

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

May 10, 2001

The regular meeting was held in the Scott Fiscal Courtroom on May 10, 2001. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Robert Hopkins, Omer Lee, William Peters, John Sharpe, James Thomason, Elizabeth Williams, Planning Director Kelley Klepper, Planner Steven Biel, Attorney Charlie Perkins, and Engineer Brad Frazier. Absent was Commissioner Pete Gritton.

Motion by Thomason, second by Lee, to approve the April invoices. Motion carried.

Motion by Peters, second by Williams, to approve the April 12, 2001 minutes. Motion carried.

Mr. Klepper added three items to the agenda under Other Business: Personnel action, Information on Briar Hill, and the Woolums Property. Motion by Hopkins, second by Thomason to accept the April agenda as amended. Motion carried.

Postponements/Withdrawals

Mr. Klepper reported that representatives for the Bruce and Anita Jackson Cluster, the John Sharpe Property Phase I, and the Robert Jones Townhomes applications have requested postponement to the June meeting. Staff requested postponement of the public hearing on signs until the June meeting. Motion by Sharpe, second by Brock, to postpone those items. Motion carried.

Consent Agenda

Representatives for the The Colony Unit 11, Central Bank - Connector Road, and Fifth Third Bank applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public. (The applicant for Fifth Third Bank was not present, but Mr. Klepper stated that they previously agreed to their conditions.)

Motion by Williams, second by Thomason, to approve the three applications listed above, subject to their respective conditions of approval. Motion carried.

ZMA-2001-15 Cherry Blossom Development - Commercial Area (Cherry Blossom Golf and Country Club) - Rezoning request for 14.02 acres from R-2 PUD Residential to B-5 General Commercial Park, located northeast of Connector Road, northwest of Old Oxford Road, east of Oxford Drive (Old U.S. 62). PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Bruce Lankford, representing the applicant, asked that the matter be continued until the June meeting.

Motion by Sharpe, second by Brock, to continue the public hearing until the June meeting. Motion carried.

PSP-2001-16 South Elkhorn Lane Farm - Preliminary Subdivision Plat for a 13 lot rural residential development (11 cluster lots and 2 preserved lots, located on the south side of U.S. 421 (Leestown Road), west of U.S. 62 (Paynes Depot Road).

Mr. Klepper reported that confirmation has been received that notice requirements have been met.

He reviewed the staff report, which recommended approval of the requested variance and the preliminary plat. He noted that no negative comments have been received about the proposal.

Commissioner Peters asked about the acquisition of the property in two tracts. Mr. Klepper stated that on the final plat, the tracts will be consolidated. Commissioner Peters also asked about the process that the New Zion Church will have to follow for construction of a new church. Mr. Klepper reviewed that process, the Board of Adjustment approval, and possible future restrictions.

Nick Bentley, applicant, discussed their communications with the church. The variance on the cul-de-sac length was briefly discussed.

Bob Young, adjoining property owner, asked about the buffer along his property and the maintenance of the landscaping. He also requested that the trees along U.S. 421 be trimmed to improve sight distance.

Motion by Williams, second by Brock, to approve the Preliminary Subdivision Plat subject to the eleven recommendations listed in the staff report. Motion carried 6-1 with Peters dissenting.

PDP-2001-28 Whispering Woods Riding Camp - Preliminary Development Plan for a 210 sq. ft. office and four (4) cabins on an existing horse riding camp located on the north side of Wright Lane, west of U.S. 25, east of Burton Road (KY 620).

Mr. Biel reviewed the staff report, which recommended postponement until the Board of Adjustment has addressed the issue of the impact of special events and approved the requested conditional use permit.

Motion by Sharpe, second by Williams, to postpone the application to the June meeting. Motion carried.

Presentation of personnel policies and job descriptions

Mr. Klepper reported that Commissioner Gritton will review the personnel policies and that document will be discussed at the next meeting.

Mr. Klepper then presented the job descriptions for each position in the Planning Office.

Motion by Brock, second by Hopkins, to approve the job descriptions for the Planning Office. Motion carried.

Update of Development Inspector position

Mr. Klepper reported on the status of hiring a development inspector.

Motion by Sharpe, second by Brock, to approve the hiring of a development inspector to begin work on June 18. Motion carried.

Acquisition of vehicle for Development Inspector

Mr. Klepper reported that the City has offered the Planning Commission a used Bronco II at no cost. The vehicle will need a replacement engine and minor work that can be done by the City garage. Total parts and repairs should cost no more than \$3,000.

Motion by Hopkins, second by Thomason, to approve acquisition of the Bronco II and the expenditure of no more than \$3,000 for parts and repairs. Motion carried.

Update of previously approved projects and agenda items

Mr. Klepper reported on several recently approved projects and the widening of East Main Street Extended.

Personnel Action

Motion by Thomason, second by Lee, to enter Executive Session to discuss a personnel matter. Motion carried.

Motion by Sharpe, second by Thomason, to come out of Executive Session. Motion carried.

Motion by Hopkins, second by Brock, to instate Brad Frazier as a permanent employee. Motion carried.

Information on Briar Hill

Mr. Klepper reported on the Briar Hill development that was approved by the Commission in 1995. In light of comments suggesting that the Commission was aware that the property was a former City garbage dump, Mr. Klepper stated that Planning Staff and Commissioners have a moral and ethical obligation to make that kind of information available to each other so that informed decisions can be made about development.

The Commission discussed the matter. Attorney Perkins stated that the Commission could not have denied the project on the grounds that it was a garbage dump if they had known about it; they would have needed to report it to the proper authorities.

Woolums Property

Mr. Biel reported on the Woolums minor subdivision plat, noting that the access road serves three existing tracts. With the requested additional lot, the road is required to be paved, and the applicant is appealing that requirement.

Brent Combs of Thoroughbred Engineering and representing the applicant, explained the reasons for the request.

Attorney Perkins suggested placing a note on the plat that Tract A1 is not an approved building lot, so that if the owner decides in the future to sell that lot, she must obtain Planning Commission approval.

Motion by Williams, second by Brock, to authorize staff to approve the Woolums plat subject to a note being placed on the plat that Tract A1 is not a buildable lot until the road is upgraded. Motion carried.

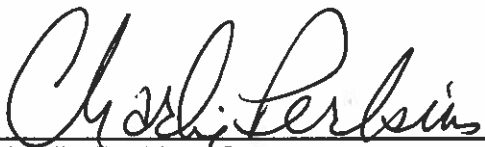
The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary