

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES**

**MARCH 12, 2009**

The regular meeting was held in the Scott County Courthouse on March 12, 2009. The meeting was called to order by Chairperson Mike Bradley at 6:00 p.m. Present were Commissioners Melissa Waite, Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, Ralph Tackett, and Bias Tilford (arrived late), Planning Director Michael Sapp, Planners Brian Shorkey and Joe Kane, Engineer Ben Krebs, and Attorney Charlie Perkins.

Those in attendance who intended to speak before the Commission were sworn in by Attorney Perkins.

Mr. Sapp introduced Joe Kane, the new Planner.

Motion by Waite, second by Tackett, to approve the February invoices. Motion carried.

With the correction of Mr. Hampton making the motion for the Amended Urgent Treatment Center instead of Mr. Richardson, motion by Richardson, second by Waite, to approve the February 12, 2009 minutes. Motion carried.

With the addition of discussion of the Planning Commission vacancy under New Business, motion by Waite, second by Holland, to approve the March agenda. Motion carried.

Postponements/Withdrawals

Chairman Bradley reported that the Sparks Farm Development (including the determination for rehearing), Pleasant Valley Section II, Phase II, Georgetown/KOA Kampground, and Lemons Mill Project Amended applications have been postponed to the April meeting. Motion by Richardson, second by Lacy, to accept the four items for postponement. Motion carried.

Consent Agenda

No items were eligible for the Consent Agenda.

FSP-2009-2 Moore Property – Final Subdivision Plat for two 5-acre tracts subdivided from a 22.2-acre parent tract zoned A-1, located on the west side of Muddy Ford Road (KY 922).

Mr. Shorkey reviewed the staff report. There were no outstanding issues.

Martha Graves, adjacent property owner, expressed concern that fencing is not required between her property and the access easement that abuts her property. Mr. Shorkey and Mr. Perkins agreed that there is no regulation that requires a fence in this situation.

Commissioner Tilford arrived at the meeting.

Commissioner Lacy felt that the Commission should consider in the future whether the access easement should be owned by the parent tract and separate from the five acres, rather than being included as part of the five acre minimum lot size.

Mike Hoffman, Thoroughbred Engineering and representing the applicant, stated that they could put stakes along the north property line to indicate the edge of the access easement. Ms. Graves stated that she would discuss that with Mr. Hoffman. Mr. Hoffman agreed with the seven (7) conditions of approval.

Mr. Shorkey reviewed the conditions for Ms. Graves.

**Motion by Lacy, second by Waite, to approve the Final Subdivision Plat subject to the seven (7) conditions of approval. Motion carried.**

#### Discussion on Northeast Georgetown Traffic Study

Mr. Sapp reported that discussion will occur at the April meeting so that public notice can be made. It was clarified that the Planning Commission will recommend (or not) that the City Council approve the study as part of the Comprehensive Plan.

After discussion, it was agreed to hold a special meeting on April 2 at 3:00 p.m. to discuss this matter along with other “housekeeping” issues.

#### Ester Hall request to remove berm (125 Whitman Way in Adena Ridge)

Mr. Shorkey presented photographs taken of Ms. Hall's yard showing where she wishes to remove a berm in order to align her fence with the fence of her neighbor. The fence would serve the same purpose as the berm. Ms. Hall stated that she could have more use of her property if the berm is removed. The visual effect to property owners across Crumbaugh Road was discussed.

Whether the berm affects stormwater drainage was discussed. Mr. Krebs did not recall that the berm was for stormwater management and did not believe it would affect the drainage. Ms. Hall stated that a heavy rain floods the corner of her backyard.

**Motion by Richardson, second by Holland, to approve the request to remove the berm if it is replaced by a fence. Motion carried.**

#### Upcoming expiring Letters of Credit/Bonds

No bonds were coming due this month.

#### Dissemination of proposed Sign Ordinance

Mr. Sapp stated that the proposed Sign Ordinance needs to be studied by the Commission and any interested parties. It was decided to hold a public hearing on the matter at the regular May meeting.

#### FY 08-09 Audit

Mr. Sapp reported that the audit for FY 08-09 was completed and no significant findings were made. He stated that the audit is provided to the Mayor and Judge Executive. It was agreed to include a copy in the next packet mailing to the Commissioners.

#### Permanent status for Brian Shorkey

Mr. Sapp requested that the Commission approve permanent employment status for Brian Shorkey.

**Motion by Hampton, second by Richardson, to approve permanent employment status for Brian Shorkey. Motion carried.**

#### Update of previously approved projects and agenda items

Mr. Sapp reported that he will be meeting with Sadieville officials about extending their urban service boundary.

#### Planning Commission vacancy

Chairman Bradley reported that since the City did not fill the Planning Commission vacancy within the 60-day period allowed by law, the appointment must be made

by the Commission. The Executive Committee met to discuss a process to follow in filling the vacant seat. It was decided that an ad will be placed in the local paper advertising the vacancy, and the Mayor will be asked to submit the names of several candidates. The full Planning Commission will review all the applications at the special April 2 meeting and narrow the list to three names. At the regular April meeting, in Executive Session, those three people will be interviewed and a decision will be made.

Mr. Perkins stated that he will research whether it is legal to conduct the process in Executive Session.

#### Taking sworn testimony

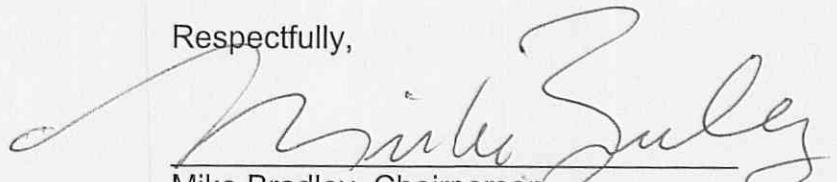
Commissioner Tilford then expressed concern about allowing people to testify who were not sworn in at the beginning of the meeting. Mr. Perkins discussed that issue, and also limiting speakers to speaking one time, putting a time limit on their comments, prohibiting repetitious testimony, calling speakers in the order they signed up, and having a sign-up sheet for each application.

It was also discussed continuing a hearing after all testimony is taken, to allow the Commission time to think about the issues before voting. Mr. Perkins also suggested including any time limit in the notice for the public hearing.

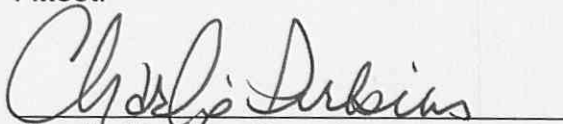
**Motion by Richardson, second by Waite, to adopt the following procedures in taking sworn testimony: 1) there will be a separate sign-up sheet for each application; 2) speakers will be heard in the order they signed up after staff and the applicant have made their presentation; 3) each person will have only one opportunity to speak; 4) after all testimony is taken, if there are still questions, they will be directed to the Planning Commission; 5) the public hearing will be closed after staff and the applicant have concluded their discussion. Motion carried.**

The meeting was then adjourned.

Respectfully,

  
Mike Bradley, Chairperson

Attest:

  
Charlie Perkins, Secretary