

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

**JANUARY 13, 2011**

The regular meeting was held in the Scott County Courthouse on January 13, 2011. The meeting was called to order by Chairperson Mike Bradley at 6:00 p.m. Present were Commissioners Greg Hampton, John Lacy, Jimmy Richardson, Ralph Tackett, Bias Tilford, Melissa Waite, and Horace Wynn, Director Earl Smith, Planners Brian Shorkey and Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent was Commissioner Janet Holland.

Those intending to speak before the Commission were sworn in by Mr. Perkins.

Motion by Hampton, second by Wynn, to approve the December invoices. Motion carried.

Motion by Waite, second by Tilford, to approve the December 9, 2010 minutes. Motion carried.

With the addition of a review of the budget update under Item F, Other Business, motion by Waite, second by Wynn, to approve the January agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

There were no items eligible for the consent agenda.

PDP-2010-23 Kroger Center – Preliminary Development Plan for a Kroger Marketplace on 17.8 acres located off McClelland Circle, west of U.S. 25.

Mr. Shorkey reviewed the staff report, including the six requested variances. He reviewed the history of the site and issues regarding access, the electronic gate at the end of the “park road,” sidewalks, the location of the fuel station and associated traffic (which is not supported by staff), and landscaping. He noted that nothing can happen on the site until a consolidation plat is recorded for the two tracts on the site. He requested larger detailed site plans for the bank and fuel station, and pavement markings for pedestrian crossings.

Staff's recommended continuing the application until the February meeting to give the applicant time to address the concerns regarding relocation of the fuel station, preservation of the existing landscaping, submission of a more detailed landscape plan, provision of sidewalks, and several technical issues. He also asked that the final development plan be brought before the full Commission, with neighbors being notified of that meeting.

Eric Larson, City Engineer, stated that he met with the Mayor, the Parks and Recreation Director, and the Fire Chief, who all have interest in the connection to Marshall Park and the Aquatic Center. He stated that in general they support the plan as proposed. He added that there are several issues they will discuss with the applicant if the project is approved.

Todd Metzmeier, representing Kroger, stated that they are considering all of staff's recommendations and believe they are able to address all of them with the exception of relocation of the fuel station. Relocation is not easy as it affects the economics of the proposal if one of the outlots is lost, but they are still studying the matter. He agreed to continue the application until February.

Chairman Bradley opened the public hearing, but explained to the neighbors present that they may wish to wait until February when a more accurate plan is presented to voice their concerns.

Phil Puckett, Grisham Drive resident, expressed his opposition to the connection to Grisham Drive due to excessive traffic using the fuel station. He stated that it was designed as a residential road connecting to other residential property, not a commercial site. He asked that Grisham Drive not be connected to the property.

Gorman Baker, Grisham Drive resident, reiterated Mr. Puckett's concerns. He also asked that the fuel station be relocated.

Barb Fullerton, Chamberlain Drive resident, also expressed concern about excessive traffic affecting the safety of children and emergency vehicle access. She stated that the future residential area will add even more traffic.

Richard Whitston, Southland Drive resident, felt the traffic situation will be terrible. He felt the steep incline off the bypass will be a danger to children and a place where trash will collect.

Matthew Merrifield, Chamberlain Drive resident, stated that one reason he purchased his home was because there was so little traffic, which would make the street safe for his children. He felt the increased traffic will make the area unsafe for children.

Mr. Metzmeier noted that a traffic signal will be placed at the intersection with the bypass.

Mr. Larson reviewed the traffic study and discussed the traffic control devices that can be installed. He stated that the City is aware of the concerns and will do everything they can to mitigate them.

Discussion continued on the traffic situation.

John Burdine, adjacent property owner across the bypass, asked about the stormwater detention plans.

Mr. Larson responded to a question about parking on Grisham Drive, stating that there is parking on one side only. Patricia Diller, Grisham Drive resident, stated that there is parking on both sides of Grisham Drive.

**Motion by Richardson, second by Hampton, to continue the application to the February 10, 2011 meeting. Motion carried.**

#### Discussion of bylaws

Mr. Smith discussed the proposed changes, including the section regarding the make-up of the Executive Committee.

Commissioner Hampton requested that the full Commission be provided with minutes of the Executive Committee meetings. Mr. Perkins suggested adding item F, under Section 7, stating the minutes kept in Executive Committee meetings shall be included in the next Commission packet and no later than the second regular meeting packet.

It was clarified that membership of the Executive Committee will be appointed annually at the March meeting.

It was decided to add an item G in Section 7 that Executive Committee compensation will be provided as set out in the current budget.

**Motion by Waite, second by Tackett, to approve the bylaws with the noted additions. Motion carried.**

#### Proposed changes to *Accounting Policies and Procedures*

Mr. Smith discussed the proposed changes to the *Accounting Policies and Procedures*. After discussion of the interpretation of the statement, "When selecting a new auditor, the Planning Commission shall not enter into a contract for more than five (5) years in length," Mr. Perkins suggested replacing that sentence with, "The auditor shall be reviewed annually."

Regarding what office staff can make bank deposits, it was noted that GIS staff issue receipts for GIS services; therefore, GIS staff cannot make bank deposits to the GIS account.

**Motion by Hampton, second by Lacy, to approve the changes to the *Accounting Policies and Procedures*, as recommended by the auditor. Motion carried.**

#### Comprehensive Plan Update & KLEAR

Mr. Kane updated the Commission on the UK undergraduate students' project on Sustainable Development and Open Space, Greenways and Trails Planning for Scott County. He distributed examples of their work and described the work they will be performing. He invited the Commissioners to the first interactive meeting that will be held on February 2 at the Extension Center where the students will learn more about the vision of community members. He noted that the process will help staff gather information for the Comprehensive Plan Update.

#### H.B. 55 Continuing Education, 2011

Mr. Smith explained the handout showing the Commissioners' H.B. 55 credits. The fact that there is no funding allocated in the budget for training for Commissioners and BOA members was discussed. Mr. Smith stated that there has been enough free training offered to allow the members to achieve their required hours without having to spend money for training. He noted the regular Bluegrass Regional Planning Council meetings which provide 1 credit hour and are free.

#### FY 10-11 Budget Update

The FY 10-11 budget update was briefly discussed.

The meeting was then adjourned.

Respectfully,

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Mike Bradley, Chairperson

Attest:

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Charlie Perkins, Secretary