

Taylorsville-Spencer County
Joint Planning and Zoning Commission

The regular meeting of the Taylorsville-Spencer County Joint Planning and Zoning Commission was held April 21, 2022, in the Fiscal Court meeting room located at 28 East Main Street, Taylorsville, Kentucky.

Vice Chairman Clayton called the meeting to order.

Present were Dwight Clayton, Marsha Mudd, Diana Faue, Anthony Travis, Valerie Hunt, and Paula Wheatley. Also present were Attorney Dale, Administrator Sweazy and Admin. Assistant Angie Helton. Gordon Deapen and Teddy Noel were absent.

Vice Chairman Clayton: You have in your packets a copy of the minutes for April 7, 2022. I will entertain a motion to approve those minutes.

Commissioner Hunt made a motion to approve the minutes for the April 7, 2022, meeting. Second by Commissioner Wheatley.

Vice Chairman Clayton: Any further discussion from the commission? Julie read the roll.

Administrator Sweazy: Roll called, motion carries.

Vice Chairman Clayton: Any committees?

Administrator Sweazy: None.

Vice Chairman Clayton: Our bylaws require anyone wishing to speak be sworn in before testimony. Another one of our bylaws is all speakers are limited to 3 minutes. That does not include questions from the commission.

Attorney Dale administered the oath of testimony to all wishing to speak.

Vice Chairman Clayton: Old business.

Administrator Sweazy: We have the application of Phillip Richard Everhart for Willow Island Phase VI requesting preliminary plat approval on 27.107 acres proposing 17 residential lots located at the intersection of Curtis Way and The Landings in Willow Island. On Monday Kevin Sisler with Sisler and Maggard Engineering came in and talked with me. He said they weren't going to be able to have everything prepared and ready for this meeting. So, if the commission so chooses, we can continue that until the next meeting or how every you all would like to proceed with that. I will state that Mary, I think her last name is Everhart, one of the individuals on the application, she did bring in two different things, one is Articles of Incorporation of Spencer County Pilots Club, Inc. and the Spencer County Pilots Club Rules and she took those over and had them recorded as requested.

Attorney Dale: For your information, its to my understanding they're just redrafting those lots.

Commissioner Mudd: So, will they be ready by the next meeting?

Administrator Sweazy: He talked like they would be. If not I can let you all know in advance.

Commissioner Mudd: So, if we postpone this until the next meeting, that would keep you from having to readvertise?

Administrator Sweazy: Right, we wouldn't have to re-notice all adjoining owns or everything.

Attorney Dale: You have to continue it.

Vice Chairman Clayton: I will entertain a motion to continue.

Commissioner Faue: Made a motion to continue this action until the next meeting on May 5, 2022.

Commissioner Wheatley: Second.

Vice Chairman Clayton: Any discussion?

Commissioner Hunt: Will we be able to have a copy of the restrictions, Articles of Incorporation and Pilots Club Rules?

Administrator Sweazy: Yes, I can get those to you. Everything is in the clerk's office now, but the restrictions are the original restrictions for that development as a whole.

Vice Chairman Clayton: Any further discussion?

Commissioner Travis: I was around here when that came about to start with, and I don't recall any objections along the way.

Vice Chairman Clayton: We have a motion to continue.

Administrator Sweazy: The only thing is, this is not a new landing strip it's an existing one. It's not that we're creating a new landing strip.

Vice Chairman Clayton: Is there any further discussion? Let's do roll call.

Administrator Sweazy: Roll called, motion carries.

Vice Chairman Clayton: New business.

Administrator Sweazy: We have the application of Heckert Properties, LLC requesting AG-1, agricultural to AG-2, agriculture on 5.652 acres located at 1177 Hardesty Ridge Road, which is Hwy 1251. The comprehensive plan recommended land use map indicates the area should be low density residential. The Heckert's purchased this property after the manufactured home that was on the property burned. They have cleaned up the property and are wishing to change the zoning to bring it into compliance since it is less than ten acres and zoned AG-1, we're asking for the AG-2 zoning. Mrs. Heckert is present. This is the plat in your folders. It has direct access, existing frontage, and existing driveway. The utilities are in place. There is compatible zoning in the area.

Vice Chairman Clayton: Would someone like to speak on this tonight?

Administrator Sweazy: Do you have anything you want to say?

Mrs. Heckert: No, just here for any questions.

Vice Chairman Clayton: I will open it up for any questions. Did I understand you to say the burned out manufactured home has been removed?

Administrator Sweazy: Yes, it's completely gone, and everything has been cleaned up.

Commissioner Faue: Are you going to be replacing that with another manufactured home?

Mrs. Heckert: No, I'm going to be selling the vacant property.

Vice Chairman Clayton: Any other questions? If there's no objections, we can move forward with this tonight. Now, I will entertain a motion.

Commissioner Mudd: I'll make a motion we rezone the application of Heckert Properties, LLC requesting a zone change from AG-1, agricultural to AG-2, agricultural on a 5.652-acre tract of land located at 1177 Hardesty Ridge Road, Hwy. 1251. The recommended land use map in the comprehensive plan recommends low density residential and the change would be in compliance with the comprehensive plan and there is no one here to speak against it.

Commissioner Faue: Second.

Vice Chairman Clayton: Any other discussion? Call roll.

Administrator Sweazy: Roll called, motion carries.

Vice Chairman Clayton: Next of new business.

Administrator Sweazy: We have the application of Early Wyne Land, LLC requesting Final Plat approval of 17.69 acres proposing 11 residential lots located on Wynemer Drive in Early Wyne Plantation. The preliminary plat approval was done March 18, 2021. All plans have been reviewed and approved by Engineers and ready for construction. As far as getting the plat signed off, I spoke to Harrod Compton at the City and we're in the mist of making changes and doing things differently. So, one of the things that Harrod implied to me is what they're really wanting to do is before they will sign off on anything, they want everything built and in place. So, even ask if he would be interested in sending a letter or anything like that just to say that they were good with it and I didn't get a lot of response. He just said that all improvement would be put in place before they would sign off on it and they will calculate the Letter of Credit that would go along with it as far as what they think it would be to do the improvements.

Vice Chairman Clayton: I thought we quit doing that.

Administrator Sweazy: No, you still have to put that in place to make sure it holds good for a year.

Vice Chairman Clayton: I thought we did that with the recording when they sold the lots, but they can't sell the lots.

Administrator Sweazy: No, they can't sale the lots until its signed and recorded. Usually what we've been doing with the county is we'll go on and do final plat approval, but I won't sign that plat until I get something from the engineer that everything is in place and ready to roll.

Vice Chairman Clayton: So, it changed and that's improved.

Administrator Sweazy: It's kind of the same stamp with the city at this point too.

Vice Chairman Clayton: I misunderstood but I'm satisfied with your answer. Thank you.

Administrator Sweazy: You all do have the final plat in front of you. If you have any questions, Mr. Brown is here who is Early Wyne Land, LLC.

Trevor Brown: 71 Andrew Drive, Fisherville, KY.

Commissioner Hunt: The front yard set back of 25 feet variance request on here. Is that with all lots?

Mr. Brown: Yes.

Administrator Sweazy: We will also need to do a 3 to 1 ratio on Lots 148 and 149.

Vice Chairman Clayton: All these lots have sanctuary sewer?

Mr. Brown: Correct.

Vice Chairman Clayton: Is it constructed yet?

Mr. Brown: Yes. The roads in.

Vice Chairman Clayton: So, the sanitary sewers in, the roads in. You don't have the surfacing in yet, do you?

Mr. Brown: Yes. So, this project is under the old rules, so I had to put the final coat on. I have another one in Bellwood that we were going to go on and put the final coat on but they won't let me because its under the new rules.

Vice Chairman Clayton: Now I'm confused.

Administrator Sweazy: Because Bellwood is in the county where Early Wyne is in the city. That's where I don't agree because if they don't bring a final plat in here and we haven't seen it and they go on and put down asphalt, put in sewer lines and everything else. Then you all don't give that 3 to 1 ratio, then what.

Mr. Brown: From my perspective, I have to go ahead and start working on stuff when I get it. Because we can't get it until its all in. So, I can't wait for a final plat and then start working on it because I loose 4-5 months.

Vice Chairman Clayton: I would entertain a motion.

Administrator Sweazy: You have people signed up to speak.

Vice Chairman Clayton: I'm sorry. Does anyone want to stand up and speak?

Citizens: No.

Vice Chairman Clayton: Are you sure?

Commissioner Faue: Julie if you don't mind explaining it to me one more time. If we approve this as final plat, you don't sign off on it until the Engineers sign off on it?

Administrator Sweazy: Exactly.

Commissioner Faue: And the Engineers are waiting for...

Administrator Sweazy: See, I am confused at the way this one went through the city, to be honest. Because we can do preliminary plat and what we've done in the county normally they would come right back in with their final. But they can get approval on that final but until everything is in place, I can't sign it. So, to me they go on and get their final then they can start their construction and then by the time they got all that done then we are ready to go ahead and sign off on it and not waiting for a meeting. So, in the city this one here is a totally different story. On the final they went on and started letting them construct everything. On preliminary they don't let them construct everything. Now it's all in place and now here we are with everything in place with the final.

Vice Chairman Clayton: We don't have anyone to speak on this so I will open it up to a motion.

Commissioner Faue: I make a motion to approve the final plat of 17.69 acres proposing 11 lots on Wynemer Drive in Early Wyne Plantation for applicant Early Wyne Land LLC with the stipulation of a 25' front yard setback variance and a 3 to 1 ratio on lots 148 and 149.

Commissioner Wheatley: Second.

Vice Chairman Clayton: Any discussion on the motion? Call roll.

Administrator Sweazy: Rolled called, motion carries.

Vice Chairman Clayton: General questions or discussion?

Administrator Sweazy: Our next meeting is May 5th. I'll look on trying to find some training for anyone that might need training.

Commissioner Travis: Motion to adjourn.

Commissioner Faue: Second.

Vice Chairman Clayton: All in favor say aye, meeting adjourned.

Attest:

Secretary

Chairman