

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

May 12, 2011

The regular meeting was held in the Scott County Courthouse on May 12, 2011. The meeting was called to order by Chair John Lacy at 6:00 p.m. Present were Commissioners Greg Hampton, Janet Holland, Rob Jones, Jimmy Richardson, Bias Tilford, and Melissa Waite, Director Earl Smith, Planners Brian Shorkey and Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Ralph Tackett and Horace Wynn.

Motion by Holland, second by Jones, to approve the April invoices. Motion carried.

With the correction of changing Chairman Lacy's title from Vice Chair to Chair, motion by Richardson, second by Holland, to approve the April 14, 2011 minutes. Motion carried.

Motion by Holland, second by Waite, to approve the May agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

Representatives of the Logan Property and KAF/Aichi Forge New Facility Addition applications agreed to their conditions of approval and there were no concerns expressed by the Commission or public. Motion by Waite, second by Holland, to approve the two items on the Consent Agenda. Motion carried.

PDP-2011-12 Bierman Recycling Facility – Preliminary Development Plan for a recycling facility on five (5) acres, located on the west side of Lexington Road near the Scott/Fayette County border, on the former Interstate Transformer Company site.

Mr. Kane reviewed the staff report. The request includes subdivision of the property into two parcels, and approval of a Preliminary Development Plan for the rear tract. He stated there were no major issues with the subdivision plat, but a maintenance and use agreement for the shared access drive and shared stormwater facilities is being required. He also stated that the Health Department did a site evaluation of the septic system, and found that several issues need resolved. A letter from the Health Department indicated that they cannot approve the system for either lot at this time, but

will work with the owners to help make the lots meet their regulations. A condition of approval of the subdivision plat will make the subdivision contingent on Health Department approval.

Mr. Kane addressed the landscape buffer, and recommended approval of the Subdivision Plat and Development Plan with the additional condition regarding Health Department approval.

Tom Lambdin, Midwest Engineering, described the recycling operation that will take place on the site. Concrete and asphalt from torn-up roads and demolished commercial buildings are stockpiled and sorted on the site before being compacted and shipped to their other sites for processing and reuse.

Commissioner Hampton expressed concern about noise and dust. Mr. Lambdin stated that the process has minimal noise impact and that there have been no complaints at their other sites. Nick Strong, applicant, stated that it is a wet processing system that minimizes noise and dust.

Commissioner Jones expressed concern about the impact on the existing building if an adequate septic system cannot be constructed. Mr. Strong stated that there is sufficient room for a rock system, but they have not followed up on plans for it yet.

Chairman Lacy announced that Bias Tilford was now in attendance.

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

Janice Wise, Ironworks Road resident, asked how high the piles of concrete and asphalt will be before they are crushed. Mr. Strong stated that they will not accumulate a tremendous amount because it is quickly turned over to generate revenue. He added that there is not enough room to accumulate more than a 10-15 foot pile.

Commissioner Tilford asked about the processing. Mr. Strong described the low-impact crushers that reduce the material down to an aggregate size that can be sold to concrete and asphalt companies.

Commissioner Waite noted that water is provided by Kentucky American Water, not GMWSS as stated in the staff report.

Motion by Jones, second by Holland, to approve the Preliminary Subdivision Plat and Preliminary Development Plan, subject to the ten (10) conditions of approval. Motion carried.

Comprehensive Plan Goals and Objectives

Mr. Shorkey reported that the 30-member steering committee has been meeting monthly to draft the Goals and Objectives. He briefly reviewed the document and stated that action will be requested on the document at the June meeting.

He added that committees will be formed to update the four required elements of the Comprehensive Plan once the Goals and Objectives are adopted.

Vacation of right-of-way – 626 Poplar Street

Mr. Smith reported that, per KRS, if City Council closes a public right-of-way, it must first be reviewed by the Planning Commission for its agreement with the Comprehensive Plan. He stated that the alley in question between Payne Avenue and Elm Street has not been used in decades, and showed an aerial photo showing the right-of-way as a manicured grass area. He added that officially closing the right-of-way does not conflict with the Comprehensive Plan, or affect day-to-day traffic. It was probably originally created to provide access to the rear of the properties.

After brief discussion, **motion by Waite, second by Holland, to recommend approval to City Council of closing the public right-of-way at 626 Poplar Street. Motion carried.**

Update on drawn letters of credit

Mr. Combs updated the Commissioners on the recent work that has been done to complete construction projects, and noted that bid requests have been advertised for several additional projects needing completion, including Harbor Village and Lake Forest Subdivisions.

Update of previously approved projects and agenda items

Mr. Smith reported that City Council denied the connection between Grisham Drive and the Kroger development and approved the connection for pedestrian and bicycle use only. The new Kroger plan has been submitted and will come before the Commission at the June meeting.

Regarding the Bridge Street bridge, Commissioner Tilford asked if Mr. Combs could write to the Department of Transportation requesting that the bridge be repaired. Mr. Smith replied that the matter is under the authority of City Council.

Motion by Jones, second by Waite, to adjourn. Motion carried.

The meeting was then adjourned.

Respectfully,

Attest:

John Lacy, Vice Chairperson

Charlie Perkins, Secretary