located on the block of North 5th, Rowe, McMillian, and Louise Street, Danville, Kentucky and is zoned GR-B. The tract of land contains approximately 6.627 acres. Commissioner Manon made a motion to approve the plat as presented. Commissioner DiMartino seconded the motion and it carried unanimously.

3. Pennington- Irene Pennington has applied for approval of a Subdivision Plat on a tract of land containing 31.665 acres located at 1999 Cream Ridge Road, Boyle County. The property is zoned AR-1. The purpose of the plat is to create lot A which is to be combined with the adjoining property of David Adams and henceforth described as Lot 2A, and to re-establish the property boundary between Donnie Pennington and the Irene Pennington Estate with a boundary line agreement. Commissioner Baird made a motion to approve the plat as presented. Commissioner Boyd seconded the motion and it carried unanimously.

4. Regency Estates- Regency Estates (Wellington Place, LLC) has applied for approval of a Subdivision Plat on a tract of land containing 1.586 acres located at 0 East Main Street, Danville, Kentucky. The property is zoned General Residential-Large Lot (GR-A). The purpose of the plat is to abolish and remove the property boundary between Lots 20 and 21 and create Lots 20,21A, and 21B, to abolish and remove the property boundary between lots 22 and 23 and create Lots 22A, 22B, and 23, and to remove and abolish the 35' building line shown adjacent to East Main and Short Street. Commissioner Manon made a motion to approve the plat. Commissioner Baird seconded the motion and it unanimously carried.

5. Adams- David and Connie Adams have applied for approval of a Subdivision Plat on a tract of land containing 4.869 acres located at 0 Webster Road, Perryville, Kentucky (Boyle County). The property is zoned AR-1. The purpose of the plat is to divide the property of Adams into Tracts 1 and 2. Commissioner Baird made a motion to approve the plat. Commissioner Touchstone seconded the motion and it carried unanimously.

6. McKinney- David and Angela McKinney have applied for approval of a Subdivision Plat on a tract of land containing 37.333 acres located at 0 Chestnut Grove Road, Parksville, Kentucky (Boyle County). The property is zoned AR-1. The purpose of the plat is to retrace the property of McKinney (DB 440 PG 307), to show all agreed upon boundary lines of McKinney, and to divide the property into two tracts shown as Tract 1 and Tract 2. Commissioner Boyd made a motion to approve the plat. Commissioner Touchstone seconded the motion.

G. PUBLIC HEARINGS

1. SITE PLAN- WALMART

Wal-Mart Real Estate Business Trust has applied for approval of a Site Plan Amendment on a tract of land containing approximately 21.446 acres located at 100 Walton Avenue. This property is zoned Highway Commercial (HC). The purpose of the site plan was to amend the current approved Site Plan, to allow approximately a 7,388 SF building expansion for a proposed liquor box and store pickup area along with associated parking. Commissioner Baird made a motion to approve the Site Plan presented. Commissioner DiMartino seconded the motion and it carried unanimously.

2. CENTRE COLLEGE ZONE CHANGE- The Danville-Boyle County Planning & Zoning

Commission, Centre College of KY have filed an application in order to rezone 11 sections of campus land containing approximately 105.91 acres located generally along the following streets: W Main, Harding, Moores, Perryville, N Maple, S Maple, St Mildred, Louise, McMillian, Rowe, N 5th, S 5th, W Walnut, College, Colonel, Beatty, Russell, W Martin Luther King, Grant and Dillehay from GR-A, GR-B, GR-C, NCC, HC, DT to ICD (Institutional Campus Development).

Public input:

*Mr. Joe Arney spoke in favor of the Zone Change.

*Ms. Maria at 599 McMillian asked if future Centre College real estate would be zoned ICD. Mr. Hunter replied that only the properties presented today will be re-zoned to ICD. Each property in the future would need to go through the same zone change process.

*Mr. Kevin Gray, 106 Beechwood Dr. Nicholasville, representing his Grandmother Mary Gray at 149 Louise Street, disliked the parking lot location. Chairman Leber stated that now is not the time to discuss parking. (The discussion on parking will be addressed at the Site Plan part of the hearing.)

Commissioner DiMartino made a motion to approve the Zone Change, with the acceptance of the findings from Attorney Henry Smith with minor corrections and without conditions. Commissioner Boyd seconded the motion and it carried unanimously.

3. CENTRE COLLEGE SITE PLAN- Centre College of KY has applied for approval of a Site Plan Amendment on a tract of land containing approximately 6.627 acres located at McMillian, Rowe and Louise Street. This property is zoned General Residential/ Small Lot (GR-B). Director Steve Hunter reviewed the project and stated that Phase 1 would be a 64,000 SF dorm facility.

*Commissioner DiMartino noticed that the development would take away green space from the neighbors. Mr. Leahey replied that Centre must make full use of the land they already have, as a campus lying within the City.

*Commissioner Boyd asked about the building phases. Mr. Leahey replied that they anticipate building 2 buildings. One in Phase 1 and one in Phase 2. Also, concerning traffic, the lot will be gated. A 25-foot buffer would exist between the college and the road, with heavy landscaping, a small hill to block car lights, and fencing. An 80-foot gap will exist approximately from the dorm building to the road.

*Commissioner Touchstone asked if there is a parking standard for the ICD district. Mr. Hunter stated there was no standard associated with this district.

Public input:

*Tom Ellis, 6571 Perryville Road, spoke in favor of the Site Plan.

*Kevin Gray asked if there was a possibility of Centre making a parking garage rather than a lot. Mr. Leahey replied that a garage was cost prohibitive and the geology of the area was an issue.

*Margaret Crutchfield, 1591 Lexington Road asked about the meaning of the "80-feet" reference, what a berm was, and what type of lighting would be there? Mr. Leahey replied that 80-feet is the space shown between the dorms and homes A berm is a dirt hill, and the lighting will all be directed downward.

*Lannie Lockett, 607 McMillian, asked about the construction traffic and regular traffic flow. He also requested to see a rendering of the finished project with more detailed information. Commissioner DiMartino agreed and questioned if a picture could be available with a visual picture from the neighbor's perspective. Mr. Leahey stated that they can probably have the architects show a conceptual drawing from different views. Mr. King stated that the construction traffic will be in one road and out another, so as to not interrupt traffic flow.

*Chief Tony Gray stated that a lot of children play in the area, and he would like to know about the plan for construction traffic and storing of equipment. Mr. Wayne King, Centre College, replied that parking will be on site, gated and locked. The construction area will be fenced off and signs will be up as well.

*Commissioner Denise Terry asked about the appearance of the project from the other side, such as along McMillian. Wayne King replied that the front and back of the building will be virtually identical and attractive, with a design similar to Pearl Hall.

*Tim Colhan, 640 N. Third, asked if a traffic study has been done and will there be a promise that the gate will be closed. Leahey replied that they will commit to locking the gate.

*Linda Ross, 139 Beatty Street, asked about noise issues and if the dorm would have Freshman. Mr. Leahey replied that upper classmen would be the majority of residents and the buffer should block noise.

*Ms. Marie, 599 McMillan, stated that her view of greenspace will be replaced by a three-story building, and stated that while there were promises of fencing and a hill, no specifics have been shown.

*Tom Ellis, 6571 Perryville Road, asked for assurance of the berm, landscaping and fencing.

Mr. Leahey replied that yes, Centre would commit to a berm, landscaping and a fence. Their goal was to buffer noise and to make the area as attractive as possible. Centre will be sensitive to the neighbor's concerns and requests. An 8-foot solid fence is the plan, but they will leave the final plan open for neighborhood input.

Commissioner Manon made a motion to approve the Site Plan as presented. Commissioner Touchstone seconded the motion and it carried unanimously.

4. AMEND FUTURE LAND USE MAP-

The Danville-Boyle County Planning & Zoning Commission has filed an amendment to Chapter 9 (Future Land Use) of the 2017 Danville-Boyle County Comprehensive Plan. Director Steve Hunter reviewed the changes in the Future Land Use Map categories, showed the addition of new flex categories, and presented the Perry FLUM. He reviewed the population growth update as well.

Public Input:

*Anne Ferguson read a statement (attached) in support of the FLUM Amendment, Chapter 9 changes, and commended the additional change to require a traffic impact study for certain residential and commercial developments.

Commissioner Baird made a motion to accept the amendments. Commissioner DiMartino seconded the motion and it carried unanimously.

H. NEW BUSINESS

1. BUDGET COMMITTEE REPORT

none

2. PERSONNEL COMMITTEE REPORT

none

3. LEGAL REPORT (ON BY-LAWS)

none

4. ZONING PERMITS-AUGUST 2017

5. ANNOUNCEMENTS

Director Steve Hunter shared about the new color interactive zoning layer maps that will soon be introduced on the department's website.

I. ADJOURN

This is concluded the business scheduled on the agenda. The meeting was adjourned at 12:35 p.m.

Prepared by:

JENNIE L. HOLLON,
OFFICE MANAGER