

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

**December 8, 2005**

The regular meeting was held in the Scott County Courthouse on December 8, 2005. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, John Carter, Melissa Gregory, Robert Hopkins, William Peters, Jimmy Richardson and Elizabeth Williams, Planning Director Rachel Phillips, Planners Drew Ardary and Rhonda Cromer, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner John Lacy.

Motion by Carter, second by Gregory, to approve the November invoices. Motion carried.

Motion by Hopkins, second by Williams, to approve the November 10, 2005 minutes. Motion carried.

Motion by Richardson, second by Carter, to approve the December agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock reported that the Rite-Aid Pharmacy, Brooklane Estates, Habitat for Humanity, House of God, and Cherry Blossom Village Townhomes, Phase IV applications have been postponed to the January meeting.

**Motion by Williams, second by Gregory, to accept the five items for postponement. Motion carried.**

Consent Agenda

A representative of the Kelly Property application agreed to his conditions of approval (with condition #3 and #4 deleted), and no concerns about the project were expressed by the Commission or the public.

**Motion by Gregory, second by Carter, to approve the one item on the Consent Agenda subject to its conditions of approval. Motion carried.**

ZMA-2005-67 Mission Gear Indoor Racing - Rezoning request from A-1 Agriculture to B-2 Highway Commercial for 18.5 acres located on the north side of Porter Road (KY 32), west of I-75, west of U.S. 25. PUBLIC HEARING

Chairman Brock re-opened the public hearing.

Ms. Phillips noted that the applicant had submitted all documentation regarding notice requirements. She noted that there has been considerable concern from Porter Road area residents about the project. She stated that Sharon Straitiff, Porter Road resident, requested by telephone that the application be continued because of the inclement weather.

It was decided to continue the application to the January meeting.

Rob Wagner, Mayor of Sadieville, stated that the property is planned for commercial and asked the Commission to consider that. He also stated that the City of Sadieville will be in the process of adopting a noise ordinance. When the property is annexed, they will have jurisdiction to enforce it.

Chairman Brock continued the application of the January meeting.

PSP-2005-45 The Colony Multi-family - Poe Property - Preliminary Subdivision Plat for six (6) duplex lots located on 1.921 acres, located on the south side of Colony Blvd., north of Castleford Drive, east of N. Lafayette Drive.

Ms. Phillips noted that the application has been postponed four times. The requested revisions to the plan have not been received. It is Commission policy to deny projects postponed more than three times. Therefore, she recommended denial.

**Motion by Williams, second by Peters, to deny the application on the grounds that the applicant has not submitted the required revised plans causing the project to be postponed more than three times. Motion carried.**

PSP-2005-72 Duncan Property - Preliminary Subdivision Plat for 103 single family residential detached housing units on 177.8 acres, located on the north side of Barkley Lane and the west side of Cynthiana Road (U.S. 62).

Ms. Phillips reviewed the staff report, including the history of the property with regard to its rezoning as part of the U.S. 62 Properties application and also as part of the City of Georgetown's business park. She explained that the road interconnections for the business park were dependent upon this piece of the property and the narrow parcels in-between.

Ms. Phillips further reported the City's recent condemnation action to acquire the property due to its importance to the overall business park master plan. Due to this action, staff recommended postponement due to the uncertainty of how the property will develop.

She also noted the issue of closing Barkley Lane.

In discussion with the Commission, Ms. Phillips stated that a residential use is not now the ideal use for the property, even though it has been zoned residential and annexed.

Rory Kahly, EA Partners, representing the applicant, stated that the property was zoned residential in 2000. He noted the agreement to improve Barkley Lane and the fact that the narrow properties between this property and the business park are an agricultural buffer.

Russ Dunn, applicant, felt that the property is still appropriate for residential.

Commissioner Williams felt that there has been more residential growth than industrial, and that the light industrial growth of the business park is needed to support the residential growth. She felt that the matter should be postponed to await the outcome of the City's condemnation action.

Discussion continued on the matter.

Kim Menke, Chairman of the Georgetown Business Park Authority, stated that the original plans for the park were established in 2002, which included this property. Once the Business Park Authority became aware of this proposed application, they acted to acquire the property. If the property is developed residential, it will have a detrimental impact to the business park in that manufacturers do not wish to locate adjacent to residential areas.

Mr. Perkins noted that all but 10 acres of the property to the north (between this property and the business park) are already owned by the City. The 10 acres are restricted to agricultural use until acquired by the City.

Mr. Menke, also representing Toyota, an adjoining property owner, spoke in favor of the property developing as part of the business park.

The timeframe of a condemnation was discussed.

Bill Fightmaster, adjoining property owner, felt that if the applicant has met all requirements for a preliminary subdivision plat, the Commission should vote to approve it.

Mr. Perkins noted that the Commission has 90 days to act upon an application. It was filed November 1, so forty (40) days have already passed. It must be acted upon at the January meeting.

**Motion by Williams, second by Peters, to deny the application in light of the condemnation proceedings by the City of Georgetown.**

Commissioner Richardson felt that the application should be postponed. Commissioner Bradley agreed, stating that there is no evidence for denial. Discussion continued on whether to deny or postpone the application.

**By roll call vote, motion to deny failed 3-4, with Richardson, Bradley, Carter, and Gregory dissenting.**

**Motion by Carter, second by Bradley, to postpone the application to the January meeting. By roll call vote, motion carried 6-1 with Hopkins dissenting.**

PSP-2005-69 LCC International Cell Tower - Preliminary Development Plan for a 180' monopole cellular telecommunications tower, located on the southwest corner of Bourbon Street and Chambers Avenue, directly behind the 911 Emergency Dispatch Center.

Mr. Ardary reviewed the staff report, including access, setback, screening, and fencing issues. He noted that the existing tower will be de-commissioned.

Commissioner Carter expressed concern about the transmissions interfering with phone lines.

Joanne Brennan, representing the applicant, and John Esparsiano, Engineer for Sprint, addressed that concern, and generally described the project. Ms. Brennan reviewed the process they followed to come to this proposal. She stated that this type of tower is not typically lit unless the FAA requires it, but because of the helicopters landing nearby, they would agree to that as a condition of approval and would work with staff to install the least obtrusive lighting for the area.

She explained the need for the setback variance and the rear landscape variance. She noted the federal safety standards that will be followed, and agreed with the conditions of approval.

Charlie Hoffman, Bourbon Street resident, was supportive of the project, but also expressed concern about interference with phone lines.

Lewis Nipp, Chambers Avenue resident, asked if the equipment shelter is lit. Mr. Esparsiano replied that it would not be.

Greg Reeves, Georgetown Police Chief, stated that the proposed tower will be a benefit to the police department and the 911 Center in that the applicant is installing new equipment at a higher location for them. The rent paid by the applicant will also help pay for computer maintenance.

**Motion by Carter, second by Richardson, to approve the Preliminary Development Plan, including the two requested variances, subject to the seven conditions of approval. Motion carried.**

Approval of amended GMWSS certificate

Ms. Phillips presented the amended GMWSS certificate which has been requested by the water company. The new language constitutes an amendment to the *Subdivision and Development Regulations*.

**Motion by Williams, second by Carter, to approve the amended Georgetown Municipal Water and Sewer Service certificate in the *Subdivision and Development Regulations*. Motion carried.**

Pavilion Courtyards variance request

Ms. Phillips presented a final subdivision plat that recently came through the office for staff approval. It was noted that the building, which was approved as part of a final development plan, encroaches the building setback. The final development plan was approved on the Consent Agenda rather than being discussed, as required with plans including a variance. She clarified that the building setback is 16 feet.

After brief discussion, **motion by Williams, second by Gregory, to re-approve the variance for Pavilion Courtyards. Motion carried.**

2006 Filing and Meeting Dates Schedule

Ms. Phillips presented the updated Filing and Meeting Dates Schedule.

**Motion by Hopkins, second by Carter, to adopt the 2006 Filing and Meeting Dates Schedule. Motion carried.**

Election of Officers

Chairman Brock reported that the current Executive Committee consists of Robert Hopkins, William Peters, Mike Bradley, and Barry Brock. All are up for re-election except for Commissioner Peters, whose term on the Planning Commission has expired.

**Motion by Richardson, second by Carter, to re-elect Robert Hopkins, Vice-Chairman Mike Bradley, and Chairman Barry Brock to the Executive Committee. Motion carried.**

**Motion by Peters, second by Bradley, to elect Commissioner John Carter to the Executive Committee. Motion carried.**

The meeting was then adjourned.

Respectfully,

  
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Barry Brock, Chairperson

Attest:

  
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Charlie Perkins, Secretary