

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 8, 2018**

The regular meeting was held in the Scott County Courthouse on February 8, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, Steve Smith, Mark Sulski, Johnny Cannon and Frank Wiseman, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was commissioner Byron Moran.

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

Motion by Smith, second by Mizell, to approve the January 11, 2018 minutes with the deletion of the last sentence on page 5 of the minutes. Motion carried.

Motion by Sulski, second by Smith, to approve the February agenda. Motion carried.

Postponements/Withdrawals

Chairman Jones stated that the Betty Yancey Griffith Trust Property application (PSP-2018-05) and The Villages of Falls Creek Development Plan application (PDP-2018-02) have been postponed to next month.

Consent Agenda

A representative of the Jones Property application (FSP-2018-01) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Smith, second by Mizell, to approve the Final Subdivision Plat subject to the seven (7) conditions of approval. Motion carried.

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

PSP-2018-03 The Villages of Falls Creek – Preliminary Subdivision Plat to amend eight (8) single-family lots into five (5) duplex lots and one (1) remaining single-family lot, located on Village Park Drive southeast of Champion Way and Cincinnati Road.

Commissioner Jones recused himself.

Mr. Summers reviewed the staff report. He stated the zoning is R-1C PUD and the project site is approximately 1.1 acres. The property was rezoned in 2004. This application is to

amend the Final Subdivision Plat to allow for duplex development where previously single-family homes were planned. The applicant is also required to show that the Common Scheme of Development has changed by proving that market conditions have changed warranting duplex development.

Bruce Lankford, representing the applicants, stated the developers will present their reasons for filing the application.

Joey Smith, applicant, stated that home prices have changed since 2004, the cost of construction materials have risen, the recession, and the growth of the county show that market conditions have changed.

Commissioner Smith asked why the duplexes are proposed in an area of the development approved for single-family homes. Mr. Smith stated he has three builders ready to start building on these lots.

Commissioner Wiseman asked what the opposition prefers the applicant to build.

Commissioner Smith asked why the lots had more than 40% of the lot area to be constructed.

Commissioner Sulski asked Pat Darnell, engineer for applicant, why the lot numbers don't correspond to the drawings. He stated the lot numbers came from an old development plan and will be corrected.

Preston Cecil, attorney representing Robert and Rachel Newtown, residents of Villages of Falls Creek, stated that the development should not be changed to duplexes when residents bought the lots as single-family homes.

He stated that the alleyways are too small for multi-family development and there are other areas of the development which are planned for multi-family units.

Jon Baker, attorney representing Jed and Sidney Johnson, residents of Villages of Falls Creek, stated that his clients bought their lot as a single-family residence and want that area to stay single-family lots.

Commissioner Wiseman asked if the residents would rather see single-family rentals or duplexes. Mr. Baker stated the residents prefer single-family homes. Mr. Johnson stated he had not heard about any single-family homes being built for rental.

Mr. Baker asked how the duplexes would be built. Mr. Smith stated they will be maintained by the owners, would be part of the Homeowner's Association, and the property line would be decided by the builder.

Jack Givens, resident at Creek Stone Court, stated he is against changing the plan.

Steve Brukwicki, Falls Creek Drive resident, disagreed with Mr. Smith's statements about the subdivision regarding rentals and front-loading garages. He stated duplexes should be built in the area previously designated for duplexes.

Nick Compton, Falls Creek Drive resident, stated he adjoins the townhomes/duplexes previously built. He stated he would prefer those townhomes/duplexes to be single-family homes.

He stated that not all of the townhomes/duplexes have been maintained. The apartment complex is sitting empty and has not been maintained.

Robert Newtown, Woods Point Circle resident, submitted a petition against the application. He stated he is against duplexes and apartments adjoining his property.

He questioned what the developer has attempted to do to sell the lots and asked if he has tried reducing the price of the lots.

Mark Smith, Falls Creek Drive resident, listed numerous problems with the development.

Sidney Johnson, Village Park Drive resident, stated that the lots in the development are not selling because of the problems with the development.

Joey Smith, stated that as a local developer he has had a hard time trying to finish the development.

Commissioner Sulski asked if lowering lot prices was an option. Mr. Smith stated it is not feasible.

Commissioner Sulski asked Mr. Smith about the issues with the development. He stated they are working on them.

Engineer Ben Krebs addressed the punch list concerning the development. He stated the bond had been called to finish the list.

Doug Smith, applicant, stated that their original design of flexibility with this development has not happened and the start of open enrollment in the schools hurt their project.

**Motion by Wiseman to approve the Preliminary Subdivision Plat (PSP-2018-03).
Motion died for a lack of a second.**

Motion by Smith, second by Cannon, to postpone the Preliminary Subdivision Plat (PSP-2018-03), until a revised master plan is submitted. Motion carried 5-1 with Wiseman dissenting and Jones recused.

PDP-2018-04 Miami Valley Barns (The Shed Place) - Preliminary Development Plan for a portable building display area, located on the northeast side of Lexington Road, west side of Lisle Road.

Planner Mikaela Gerry reviewed the staff report, stating that the subject property is a 102.7-acre parcel but applicant plans to only lease 0.994-acre portion of the property.

She stated the applicant has requested two variances. A reduction in the minimum canopy requirements and to allow gravel in the storage areas.

Nate Yoder, applicant, stated at his other sites he has signage with his phone number and that he meets buyers either at their house or at the display area to make the sale so an office does not have to be built first.

Chairman Jones asked about the gravel for the storage area.

Brent Combs, stated Clayton Homes, approved in the City of Georgetown, has blacktop in front but gravel where the display units are located.

Samuel Morgan, Spindletop Trailer Park resident, asked if the project would affect his rental home. Commission stated it would not affect his home.

Jimmy Dwyer, property owner, stated he owns the rental property where Mr. Morgan lives and the proposed site and the addresses were mixed up in the mailing and Mr. Morgan's address was identified as the project site, which it is not.

Motion by Mizell, second by Wiseman, to approve the Preliminary Development Plan (PDP-2018-04) subject to six (6) conditions of approval and two (2) variances. Motion carried.

ZMA-2018-06 Mallard Point Tract #4 - Rezoning request from B-1 (Neighborhood Commercial) and R-1A (Single Family Residential) to A-1 (Agricultural) for 81.39 acres, to allow for rural residential use, located on the west side of Cincinnati Road, west of I-75.

Chairman Jones opened the public hearing.

Mr. Summers reviewed the staff report and stated the rezoning is in conjunction with a previously approved Preliminary Subdivision Plat. He stated the rezoning is consistent with the Comprehensive Plan.

Harold Simms, attorney representing the applicant, stated that the applicant thought the 225 feet setback line was a tree preservation line.

Rita Jones, realtor representing the applicant, stated that a potential buyer is wanting to build a run-in shed for horses in the paddocks area.

Mr. Simms stated that if the run-in shed is permissible that the applicant is agreeable to the 225 feet setback line.

Chairman Jones closed the public hearing.

Motion by Sulski, second by Caldwell, to approve the rezoning request (ZMA-2018-06) on the basis it is consistent with the Comprehensive Plan, subject to the two (2) conditions of approval. Motion carried.

PDP-2017-05 Bluegrass RV – Final Development Plan for a 19,587-sq. ft. Recreational Vehicle sales and maintenance building on 20.13 acres, located on the north side of Paris Road, east of I-75.

Mr. Summers reviewed the staff report, stated the applicant was originally approved for a 43,678-square foot building but wants to construct the building in phases.

Chris Mitchell, Palmer Engineering, stated he prepared the Final Development Plan for the applicant.

Commissioner Sulski asked if all the RV's would be stored in the back. Mr. Mitchell stated they will be on the paved area in the back that is fenced.

Bruce Lankford, representing applicant, stated a few RV's might be placed near the front of the business for display.

Chairman Jones asked that another condition of approval be added that no RV's be stored on the lot until construction is complete.

Mr. Lankford, stated that there is a court order regarding the storage issue of the RV's on the lot before construction is completed that still needs to be heard before the court.

Motion by Jones, second by Sulski, to approve the Preliminary Development Plan (PDP-2017-05) subject to eight (8) conditions of approval with the addition of no RV's stored on lot until construction is complete. Motion carried.

Approval of FY 16-17 Audit

Mr. Kane discussed a need to approve the FY16-17 audit prepared by Charles T. Mitchell CPA and presented at Monday's workshop meeting.

Motion by Sulski, second by Wiseman, to approve the Fiscal Year 2016-2017 audit. Motion carried.

Review of FY 18-19 Draft Budget

Mr. Kane presented the draft budget for FY 18-19.

Motion by Sulski, second by Mizell, to approve the Fiscal Year 2018-2019 draft budget. Motion carried.

Personnel

Mr. Kane recommended and asked for approval of the Commission to end the 6-month probationary periods of Mikaela Gerry, Jay Farris and accept them as permanent full-time employees. *Motion was made, second & approved RJ*

The meeting was then adjourned.

Respectfully,



Rob Jones, Chair

Attest:



Charlie Perkins, Secretary