

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

March 14, 2013

The regular meeting was held in the Scott County Courthouse on March 14, 2013. The meeting was called to order by Vice Chair Greg Hampton at 6:00 p.m. Present were Commissioners Jeff Caldwell, Cindy Foster, Janet Holland, Rob Jones, John Shirley, Stephen Smith, Frank Wiseman, and Horace Wynn, Planning Director Earl Smith, Senior Planner Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins.

Motion by Jones, second by Wynn, to approve the February invoices. Motion carried.

Motion by Smith, second by Wiseman, to approve the February 14, 2013 minutes. Motion carried.

Motion by Caldwell, second by Shirley, to approve the February 19, 2013 minutes. Motion carried.

With the addition of A) FY 11-12 Audit Report and B) Entrance permit for Magnolia Crossing under Other Business, and moving Item C to above the Sign Ordinance Public Hearing under Other Business, motion by Wynn, second by Holland, to approve the March agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

Representatives of the Darnell Property and Robison Property applications agreed with their respective conditions of approval and there were no comments from the Commission or public. Motion by Jones, second by Shirley, to approve the Final Subdivision Plats for the Darnell Property and Robison Property applications. Motion carried.

FY 11-12 Audit Report

Greg Miklavcic, Charles T. Mitchell Accountants, distributed and briefly reviewed the FY 11-12 audit. He stated that they have issued a "clean opinion" of the office finances.

After brief discussion, **motion by Smith, second by Holland, to accept the FY 11-12 Audit. Motion carried.**

Magnolia Crossing

Mr. Smith explained that there was question about access from Magnolia Crossing onto Connector Road at the last meeting, and that the Commission approved a right-in only entrance. He reported that the State has since permitted full access at the location because of the third turn lane and adequate site distance by their standards.

Commissioner Jones asked Phi Davis, applicant, if they intend to make the entrance full access. He replied that they do not have a choice. They applied for a right-in/right-out permit, but the State denied that request, stating it had to be full access.

Oath of Office

Mr. Perkins noted for the record that the oath of office was administered to Cindy Foster, the new Planning Commissioner, prior to the meeting.

Developer requests for extensions of Letters of Credit

Commissioner Shirley recused himself from discussion and voting.

Mr. Perkins swore in all those intending to speak before the Commission.

Mr. Combs explained that there are three categories regarding developers' requests for extensions of letters of credit, as detailed in his letters to the Commissioners.

Bruce Lankford and Ralph Ruschell representing Thoroughbred Acres made their case to the Commission for a second, one-year extension. **Motion by Jones, second by Wiseman, to grant the second one-year extension for Thoroughbred Acres. Motion carried.**

Rob Sims representing the Villages at Lanes Run explained their situation to the Commission. **Motion by Wiseman, second by Smith, to grant the second one-year extension for Villages at Lanes Run. Motion carried.**

Brian Wright of Citizens Commerce Bank and representing Lake Forest explained their situation to the Commission. **Motion by Jones, second by Wynn, to grant the second one-year extension for Lake Forest. Motion carried.**

Mr. Combs explained the situation with Lake Forest Phase 2, which has 30 lots, and stated they are requesting the first one-year extension. **Motion by Smith, second by Caldwell, to grant the first one-year extension. Motion carried.**

Mr. Combs explained the circumstances with Brooklane Estates, Spring Island Estates, West Woods Phase 1, and West Woods Phase 2. He asked for a second one-year

extension for those four developers, and also asked how to proceed with the five developers who did not make a request (Buffalo Springs, Edgewood, Homestead Phases 7 & 8, Hyde Park, and Woodland Estates). He further explained that the bonding company holding the bond for Heritage Estates has stated that they do not wish to renew that bond.

Discussion ensued on individual projects and the ordinance in general. Whether the ordinance applies to the City of Stamping Ground was discussed.

Motion by Jones, second by Wynn, to grant the extension for Brooklane Estates, Spring Island Estates, West Woods Phase 1, and West Woods Phase 2. Motion carried.

Motion by Smith, second by Wiseman, to not renew the bond for Heritage Estates. Motion carried.

The Chair continued action on the letters of credit for Buffalo Springs, Edgewood, Homestead Phases 7 & 8, Hyde Park Phases 1 and 2, and Woodland Estates to the April meeting.

Sign Ordinance Public Hearing

Vice Chair Hampton opened the public hearing.

Mr. Kane reviewed the proposed changes, which address the removal of temporary signs in rights-of-way, new definitions that more clearly define certain signs and terms, the height of signs considered Interstate signs, location of freestanding signs, miscellaneous language for clarity, and alcohol sign requirements.

There being no questions from the Commission or public, Vice Chair Hampton closed the public hearing.

Motion by Wynn, second by Wiseman, to recommend adoption of the amendments to the Sign Ordinance. By roll call vote, motion carried 8-0.

U.S. 25 S. Small Area Plan Update

Mr. Kane summarized the discussion from the last meeting when the corridor vision was studied. He showed photographs of areas where policies would apply. Recommendations and policies discussed included setbacks, fencing, signage, park and other design improvements, landscaping buffers and restoration, land use and zoning, and trails.

He stated that the next meeting will be a workshop at the mobile home park to present the plan and to receive the residents' input. There will also be a public workshop at Grace Christian Church in April to present the plan and receive input from the general public.

The commercial zoning south of the county line was briefly discussed.

Election of Officers

Mr. Smith briefly reviewed the election process. It was decided to vote by ballot.

Commissioner Holland nominated Greg Hampton for Chairman. Commissioner Shirley nominated Rob Jones for Chairman. With no other nominations, Vice Chair Hampton closed the floor for nominations.

Each candidate spoke of their qualifications, ballots were cast, and Mr. Perkins tallied the votes.

Greg Hampton was elected Chairman.

Commissioner Smith nominated Rob Jones for Vice Chairman.

Vice Chair Hampton declared Rob Jones as Vice Chairman by unanimous consent.

Commissioner ~~Smith~~^{Jones Shirley} nominated Janet Holland for the County Executive Committee member.

Motion by Smith, second by Shirley, to declare Janet Holland the County Executive Committee member. Motion carried. Vice Chair Hampton declared Janet Holland the County Executive Committee member by unanimous consent.

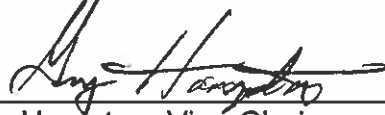
Commissioner Wynn nominated himself for City Executive Committee member. Commissioner ~~Smith~~^{Jones} nominated John Shirley for City Executive Committee member.

Vice Chair Hampton closed the floor for nominations, ballots were cast, and Mr. Perkins tallied the votes.

John Shirley was elected City Executive Committee member.

The meeting was then adjourned.

Respectfully,



Greg Hampton, Vice Chair

Attest:



Charlie Perkins, Secretary