

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

February 8, 2001

The regular meeting was held in the Scott Fiscal Courtroom on February 8, 2001. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, John Sharpe, James Thomason, Elizabeth Williams, Planning Director Kelley Klepper, Attorney Charlie Perkins, Planner Steven Biel, and Engineer Brad Frazier.

Motion by Peters, second by Thomason, to approve the January invoices. Motion carried.

Motion by Thomason, second by Lee, to approve the January 11, 2001 minutes. Motion carried.

Motion by Brock, second by Hopkins, to approve the January 23, 2001 minutes. Motion carried.

Commissioner Gritton arrived at the meeting.

Mr. Klepper noted two additions to the agenda to come before the budget discussion: an Executive Session regarding pending litigation and a request from staff to surplus unneeded furnishings at the old library. Motion by Thomason, second by Williams, to approve the February agenda. Motion carried.

Postponements/Withdrawals

Mr. Klepper reported that representatives for the Bruce and Anita Jackson Cluster application have requested postponement to the March meeting. Motion by Hopkins, second by Williams, to postpone that item. Motion carried.

Consent Agenda

There were no items on the Consent Agenda.

ZMA-2001-02 Marshall Property - Richfield Farms, Phase II - Rezoning request for 0.655 acres from A-1 Agricultural to R-2 PUD Residential, located on the north side of Lemons Mill Road, east of McClelland Circle, west of I-75. PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed the staff report. Bruce Lankford, representing the applicant, submitted the notification requirements to Mr. Perkins.

After brief discussion, Chairperson Sutton closed the public hearing.

Motion by Brock, second by Gritton, to recommend approval of the zone change request from A-1 to R-2 PUD, on the basis that it is consistent with the Comprehensive Plan, and subject to the seven conditions listed in the staff report. By roll call vote, motion carried 8-0.

ZMA-2001-04 Mintwood Farm, Rankin & Price Properties (Stone Bridge Phase II) - Rezoning request for 211 acres from A-1 Agricultural to R-1C PUD Single Family Residential, located on the northwest side of Old Oxford Road, east of Oxford Drive (Old U.S. 62), north of Cherry Blossom Golf & Country Club. PUBLIC HEARING

Chairperson Sutton opened the public hearing. Mr. Klepper reported that staff and the applicant request that the application be postponed until the March meeting to give the applicant time to revise the conceptual plan.

Chairperson Sutton continued the public hearing until the March meeting.

PSP-2000-88 Julian Griffith Property - Preliminary Subdivision Plat for five (5) rural residential lots on 42.52 acres, located on the west side of Luke Road, south of KY 32, southeast of the City of Sadieville.

Mr. Biel reviewed the staff report, including the issue of upgrading Luke Road. Commissioner Williams felt that condition #3 should include the specifications of the road upgrade.

Harold Simms, representing the applicant, agreed with the conditions of approval.

Irving Shelton, adjacent property owner, submitted a letter for the record expressing his wish to reserve the right to approve the final plat.

Jane Hay, representing the Stangles, adjacent property owners, expressed concern about the right-of-way being closed that accesses the back of their property. She stated that the revised plat is satisfactory.

Motion by Williams, second by Sharpe, to approve the Preliminary Subdivision Plat subject to the nine conditions listed in the staff report, including the addition to condition #3 that Luke Road will be widened to 9' from centerline, and a tenth condition that the final plat will be reviewed by the full Planning Commission. Motion carried.

PDP-2000-90 Shell Convenience Store/Cherry Blossom Way - Preliminary Development Plan for a 2,657 sq. ft. gas station/ convenience store on 5.146 acres, located on the north side of Cherry Blossom Way, west of I-75 (Exit 129).

Mr. Biel reviewed the staff report, including the needed variances.

He noted that several issues of concern have been resolved, but that staff is concerned about the applicant's request for approval from the Board of Adjustments for a 90' sign.

Commissioner Williams asked if limiting the sign height to 65' should be part of the recommendation. Mr. Klepper stated that the Board of Adjustments needs to look at the regulations regarding the 30-second site requirements and require the boom test. It was agreed that staff would send a letter to the Board of Adjustments requesting that they fully evaluate the variance request.

The applicant agreed with the conditions.

Motion by Hopkins, second by Gritton, to approve the Preliminary Development Plan subject to the eleven conditions listed in the staff report, and the variance reducing the taper requirement to approximately 105'. Motion carried.

PDP-2000-91 American International Building Addition - Preliminary Development Plan for a 50,000 sq. ft. building/ warehouse addition, located on the southwest side of Summer Court, west of Carley Drive (Georgetown Industrial Park).

Mr. Klepper reported that the Wellhead Committee voted to approve the application. He reviewed several issues, including future access to the proposed cul-de-sac, paving, and paving specifications, and recommended approval.

The applicant agreed with the conditions.

Motion by Brock, second by Lee, to approve the Preliminary Development Plan subject to the seven conditions listed in the staff report. Motion carried.

PDP-2001-01 Georgetown College Student Center Addition - Preliminary Development Plan for a one-story, 1,958 sq. ft. addition to the student center, located on the south side of East College Street, east of Giddings Drive, west of Military Street.

Mr. Biel reviewed the staff report, including the concern about the variance that was received which allows the addition to be built to the edge of the sidewalk. He recommended installing a 3' grass strip between the building and the sidewalk.

Frank Mason, representing Georgetown College, stated that the College does not feel that the 3' grass strip or planter would be desirable because it would make the sidewalk 3' narrower and consequently less safe. Nathan Coyle, Architecture Plus, explained how even a small reduction in building size will necessitate restructuring the stairs to the roof and significantly reduce the size of the addition.

Mr. Perkins reported on the discussion by the Board of Adjustment regarding the variance that was granted. The Commission discussed the 10% landscaping requirement. It was clarified that the requirement is 10% of the area of the addition, not the entire building.

Motion by Sharpe, second by Thomason, to approve the Preliminary Development Plan subject to the eight conditions listed in the staff report, including approval for the building to be built to the edge of the sidewalk, but that a 10% landscaping requirement must be met. Motion carried.

Clabe Mosley Final Development Plan

Mr. Biel reviewed the status of the application. He reported on the recommendation of the Director of Emergency Management, which supported staff's original recommendation of a paved road, and also on the recommendation of the Fire Chief.

Mr. Mosley responded that the current condition of the road and culvert is temporary. Addition gravel will be installed and tree limbs will be cleared. He read a statement from the Harrison County Water Association regarding water for fire protection.

He listed other youth camps in Kentucky which have gravel roads. He described required emergency services, utility inspections, and other licensing requirements.

Commissioner Sharpe stated that the Commission must still consider the recommendations of the local emergency services departments.

Mr. Mosley asked for the outstanding requirements in writing, which Mr. Biel agreed to provide. Mr. Klepper recommended that Mr. Mosley attend the next Planning Commission workshop to further discuss the issues.

Royal Spring Aquifer Recharge Area - Wellhead Protection Plan PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Bob Riddle, Manager of GMWSS and Chairperson of the Wellhead Protection Committee, introduced several members of the Committee and gave an overview of the Committee's role.

He presented a slide show and discussed in general the wellhead protection area. Jim Redman presented the executive summary of the Wellhead Protection Plan. It included the suggestion that a checklist be included in the development process that addresses their concerns.

Chairperson Sutton continued the public hearing until the March meeting to give the Commission time to review the Plan.

Pending Litigation

Mr. Perkins reported on the status of the Whistler's Estates litigation.

Jim Barnes, Whistler's Estates resident, reviewed the efforts to have the County accept the road, and expressed his dissatisfaction with the situation.

Randy Miller, Whistler's Estates resident, also expressed dissatisfaction with the situation and read a statement from the Homeowner's Association stating their feeling that the Planning Commission and the Fiscal Court have been "negligent in carrying out the duties to enforce the approved development plan of our subdivision and protecting or looking out for the common man."

Ed Fuller, Thistle Way resident and president of the Whistler's Estates Homeowner's Association, asked the Commission to take action in the matter.

Mr. Perkins stated that the Commission should go into Executive Session to discuss the matter.

Motion by Peters, second by Gritton, to go into Executive Session to discuss the Whistler's Estates litigation. Motion carried.

Motion by Sharpe, second by Peters, to come out of Executive Session. Motion carried. No action was taken.

Proposed amendments to Article II of the Zoning Ordinance regarding regulation of signs PUBLIC HEARING

Chairperson Sutton continued the public hearing until the March meeting.

Surplus of old library furniture

Mr. Perkins reported the need to sell the furnishings of the old library that are not needed for the new offices. Mr. Klepper noted the agencies that had been contacted that may be interested in purchasing them.

Motion by Gritton, second by Thomason, to authorize the selling by bid of the unneeded furnishings of the old library. Motion carried.

FY 01-02 Budget

Mr. Klepper presented the FY 01-02 budget for the Planning Office. He reviewed the main changes, which are the addition of two additional staff members.

There were no concerns expressed. **Motion by Hopkins, second by Gritton, to recommend the proposed FY 01-02 budget to City Council and Fiscal Court. Motion carried.**

Update of previously approved projects and agenda items

Mr. Klepper updated the Commission on the progress of the Comprehensive Plan committee meetings.

Mr. Frazier reported on the stormwater manual that is being developed by a committee of local people. He stated that a formal presentation should be made to the Commission this summer.

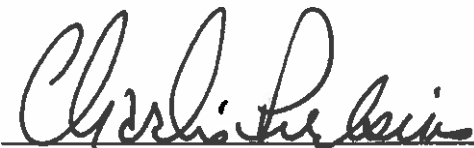
The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary