

## **WELCOME**

## **CALL TO ORDER**

The meeting was called to order at 6:30PM on November 3, 2021 by Mayor Larry Solomon.

## **PLEDGE OF ALLEGIANCE**

Mayor Solomon led all attendees in the Pledge of Allegiance.

## **ROLL CALL**

A quorum was present and a roll call was taken: Commissioner Jeremy Ramage, Commissioner Eric Dulaney, Commissioner Brian Garner, Commissioner John Mefford, and Mayor Larry Solomon.

## **LEGISLATION/ATTORNEY'S REPORT**

**ORDINANCE 2021-18** - AN ORDINANCE OF THE CITY OF UNION, KENTUCKY APPROVING, WITH CONDITIONS, A REQUEST OF VIOX & VIOX, INC. (APPLICANT) FOR 9541 US 42, LLC AND FLORENCE CHRISTIAN CHURCH (OWNERS) FOR A ZONING MAP AMENDMENT FROM RURAL SUBURBAN ESTATES/UNION TOWN OVERLAY (RSE/UTO) AND UNION NEIGHBORHOOD OFFICE (UNO) TO UNION COMMERCIAL/UNION NEIGHBORHOOD OFFICE/URBAN RESIDENTIAL TWO/PLANNED DEVELOPMENT (UC/UNO/UR-2/PD), AND A VARIANCE, FOR A 61.889 ACRE SITE LOCATED AT 9253 AND 9357 OLD UNION ROAD (ON THE EAST SIDE OF OLD UNION ROAD BETWEEN THE VILLAS OF FOWLER'S CREEK DEVELOPMENT AND THE PROPERTY AT 9513 OLD UNION) AND ALONG THE WEST SIDE OF US 42 BETWEEN THE US 42/FOWLERS LANE INTERSECTION AND THE US 42 SWEET HARMONY LANE INTERSECTION UNION, KENTUCKY. (2nd Reading)

Mayor Solomon addressed those present and via zoom to state that the Commission appreciated all the resident comments, letters, and emails received. He thanked City Administration staff and Ryle High School, especially Principal Matt Shafer, for their assistance with the October 25<sup>th</sup> Commission Meeting. The meeting, held at Ryle, accommodated citizens wishing to voice both negative and positive comments about the proposed project. Mayor Solomon stated that he read each-and-every letter and email received, and presumed that each Commissioner also read those sent to them. He continued to say that staff fact checked all claims made in letters and email received. In all, all information received was taken into serious consideration by the City Commission. He assured citizens that the Commission had thought long and hard to reach independent opinions and ultimately a final decision. He then said that each Commissioner would make his own individual statement, then the vote on Ordinance 2021-18 would follow.

Commissioner Ramage stated that he appreciated all the written and spoken comments on the project. The Commission heard, read, addressed, and investigated each and every concern in order to make the most informed decision possible. He realized that not everyone would be happy with the decision, but he felt that the development, as a whole, is beneficial for the citizens of Union. There were as many citizens in support of the project around the Sweet Harmony, but they were not always as vocal as those who were opposed.

Commissioner Dulaney passed on making a statement.

Commissioner Garner stated that the Union Promenade project is almost a perfect fit for the City of Union. For the last 20 years, he has watched the City of Union sit and not grow. Now, the city has the opportunity to catch up and even surpass the surrounding communities. Residents across the city and county are in support of the proposed project, as well as people who oppose it. He read each and every email received and reviewed the UDF from every angle. Ultimately, the Union Promenade project crossed off everything desired on his checklist. He has high demands for the city. The project offers walkability, stand-alone stores, accessible parking, and letters of intent from tenants that fit within the city of Union and what people want. He was sympathetic to the UDF and gas station concerns, but he felt that the overall project is great, as well as critical to help keep Union moving forward.

Commissioner Mefford stated that he felt like the slated Promenade Project was an overall wonderful development with upscale, boutique stores and restaurants with walkability. This is his 7<sup>th</sup> term as a City of Union Commissioner and he shared the countless times he has heard people talk about the lack of restaurants in Union forcing them to seek options in other cities. Most people really like the development, but they don't like the UDF. After thoughtful consideration, he felt that the UDF was not the best fit for this development.

Mayor Solomon stated that he thought long and hard about this decision. He took all the resident comments into consideration. This included an email from one of the residents that summed up his thoughts. Mayor Solomon read excerpts from the email which expressed happiness about the project which would give families a place to walk and be together, eat, get ice cream, and conveniently get gasoline. This email also stated that the overall benefits of the Union Promenade project, including the UDF even with gas pumps, outweighed any negative concerns for residents and not devalue the Union community. This email lastly reflected back to when the new Kroger Marketplace had been proposed, there were those that opposed it; but now, it is considered one of the best things that has happened in the City of Union. Lastly, Mayor Solomon then said to the developer that all promises made would be followed up by the city to make sure they are fulfilled.

Commissioner Ramage made a motion and Commissioner Dulaney seconded the motion. Mayor Solomon requested a roll call vote. Commissioner Ramage voted aye, Commissioner Dulaney voted aye, Commissioner Mefford voted nay, Commissioner Garner voted aye, and Mayor Solomon voted aye.

**Motion approved 4-1.**

#### **ANNOUNCEMENTS**

Mayor Solomon announced that the City Commission will hold a regular Meeting on Monday, December 6, 2021 at 6:30 PM at the Union City Building, 1843 Bristow Dr., Union, KY 41091.

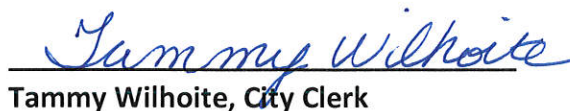
#### **ADJOURNMENT**

Commissioner Ramage motioned to adjourn. Commissioner Mefford seconded. **Motion approved 5-0** at 6:42PM.

**APPROVED:**

  
Larry Solomon, Mayor

**ATTEST:**

  
Tammy Wilhoite, City Clerk