

**MINUTES OF THE DANVILLE-BOYLE COUNTY PLANNING & ZONING COMMISSION MEETING
July 6, 2016**

The Danville-Boyle County Planning and Zoning Commission met for a regular meeting at Danville City Hall on Wednesday, July 6, 2016 at 9:00 a.m.

COMMISSIONERS PRESENT: Jeffrey Baird
Clayton Denny
Logan Germann
Susie Kelly
Terry Manon

OTHERS PRESENT: Paula Bary, Director
Jennie Hollon, Administrative Assistant
Others

Vice-Chairman Germann called the meeting to order and announced there was a quorum present.

1. MINUTES

Commissioner Denny made a motion to approve the minutes of the June 1, 2016 meeting as presented. Commissioner Kelly seconded the motion and it unanimously carried.

OLD BUSINESS

No Old Business

2. MINOR PLATS

The following minor plats were presented for approval:

- a. Edwards Family Farm, LLC– The purpose of this plat was to create an 11.682 acre tract from the Edwards Family Farm LLC, being shown as Tract 1A. The property is located at 1660 Harrodsburg Road, Perryville and is zoned AR-1. Commissioner Manon made a motion to approve the plat as presented. Commissioner Baird seconded the motion and it unanimously carried.
- b. Pennington Property – The purpose of this plat was to create Lots 2 through 5, to create Lot 1 which is to be combined with the adjoining property of Paul Rousey, to create Lot 5A which is

to be combined with the adjoining property of Donnie Pennington, and to re-establish the property boundary between Donnie Pennington and the subject property with a boundary line agreement.

Also notated on the plat, Daniel Troutman, registered sanitarian, stated that an additional onsite evaluation of each tract will be required with the health department prior to any excavation or construction.

The property is located on Cream Ridge Road, Junction City and is zoned AR-1. David Ahnquist stated that the Minor Plat had been revised since the technical review meeting, and now showed only 4 tracts, plus a parent tract to meet the Minor Plat requirement. Paula Bary said the plat was now technically correct. Commissioner Manon made a motion to approve the plat as presented. Commissioner Denny seconded the motion and it unanimously carried.

- c. W.G. Smallwood and James & Anna Cocanaugher– The purpose of the plat was to retrace and divide the property of W.G. Smallwood into Tract 1 and Tract 2, to retrace the Cocanaugher property as Tract 3, and to combine tract 1 and Tract 3 to create Tract 1-A. The property is located on Taylor Road, Danville, and is zoned AR-1. Commissioner Baird made a motion to approve the plat as presented. Commissioner Kelly seconded the motion and it unanimously carried.

3. A.L. SHEPHERD SUBDIVISION FINAL PLAT AMENDMENT

A final plat amendment for Larry Walls, A.L. Shepherd Subdivision, was presented by Nancy Estes, Estes Engineering. The purpose of the plat was to divide Tract 10 of the A.L. Shepherd Subdivision into Tracts 10A and 10B. The property is located at 4515 and 4525 Lebanon Road, Boyle County and is zoned AR-1. Commissioner Denny made a motion to approve the plat contingent upon obtaining the surveyor's signature and seal. Commissioner Baird seconded the motion and it unanimously carried.

4. WALNUT STREET COMMONS FINAL PLAT AMENDMENT

A final plat amendment for Clark Properties and Development, LLC (Walnut Street Commons) was presented by Dale Sheperon, AGE Engineering. The purpose of the plat was to amend the Final Plat file 1754-A by modifying the division lines between lots 1 and 2 and between lots 2 and 3. The property is located on East Walnut Street, Danville and is zoned NCC. Mr. Sheperon explained that the developer was building condos and needed to adjust lot lines to match the unit lines. Commissioner Germann asked if the condos were attached. Dale confirmed that the condos were attached. Paula Bary shared that the plat was lacking the signature for K.U. and the owner's signature. Commissioner Manon made a motion to approve the plat, contingent upon obtaining the owner's and K.U.'s signatures. Commissioner Denny seconded the motion and it unanimously carried.

5. TRANSSNAV PROPERTY SITE PLAN

A site plan for TransNav Technologies was presented by Josh Banks, Banks Engineering. The purpose of the plat was to show construction of a 60,000 square foot building expansion and 30 additional parking spots. The property is located at 209 Corporate Drive, Danville and is zoned IBD. Mr. Banks stated that he needed to obtain signatures of the owner, the surveyor, the city engineer, and drainage needed submitted and confirmed by Earl Coffey. Commissioner Germann asked if the landscaping had been updated. Paula answered that the original landscape plans for Transnav Property were done for the entire lot, so additional landscaping will not be required. Commissioner Baird made a motion to approve the plat subject to the signatures. Commissioner Kelly seconded the motion, and it unanimously carried. Vice-Chairman Germann thanked Transnav for expanding in our community.

CHAIR BUSINESS

1. CRAWFORD SPRINGS PLAT RENEWAL

Mike Graves submitted a letter requesting the preliminary plat for Crawford Springs to be renewed. The plat expired on June 21, 2016. Commissioner Baird made a motion to renew the plat for one year. Commissioner Kelly seconded the motion and it unanimously carried.

2. ENTERPRISE CENTER PLAT RENEWAL

Jody Lassiter submitted a letter requesting the preliminary plat for Enterprise Center to be renewed. The plat expires on July 20, 2016. Commissioner Baird made a motion to renew the plat for one year. Commissioner Denny seconded the motion and it unanimously carried.

3. JOHN HILL BAILEY INDUSTRIAL PARK-LOT 6 PLAT RENEWAL

Jody Lassiter submitted a letter requesting the preliminary plat for John Hill Bailey Industrial Park on Corporate Drive to be renewed. The plat expires on September 4, 2016. Commissioner Kelly made a motion to renew the plat for one year. Commissioner Denny seconded the motion and it unanimously carried.

4. PAYMENT OF BILLS

A list of unpaid bills in the amount of \$1,970.00 and a list of \$276.37 paid bills was presented for approval. Commissioner Denny made a motion to pay the bills. Commissioner Manon seconded the motion and it unanimously carried.

5. MAY FINANCIAL REPORTS

The financial reports for May 2016 were presented for approval. Commissioner Manon made a motion to approve the reports as presented. Commissioner Denny seconded the motion and it unanimously carried.

6. PERSONNEL COMMITTEE APPOINTMENT

Chairman Leber appointed Logan Germann to be on the Personnel Committee. Maryann Hollon's term had expired and Commissioner Germann has agreed to be on the committee.

7. RESOLUTION #160505 NEW SURVEYOR'S CERTIFICATE (tabled 5/4/16)

Paula Bary stated that a surveyor's certificate that includes new technology is being worked on. The resolution will be kept on the table.

8. AMENDED FEE SCHEDULE

A returned check fee of \$50 was asked to be added to the 2016/2017 Fee Schedule (adopted 5/4/16). The Commission unanimously approved the \$50 returned check fee, which is identical to the City and the County's fee.

Paula Bary shared that there was a change in staffing, and the department is in the process of seeking a Compliance Administrator.

This concluded the business scheduled on the agenda. The meeting was adjourned at 9:25 a.m.

Prepared by:

JENNIE HOLLON
ADMINISTRATIVE ASSISTANT