

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 14, 2019**

The regular meeting was held in the Scott County Courthouse on February 14, 2019. The meeting was called to order by Acting Chair Mark Sulski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Frank Wiseman, Regina Mizell, James Stone, Jeff Caldwell, Byron Moran, and Steve Smith, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins.

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

Motion by Mizell, second by Caldwell, to approve the January 10, 2019 minutes. Motion carried.

Motion by Mifflin, second by Mizell, to approve the February agenda. Motion carried.

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

Postponements/Withdrawals

Acting Chairman Sulski stated that the application for Cherry Blossom Village Phase 9 (PSP-2019-01) has been postponed to the regular March meeting.

Consent Agenda

A representative of the South Crossing Phase 1 application (PSP-2019-02 & PDP-2019-03) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Caldwell, to approve the Preliminary Subdivision Plat and Preliminary Development Plan. Motion carried.

PDP-2019-04 Tri-Village Storage - Preliminary Development Plan for a 400 square foot office and 51,135 square foot self-storage facility located at 250 Connector Road.

Mr. Summers stated that in November 2017 a Preliminary Development Plan was approved. He stated the applicant has proposed changes that would be a major change in the development. He stated all major amendments are required to be heard by the Planning Commission again. He stated the Executive Committee has allowed the application to be heard this meeting.

He stated the property is zoned B-2. He stated zero side lot lines are allowed. He stated if easements can not be agreed upon by the neighbors then the building needs to be set back. He

stated the applicant intends to show the proposed 2.5-foot setback will allow maintenance of the property.

He stated access is from an access road. He stated a 2006 plat noted that the easement should be maintained by the property owners, but a more detailed agreement would be more effective.

He stated the applicant proposes three entrances into the site. He stated the main two entrances meet the width requirements. He stated the applicant would need a variance for the central proposed entrance.

He stated there are 8 proposed parking spaces. He stated the applicant proposes a sidewalk along the front of the building.

He stated the proposed buildings along the northern and southern property boundary will mostly screen the VUA. He stated applicant proposes screening between the access road and Connector Road to provide screening for the VUA from Connector Road.

He stated a detention basin is proposed for the site with an existing stormwater pipe having to be relocated.

He stated a cemetery has been located on the property.

He stated the applicant will need three variances. He stated reducing the required parking to 8 spaces, increasing width of street entrance, and eliminating the screening for the VUA from the access road.

Commissioner Mifflin questioned why sidewalks would be required along Connector Road. Mr. Summers stated as properties develop, pedestrian access is required.

Harold Simms, representing applicant, stated that the changes to the parking eliminated the safety concern that led to condition 7 from the November 2017 plan approval. He stated that the applicant and neighbors were not able to come to an agreement, so the plans were revised to address the neighbor's concerns.

He stated a sonar survey was done in the area of the suspected cemetery. He stated the survey did not find evidence of a cemetery. He stated then a controlled dig was performed, and human remains were located. He stated his applicant will not disturb the area until approval is given to move the remains.

Acting Chairman Sulski questioned during the cemetery dig if any tombstones were located. Craig Abbott, applicant, stated tombstone pieces were found along with bone fragments.

Jeff Dietrich, engineer for applicant, stated utility relocation is common during construction. He stated the stormwater pipe relocation would be contained within the utility easement.

Bill Geisen, representing applicant, stated that when the Planning Commission determined the changes a major plan, that does not apply to Preliminary Plans.

He stated the requirement of a sidewalk along the front of the property only applies in residential areas. He stated that he does not feel that the applicant should have to construct a sidewalk.

Commissioner Wiseman questioned the location of the required sidewalk.

Mr. Simms stated justifications for the variances to include that the amount of parking spaces is the same that was approved previously, and that other businesses along Connector Road do not have VUA screening.

Commissioner Mifflin questioned the location of the proposed VUA screening and why neighboring property owners do not have VUA screening. Mr. Summers stated it would be between the parking and access road.

Greg Johnson, neighbor, stated when he bought the car wash there was no landscaping.

Mr. Abbott stated the landscaping location will depend on space.

Jane Allen Offutt, concerned citizen, stated it was the Webb family that was buried at the project site. She stated it was Bobby Hall Smith that previously desecrated the graves at the site for future development.

Commissioner Smith questioned whether Mrs. Offutt would like the remains relocated.

David Lusby, neighbor, stated they would be willing to help with the relocation of the remains.

Mr. Johnson stated that the development plan crowds too much onto the project site. He has concerns with the parking and the views the buildings will create.

Acting Chairman Sulski questioned if there was an interest in the access road becoming a city street. Mr. Johnson stated that after talking to the City Engineer, if the application is built as proposed, the City will not accept the road.

Mr. Simms stated that the applicant has followed the Subdivision Regulations creating the development plan.

Mr. Abbott stated that the proposed plan will help with the visibility issue for the Carwash.

Commissioner Smith questioned if there are garage openings on the front of the building. Mr. Abbott stated there was but that the landscaping will hide the garage openings.

Acting Chairman Sulski stated that he feels it is too much building for the lot and that he feels the remains should be relocated.

Mr. Simms stated again that the applicant has followed the Subdivision Regulations.

Mr. Geisen stated that the development plan follows the regulations, and with the history of their other locations, most people park by their unit.

Bruce Lankford, representing neighbors, stated that the development plan is a bad plan.

Robert Anderson, neighbor, stated that he has not seen the plan for the stormwater control. He stated the landscaping could obstruct visibility.

Mr. Dietrich stated the stormwater plans have been submitted and approved.

Commissioner Mifflin stated that he approves of the changes made to the development plan, but he has concerns with the setback.

Mr. Lusby stated there has been too many inconsistencies with the plans.

Mr. Simms stated the applicant has not tried to mislead anyone regarding the plans.

Commissioner Smith questioned if the applicant would be willing to eliminate the door access from the front of the building. Melanie Wollenberg, applicant, stated they would be willing to eliminate the front access.

Commissioner Moran questioned now that there is knowledge of a cemetery on the site, should a condition be added to address the cemetery. Mr. Summers stated that local and state laws must be followed to deal with the cemetery.

Commissioner Smith questioned the neighbors if eliminating the front access doors makes them more comfortable with the parking. Mr. Johnson questioned what the front of the building will look like.

Mr. Johnson stated there will be more traffic than a few vehicles a day entering the site.

Acting Chairman Sulski submitted a letter from the American Legion stating their concerns.

Commissioner Mizell questioned the traffic flow for the site.

Commissioner Smith questioned if the drive aisle widths are adequate.

Mr. Anderson stated that he has concern with the wall to be built along his property.

Commissioner Wiseman stated that he feels the access road does not have enough traffic to cause him concern.

Shawn Johnson, neighbor, stated he has concerns with the proposed parking. He stated the carwash would be in favor of upgrading the access road and installing sidewalks.

Mrs. Wollenberg, applicant, stated she has examples of other storage facilities and their parking.

After further discussion, **Motion by Caldwell, second by Mizell, to approve the Preliminary Development Plan (PDP-2019-04) subject to nine (9) conditions of approval with the addition of no access from Building A onto the access road and three (3) variances. Motion carried 5-3.**

Executive Committee Vacancy

Joe Kane stated that the Executive Committee has a vacant position. He stated Frank Wiseman has been appointed temporarily.

Mr. Sulski stated that he would like to remain as Chairperson and Mr. Smith stated he would like to be Vice-Chairman.

Mr. Kane stated that the Election of Officers will be held at the March Planning Commission meeting. After discussion it was recommended that staff would present changes in bylaws at the next meeting increasing the number of members to Executive Committee to five members with at least two members from city and county.


Review of 17-18 Audit

Mr. Kane discussed the need to approve the FY 17-18 audit prepared by Charles T. Mitchell CPA and presented at Monday's workshop meeting.

Motion by Stone, second by Wiseman, to approve the Fiscal Year 2017-2018 audit. Motion carried.


The meeting was then adjourned.

Attest:



A handwritten signature in blue ink that reads "Charlie Perkins". The signature is written in a cursive, fluid style.

Charlie Perkins, Secretary



A handwritten signature in black ink that reads "Mark Sulski". The signature is written in a cursive, fluid style.

Mark Sulski, Acting Chair