

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
May 9, 2019**

The regular meeting was held in the Scott County Courthouse on May 9, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Regina Mizell, Frank Wiseman, Steve Smith, James Stone and David Vest, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Jeff Caldwell and Byron Moran.

Motion by Mizell, second by Smith, to approve the April invoices. Motion carried.

Motion by Mizell, second by Mifflin, to approve the April 11, 2019 minutes. Motion carried.

Motion by Smith, second by Stone, to approve the May agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Cherry Blossom Village Amended Master Plan (PDP-2019-07), Cherry Blossom Village Phase 9 (PSP-2019-01), and Richard Hulette Property (FSP-2019-21) have been withdrawn.

Chairman Sulski stated that the application for Ashton Grove Commercial (ZMA-2019-22) has been postponed to the June meeting.

Chairman Sulski stated that the application for Mar-Lan Farm #1 Property (FSP-2019-18) has been postponed to the June meeting due to confusion on whether application had been postponed at workshop.

Consent Agenda

A representative of the ML Georgetown Paris LLC application (FDP-2018-56) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Vest, to approve the Preliminary Development Plan. Motion carried.

FSP-2019-17 Jones Property - Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract located on Willow Brook Lane.

Ms. Gerry stated this property and the surrounding properties are zoned A-1.

She stated the property is labeled as future development on the master plan for Willowbrook Subdivision.

She stated the four proposed lots would be accessed by one drive. She stated the drive and turnaround must meet county road standards. She stated the proposed road and turnaround did not meet the regulations as shown on the plat. She stated the applicant has agreed to meet county road standards if approved.

Commissioner Mifflin questioned the intent of the property on previous plats. She stated the property was previously intended to be a future cluster subdivision.

Rita Jones, applicant, stated she was the owner and developer of the property.

John Sharpe, neighbor, stated he was the previous property owner. He read a letter he had submitted to the Planning Commission.

Jeremy Deweese, representing Willow Brook Homeowners Association, stated he and the other homeowners of Willow Brook thought that the property could not be further developed.

Sherri McMurray, 107 Ashwood Circle, stated that when she bought her home, she was told no further development could occur. She stated she had concern if the proposed lots would have same restrictions as Willow Brook.

Jeff Hart, 100 Old Farm Road, stated that he has concerns regarding what property can and cannot be developed. He stated he has received different answers.

Heather Sapp-Goodin, 100 Willow Brook Lane, stated due to the neighborhood restrictions her home value has raised. She questioned what material the driveway and homes would use. She stated she had traffic concerns.

Phil Weisenberger, 104 Willow Brook Lane, stated he had concerns about the proposed driveways.

Sandra Daukas, 104 Ashwood Circle, stated she had concerns of what would be built on the tracts and her home value.

Chairman Sulski questioned Mr. Kane if the property was ever considered preservation. He stated the property was Preliminary approved as Phase 2 of the subdivision when the original cluster subdivision was approved.

Chairman Sulski questioned if the lots would follow the original Homeowner Association's rules. Mr. Kane stated the property had preliminary approval but was not developed and the final plat recorded. He stated when the final plat is recorded the Homeowner Association would be established. He stated the property has since been divided and sold. He stated restrictions could be set by the property owner.

Commissioner Wiseman questioned the location of the preserved land and if the proposed application was approved would that violate the cluster development.

Mr. Kane stated that the land in the proposed application was previously approved at Phase 2 of the original cluster development but was never constructed. He stated he recommended if the application is approved, to rescind the preliminary approval for Phase 2 of the cluster development.

Commissioner Mifflin questioned if the preserved land was available for Phase 2 of the cluster. Mr. Kane stated the property is now under separate ownership.

Ms. Jones stated she bought the property in 2012 from Kentucky Bank. She stated she had been farming the land since she purchased it.

She stated she would have an 1,800 square foot minimum and no single or double wide trailers would be allowed. She stated she would be open to suggestions for other restrictions. She stated the public road will be black topped to county road standards.

Commissioner Mifflin questioned if there would be restrictions on the driveways. Ms. Jones stated she would rather not place restrictions on individual driveways.

Commissioner Smith questioned if the four lots could have the same restrictions as Willow Brook Subdivision. Ms. Jones stated she does not know the restrictions. She stated these lots are 5-acre lots instead of 2-acre lots and feels some restrictions may not apply.

Mr. Sharpe stated he feels that Ms. Jones does not have development rights to the land.

Mr. Perkins stated the original development was not completed. He stated Ms. Jones bought A-1 zoned land that can be subdivided into 5-acre tracts.

After further discussion, **Motion by Mifflin, second by Vest, to continue Jones Property (FSP-2019-17) until next regular meeting. Motion carried.**

PDP-2019-19 100 Ikebana Drive – Preliminary Development Plan for a 15,929 square foot retail building located at 100 Ikebana Drive.

Mr. Summers stated this is the property of a former restaurant. He stated it is zoned B-5.

He stated they are planning to reuse most of the existing parking lot and the existing entrances.

He stated the application meets the requirements except the building setback has a proposal of 41 feet instead of 50 feet.

He stated there are existing sidewalks along Blossom Park Drive and Ikebana Drive.

He stated the applicant plans to retain the existing landscape. He stated a requested variance for the eastern property line screening is appropriate.

Mike Hill, representing applicant, stated the applicant plans to reuse much of the existing site. He stated they will remove the existing building and rebuild on the same site.

Chairman Sulski questioned if the applicant planned to remove the front parking spaces along Blossom Park Drive. Mr. Hill stated that the parking lot would probably be restriped.

Bill Keller, 132 Sunningdale Drive, Burger King owner, stated that Ikebana Drive was not developed when the building was Golden Corral. He stated that he has concern with the additional traffic.

He stated he would like to see the driveway entrance moved back. He stated that the Planning Commission should request a traffic light at the Blossom Park Drive and Connector Road intersection.

Neal Thompson, 108 Spyglass Drive, stated that he has concern with the traffic. He stated that the traffic situation needs to be corrected before anything else is developed.

Patricia Fannin, 103 Birkdale Drive, HOA President, questioned what kind of retail store is being built. She stated she has traffic concerns.

Mark Webb, 131 Birkdale Drive, stated he has traffic concern.

Commissioner Sulski stated he would like to see a traffic light installed at the intersection.

Mr. Hill stated the application is for a tool store. He stated the west entrance is 50-foot from the intersection. He stated both entrances would help with traffic flow.

Commissioner Mifflin proposed a western entrance and eastern exit.

Mike Leonard, applicant, stated a right only entrance could be hard to monitor. He stated a tool store will have less traffic than the former restaurant.

Mr. Webb questioned if Ikebana Drive was wide enough for semi-trucks.

Mr. Krebs stated the street meets public road requirements.

Mr. Keller stated that when the building was Golden Corral that semi-trucks used the back entrance.

Chairman Sulski questioned if there could be just one centered entrance.

Mr. Leonard stated they prefer two entrances for traffic flow. He stated according to their tests semi-trucks can make the turn at the first entrance.

Mr. Keller stated the semi-trucks cannot make the turn without veering into traffic.

Amanda Gray, 120 Sunningdale Drive, stated she has traffic concerns due to school busses and children walking in the area along with the semi-trucks. She stated she does not think anyone is against retail in the area. She stated the neighborhood just wants the traffic situation improved.

Commissioner Smith stated the representative from the Kentucky Transportation Department had stated the more the area grows, the more likely they would get a traffic light at the intersection.

Mr. Thompson stated that the Kentucky Transportation Department said that a traffic light at that intersection would be too close to the other traffic light at Connector Road and Cherry Blossom Way.

Chairman Sulski questioned if Starbucks had ever been approached about closing their entrance onto Connector Road.

Commissioner Wiseman stated that even with the traffic situation, the Planning Commission is still approving plans in that area.

Chairman Sulski stated that Connector Road is a State controlled road.

Commissioner Mifflin questioned if the Planning Commission could request a traffic light to the State.

Chairman Sulski questioned the road connection to Old Oxford Drive that was mentioned with the Planet Fitness application. Mr. Kane stated that he believes the road had started this week.

Ms. Fannin questioned when does a neighborhood get to a saturation point.

Mr. Thompson questioned when does the development stop until traffic is improved.

Chairman Sulski questioned if a traffic light was requested before. Mr. Kane stated he believed some of the business owners were against the idea. He stated a proposal to close Old Oxford Drive was also explored.

Commissioner Wiseman stated that a moratorium should be considered for the area.

After further discussion, **Motion by Smith, second by Wiseman, to deny the Preliminary Development Plan (PDP-2019-19). Motion failed 3-4.**

After further discussion, **Motion by Mizell, second by Mifflin, to approve the Preliminary Development Plan (PDP-2019-19) subject to two (2) variances and five (5) conditions of approval with two additional conditions that prior to final, to work with staff on western entrance for safety concerns, and the final development plan must come back before Planning Commission. Motion carried 6-1.**

PSP-2019-20 Juett Property – Toyota Tsusho – Preliminary Subdivision Plat to subdivide the Juett property into three tracts, and to create parcels for the access and future right-of-way dedication located at 257 Rogers Gap Road.

Mr. Summers stated property is zoned A-1. He stated these parcels would create right-of-way for the future roadway connecting Toyota Tsusho to Rogers Gap Road.

He stated the lots meet all the requirements.

Commissioner Mifflin questioned the location if the proposed road borders Highview Path.

Ted Mailan, Toyota Tsusho, stated the proposed road has a separation from Highview Path that the State required.

After further discussion, **Motion by Mizell, second by Stone, to approve the Preliminary Subdivision Plat (PSP-2019-20) subject to four (4) conditions of approval. Motion carried.**

Change in Address Plat Correction Resolution

Mr. Kane stated that the address plat correction resolution was voted on during Monday's workshop.

Zoning Ordinance Amendment discussion on outdoor storage and display

Mr. Kane stated that he would like to better clarify in the zoning ordinance for each commercial district how outdoor storage and display is defined.

He stated he suggests adding definitions of outdoor storage, display and processing.

He stated that the definition of a minor development plan needs to be updated to address outdoor storage expansion. He suggested that if the outdoor display and sales area are under 10% of the lot area that it could be shown on a minor development plan and reviewed by staff.

He suggested that any new use must submit a development plan for review.

He stated that if the use is over 10% of the lot area, that a major development plan must be submitted and reviewed by the Planning Commission.

Mr. Perkins suggested that if these changes are approved all current businesses should be documented and grandfathered in.

He stated that processing should be separated from outdoor storage in the zoning ordinance descriptions. He stated a Conditional Use Permit would still be required.

Discussion will be continued at the next meeting during a Public Hearing on the proposals.

Resolution creating an official custodian of records for Open Records requests

A motion was made by Mizell, seconded by Smith to appoint Janie Herrington, Office Manager, as the Official Custodian of Records for Open Records requests.

The meeting was then adjourned.

Attest:


Charlie Perkins, Secretary


Mark Sulski, Chairman