

**MINUTES OF THE DANVILLE-BOYLE COUNTY PLANNING & ZONING COMMISSION MEETING
OCTOBER 5, 2016**

The Danville-Boyle County Planning and Zoning Commission met for a regular meeting at Danville City Hall on Wednesday, October 5, 2016 at 9:00 a.m.

COMMISSIONERS PRESENT: Jerry Leber, Chairman
William Baas
Jeffrey Baird
Clayton Denny
Vince DiMartino
Logan Germann
Susie Kelly
Terry Manon
Marion White

OTHERS PRESENT: Paula Bary, Director
Jennie Hollon, Administrative Assistant
Lisa Bowman, Compliance Administrator

Chairman Leber called the meeting to order and announced there was a quorum present. He then led the opening prayer. Chairman Leber introduced Lisa Bowman, the new Compliance Administrator and welcomed her.

1. MINUTES

Commissioner Baird made a motion to approve the minutes of the September 7, 2016 meeting as presented. Commissioner Germann seconded the motion. The motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

2. MINOR PLATS

The following minor plats were presented for approval:

- a. Rolan Coulter – Nancy Estes presented the plat. The purpose of this plat was to off-convey Tracts M1 and M2 from Coulter. The property is located on Lebanon Road, Boyle County and is zoned AR-1. Commissioner Germann made a motion to approve the plat as presented. Commissioner Kelly seconded the motion and it unanimously carried.

- b. Mike and Lisa Graves- The purpose of the plat was to create and off-convey Tract 1B from the parent tract of Mike and Lisa Graves, and to combine the remaining property of the parent tract of Mike and Lisa Graves with Tract 2. The property is located at KY Hwy 243, Gravel Switch, Boyle County. Commissioner Manon made a motion to approve the plat as presented. Commissioner Denny seconded the motion and it carried unanimously.

- c. Nancy Louanne Overstreet- The purpose of the plat was to off-convey Tract 1 and Tract 2 from the parent tract of Nancy Luanne Overstreet; to create and off-convey Tract 1A and Tract 2A from the chain of title of the parent tract of Phillip Daly; to combine Tract 1 and Tract 1A to create Tract 1B; to combine Tract2 and Tract 2A to create Tract 2B; to show a 15 foot wide permanent ingress/egress easement crossing the parent tract for the benefit of Tract 1B and Tract 2B and to show a 15 foot wide permanent ingress/egress easement for the benefit of Tract 2B. Easements are shown for information purposes only. The property is located at 50 Minors Branch Road, Gravel Switch, Boyle County and is zoned AR-1. Dale Sheperson showed the flood plain area on the plat and explained the property line goes into the creek, hence the need to create Tract 1A and 2A. Commissioner Denny made a motion to approve the plat, pending an address. Commissioner Manon seconded the motion and it unanimously carried.
- d. Mitchellsburg United Methodist Church- A plat was presented for the church by Dale Sheperson. The purpose of the plat was to combine the property of the Mitchellsburg United Methodist Church from deed book 190, page 324, with the property of the Church from deed book 16, page 460 and to show a 25 foot utility easement for the benefit of Inter County Energy. The storage shed shown may stay per Inter County. The property is located at 11470 Lebanon Road, Mitchellsburg, Boyle County, and is zoned GR-B (with an approved conditional civic use by the Board of Adjustments, approved on Sept 15, 2016). Commissioner Kelly made a motion to approve the plat as presented. Commissioner Baird seconded the motion and it carried unanimously.
- c. Stoudemayer Estate- A plat was presented for the Stoudemayer Estat. The purpose of the plat was to create Tract E, to create Tract 1-A by consolidation of Parcel A, Parcel B, Tract C and Tract D, and to create Tract 1-F by consolidating Tract 1 and Tract F. The property is located at 1670 and 1722 Goggin Lane, Boyle County, and is zoned AR-1. Commissioner Denny made a motion to approve the plat as presented. Commissioner Kelly seconded the motion and it carried unanimously.

3. THE SANCTUARY FINAL PLAT AMENDMENT #1- PHASE 1

A final plat amendment for The Sanctuary was presented by Kendal Wise, Vantage Engineering. Kendal explained the plat was to amend The Sanctuary, Phase One, which has not yet been filed, but 99% of the work has been done per the developer Joedy Sharpe. Once 100% of the work is done, the City Engineer can sign off on the Letter of Credit, and the plats may be filed. The purpose statement for the plat was as follows: (a.) to combine the area of Tract A and Tract B such that the combined is referred to as Tract A, (b.) to reduce the area of Lot 2 and create common area C, (c.) to create a stone fence preservation easement along the west boundary of the development (easement is for informational purposes only), and (d.) to reduce space between the sidewalks and curb. The property is located on Goggin Road, Danville and is zoned GR-A and AR-1. Commissioner Germann made a motion to approve the plat as presented. Commissioner DiMartino seconded the motion and it unanimously carried.

4. MITCHELLSBURG UNITED METHODIST CHURCH SITE PLAN

A site plan for Mitchellsburg United Methodist Church was presented by Dale Sheperson, AGE Engineering. The purpose of this plat was to gain approval of a 1064 square foot accessory building. The property is located at 11470 Lebanon Road, Mitchellsburg, Boyle County and is zoned GR-B. Mr. Sheperson explained that no drainage was needed at this time. Commissioner Manon motioned to approve the site plan. Commissioner Kelly seconded the motion and it unanimously carried.

5. FARMERS NATIONAL BANK SITE PLAN

A site plan for Farmers National Bank was presented by Kendal Wise, Vantage Engineering. Commissioner Germann recused himself and left the room, stating that he has business with the bank. The purpose of the plat was to gain approval for the construction of a 3170 square foot bank and associated site improvements. The property is located at 1641 South Danville Bypass, Danville and is zoned H-C. Commissioner DiMartino asked who owns the overgrown storm basin on the corner of the lot. Kendal explained that the State owns the basin and

it would help maintain the storm basin and Farmers National Bank intends to see it is maintained. Commissioner Denny motioned to approve the Site Plan as presented. Commissioner DiMartino seconded the motion and it unanimously carried.

CHAIR BUSINESS

1. PAYMENT OF BILLS

A list of bills in the amount of \$7,828.10 was presented for approval. Paula shared that the \$7,500 bill to Bluegrass Area Development was a 50% payment toward new zoning maps that are being worked on by BGADD. The maps will be available in digital form online and should be completed in the next six months. Commissioner White made a motion to pay the bills. Commissioner Baird seconded the motion and it unanimously carried.

2. FINANCIAL REPORTS

The financial reports for August 2016 were presented for approval. Ms. Hollon shared a now available balance sheet to go along with the financial reports. The balance sheet will help the department be aware of current assets, such as the bank balance, CD, and vehicle fund, and it will also show current liability expenses. The balance sheet will also show the department's cashed letters of credit and the amount in each LOC. Commissioner Baird questioned why improvements have not been done with some of the very old projects where funds exist. Paula explained the City and the County must first sign off on a project. There is no time limited on LOC's and 50% of the homes must be constructed in order for the improvements to be made. Commissioner Manon made a motion to approve the financial reports as presented. Commissioner Baird seconded the motion and it carried unanimously.

3. COMP PLAN UPDATE

Paula Bary shared that Earl Coffey will not be completing the City of Danville items of Chapter 6. Staff will work on finishing this.

4. 2017 MEETING AND CUT-OFF SCHEDULE

Commissioner Denny made a motion to approve the 2017 cut-off and meeting schedule. Commissioner Kelly seconded the motion and it unanimously carried.

This concluded the business scheduled on the agenda. The meeting was adjourned at 9:50 a.m.

Prepared by:

JENNIE HOLLON
ADMINISTRATIVE ASSISTANT