

AGENDA
BEREA PLANNING COMMISSION
WORK & BUSINESS SESSION

TUESDAY, NOVEMBER 12, 2024 6:00 PM

Berea City Annex
Council Chambers
304 Chestnut Street

The public may view the meeting LIVE on the City of Berea's YouTube Channel at www.youtube.com/@cityofbereakentucky40403 or may attend in person/make comments.

Email comments pertaining to PUBLIC HEARING agenda items may also be sent to codescomments@bereaky.gov no later than 4 PM prior to be read or addressed during the meeting. A link to the LIVE meeting will also be posted to Facebook at [@bereaky](https://www.facebook.com/bereaky) and the City of Berea website at <https://bereaky.gov>.

NO comments from ANY PLATFORM or site will be monitored during the session.

Business Session

1. Call to Order
2. Recognition of Visitors
3. Minutes for October 22, 2024

Old Business

1. Eipert-Nicely Development LLC – Vineyard Estates Phases IIIA & IIIB
Letter of Credit – Expires December 20, 2024 – \$725
Requesting extension
2. Wendell Combs / Christian Ach – Villages of Beaumont Farm
Bond – Expires December 6, 2024 – \$73,000
Requesting extension for one year

New Business

1. 151 & 170 Seventy-six Boulevard – Thoroughbred Engineering
Amended Final Plat for Pennington Addition
2. Menelaus Road Subdivision – KJC Properties
Preliminary plat with waiver for roll curbs and one entrance

Public Hearing

1. 1035 Peggy Flats Road - Zone Change Request
Lester Stewart – Fincastle Subdivision, Phase II
Requesting to change a portion of (0.542 acres) of 1035 Peggy Flats Road from A (Agriculture) to R-1 (Single Family Residential)