

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

JANUARY 14, 2010

The regular meeting was held in the Scott County Courthouse on January 14, 2010. The meeting was called to order by Chairperson Mike Bradley at 6:00 p.m. Present were Commissioners Janet Holland, John Lacy, Jimmy Richardson, Ralph Tackett, Bias Tilford, Melissa Waite, and Steve Woodrum, Planning Director Michael Sapp, Planners Brian Shorkey, Joe Kane, and Bonnie Skinner, and Attorney Charlie Perkins. Absent were Commissioner Greg Hampton and Engineer Ben Krebs.

Motion by Lacy, second by Tackett, to approve the December invoices. Motion carried.

Motion by Richardson, second by Waite, to approve the December 10, 2009 minutes. Motion carried.

Approval of January agenda

Mr. Sapp reported that the applicant for the Longview Telecommunications Tower has asked for a postponement, and that the Georgetown/Lexington KOA Kampground is no longer an application because the applicant no longer has an option to purchase the property.

With the addition of Item D under New Business, Bluegrass ADD Appointee, motion by Lacy, second by Richardson, to approve the January agenda. Motion carried.

Postponements/Withdrawals

Motion by Waite, second by Holland, to accept the above-noted postponement of the Longview Telecommunications Tower application. Motion carried.

Consent Agenda

There were no items for the Consent Agenda.

Amendment to Zoning Ordinance regarding temporary uses

Mr. Sapp reported that currently the *Zoning Ordinance* has no regulations regarding temporary uses. Any use that has traffic, sanitary, or environmental impacts, or degrades the character of the area, would have to be approved for a conditional use permit. Inability of the applicant to mitigate those concerns would be grounds for denial of the permit.

Chairman Bradley asked for clarification of Item B. Procedure. He felt that the language can be interpreted to mean either that a permit would not be required, or not be allowed, in B-3 or residential zones. Mr. Perkins stated that a temporary use is allowed in those areas, but it must be a permitted use and go through the regular approval process because of potential impacts.

Mr. Sapp added that the ordinance would not provide for oversight of yard sales, which are the most common temporary use in residential districts, and that there is already a downtown entity that oversees activities in the B-3 district.

David Greathouse, Moores Mill Road resident, expressed concern about the proposed temporary RV park on that road. He enumerated the impacts of 570 RVs on the property and expressed his opposition to the proposal. Commissioner Woodrum stated that the applicant for that proposal went through the Board of Adjustment, not the Planning Commission.

Sheila Flynn, representing the mobile home park on Lisle Road, stated that they have vacancies that could have been offered to the RV park applicant. They have a letter from KYTC stating that Lisle Road can handle the additional traffic.

Mr. Greathouse asked what the applicant for the RV park was granted. Mr. Sapp stated that they weren't granted anything, but informed that the Board of Adjustment has no jurisdiction. They still need to get approval from the Health Department, Emergency Management Services, and Police and Fire Departments.

Discussion continued on the temporary RV park.

Motion by Lacy, second by Richardson, to approve the proposed amendment to the *Zoning Ordinance* regarding temporary uses requiring a conditional use permit from the appropriate Board of Adjustment. By roll call vote, motion carried 8-0.

Board of Adjustment Fee Schedule

Mr. Sapp reported that the proposed increases in the current fee schedule are in line with other counties in Kentucky.

Motion by Lacy, second by Tilford, to approve the 2010 Board of Adjustment Fee Schedule. Motion carried.

Election of Officers

Motion by Lacy to nominate Mike Bradley as Chairman. Motion by Bradley to nominate the current officers John Lacy and Jimmy Richardson to the Executive Committee. Motions carried.

Bluegrass ADD Appointee

Mr. Sapp reported that we hosted the last Bluegrass ADD meeting and that they are in the process of revising their bylaws. They are requesting that each County designate one voting representative.

Commissioner Tilford wished to receive a copy of the new bylaws before appointing a representative. It was clarified that the Area Development Districts are a resource only, and have no authority in making policies.

Motion by Tilford, second by Tackett, to postpone the matter to the February meeting. Motion carried.

Motion by Tilford, second by Bradley, to go into Executive Session to discuss threatened litigation. Motion carried.

Motion and second to come out of Executive Session. Motion carried.

No action was taken in Executive Session.

The meeting was then adjourned.

Respectfully,

Mike Bradley, Chairperson

Attest:

Charlie Perkins, Secretary