

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

May 8, 2003

The regular meeting was held in the Scott County Fiscal Courtroom on May 8, 2003. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Mike Bradley, Barry Brock, Robert Hopkins, Omer Lee, William Peters, John Sharpe (arrived late), and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent was Commissioner Pete Gritton.

Motion by Peters, second by Williams, to approve the April invoices. Motion carried.

Motion by Hopkins, second by Williams, to approve the April 10, 2003 minutes. Motion carried.

Motion by Williams, second by Bradley, to approve the April agenda as written. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Setzer Investments (Calaffel Property - Cherry Blossom Way) Zone Change request and the Setzer Investments (Calaffel Property - Cherry Blossom Way) application have been withdrawn. The Strunk Cluster application has been postponed until the June meeting. Motion by Williams, second by Peters, to accept the items for withdrawal and postponement. Motion carried.

Commissioner Sharpe arrived at the meeting.

Consent Agenda

Representatives of the Osburn Property, Hannson Place Phase I (Amended), Church of Latter Day Saints Expansion, Toyota Parts Distribution Facility, Capital Resource Development, Cherry Blossom Center Lots 18 & 19, and the J & B Automart applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Sharpe, second by Hopkins, to approve the seven applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.

PDP-2003-19 Clark's Tire & Auto Service - Preliminary Development Plan for a 7,776 sq. ft auto service and sales facility on 1.54 acres, located on the south side of Cherry Blossom Way, south of Old Delaplain-Industry Road, west of the Norfolk Southern Railroad.

Ms. Phillips reported that there were several issues of concern at the Technical Review Committee meeting that had not been addressed. For that reason, the application was postponed to the June meeting.

Motion by Williams, second by Lee, to postpone the application to the June 2003 meeting as requested by staff. Motion carried.

PDP-2003-20 Cherry Blossom Center - Lots 21-24 - Preliminary Development Plan for a 8,825 sq. ft. retail building, located on the west side of Lawson Drive, north and east side of Osborne Way.

Ms. Phillips reviewed the staff report, including the requested variance on parking requirements and the connections to adjacent sites.

The applicant agreed with the nine conditions of approval.

Motion by Brock, second by Bradley, to approve the Preliminary Development Plan, including the requested variance, subject to the nine conditions of approval. Motion carried.

PDP-2003-21 Republic Bank & Trust Company - Preliminary Development Plan for a 4,626 sq. ft. bank on Tract 4 of the Atwood-Frazier Subdivision, located on the west side of Connector Road, east of Cherry Blossom Way, northwest of Old Oxford Road.

Mr. Klepper reviewed the staff report, including the requested variance on the setback requirements. He recommended approval of the variance as it would not create an adverse impact on this lot or adjacent properties, and it is compatible with adjacent setbacks.

The applicant agreed with the twelve conditions of approval.

Motion by Brock, second by Lee, to approve the Preliminary Development Plan including the requested variance, subject to the twelve conditions of approval. Motion carried.

PDP-2003-31 Elk River Development - Preliminary Development Plan for an 84-unit attached/multi-family residential development, located in the Colony Unit 11 (rear property), south of Castleford Drive, west of Keelridge Drive, north side of N. Elkhorn Creek.

Mr. Klepper reviewed the staff report, including the issues of road layout, the walking trail, and the mixed residential uses of the subdivision.

John Singer, adjacent farmowner, cited examples of damage to his property done by residents of the Colony. He requested that the applicant be required to visually screen the houses from his property and install a fence that would be harder to climb.

Marilyn Singer, adjacent farmowner, also requested a fence along the common property line.

Scott Bryan, applicant, stated that they are targeting tenants ages 55 and over for the development. He stated that he could install 550' of 6' foot treated fence if the Commission and Mr. Singer agreed that would be sufficient.

It was agreed that a fourteenth condition would be added stating that 550' lineal foot of 6' tall treated wood fence would be installed adjacent to the Singer property. The exact placement of the fence was discussed.

Mr. Bryan agreed with the fourteen conditions of approval.

Motion by Sharpe, second by Peters, to approve the Preliminary Development Plan subject to the fourteen conditions of approval. Motion carried.

Proposed fee schedule

Mr. Klepper introduced the proposed fee schedule for the Commission's review. Some of the changes and additions were discussed. The matter will be acted upon at the June meeting.

Update of previously approved projects and agenda items

Mr. Klepper noted that Jennifer Weston, GIS Analyst, has been invited to sit in on a group discussion regarding GIS at the State level.

He updated the Commission on how busy staff is with new development.

He provided the Commission with a map of Georgetown indicating changes in State road designations, particularly U.S. 62 and KY 32.

He then presented a current land use map for properties within the urban service boundary. He stated that the zoning map will also be updated very soon. Other upcoming projects include major revisions to the *Zoning Ordinance*, and updating the zoning maps for Stamping Ground and Sadieville.

The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary