

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

March 9, 2006

The regular meeting was held in the Scott County Courthouse on March 9, 2006. The meeting was called to order by Vice Chairperson Mike Bradley at 6:00 p.m. Present were Commissioners Melissa Gregory, John Lacy, Helen Mitchell, Jimmy Richardson and Elizabeth Williams, Planning Director Rachel Phillips, Planners Drew Ardary and Rhonda Cromer, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Chairman Barry Brock and Commissioner Robert Hopkins.

Motion by Richardson, second by Lacy, to approve the February invoices. Motion carried.

Motion by Gregory, second by Lacy, to approve the February 9, 2006 minutes. Motion carried.

Motion by Richardson, second by Gregory, to approve the February 15, 2006 minutes. Motion carried.

Motion by Williams, second by Mitchell, to approve the March agenda. Motion carried.

Postponements/Withdrawals

Mr. Bradley reported that the Brooklane Estates, Morgan Manor, and Kelley-Owen Property applications have been postponed to the April meeting.

Motion by Lacy, second by Richardson, to accept the three items for postponement. Motion carried.

Consent Agenda

Representatives of the Olver Property and Canewood Center, Unit 2, Lot 6, applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Williams, second by Lacy, to approve the two items on the Consent Agenda subject to their respective conditions of approval. Motion carried.

PSP-2005-70 Habitat for Humanity - Preliminary Subdivision Plat for six (6) residential lots, located on the western extension of Scholl Drive, southwest of Habitat Street and Fuller Street.

Ms. Cromer reviewed the staff report, including the requested variances regarding road width (Planning Commission), setbacks, and lot sizes (Board of Adjustments).

She noted that an additional condition (#7) should be added that requires approval by the Georgetown Fire Department.

Tom Scholl, applicant, agreed with the conditions of approval.

Motion by Lacy, second by Williams, to approve the Preliminary Subdivision Plat, including the requested variance regarding road width, subject to the seven (7) conditions of approval. Motion carried.

PSP-2005-75 Billy Perkins Farm - Sulphur Wells Road - Preliminary Subdivision Plat for one rural residential lots on 38 acres, located on the southeast side of Sulphur Wells Road and north of Long Lick Pike (KY 32).

Ms. Cromer reviewed the staff report, including the issue regarding road improvements if further subdivision is requested.

The entrances were briefly discussed. The applicant was not present. It was noted that if the applicant does not agree with and sign the conditions of approval, the approval is void.

(Mr. Perkins recused himself from comment because of his relationship with the applicant.)

Motion by Richardson, second by Lacy, to approve the Preliminary Subdivision Plat subject to the six (6) conditions of approval. Motion carried.

PSP-2006-02 Majestic Village Phase I - Preliminary Subdivision Plat for 51 single-family attached residential units on 7.07 acres, located south of East Main Extended, east of McClelland Circle, north of Lemons Mill Road.

Ms. Phillips reviewed the staff report, noting the surrounding uses. She addressed the issues that were discussed at the February meeting, including open space and the bond being held for completion of the roads in Mansion Estates. She stated that she inspected the site and noted that silt fencing needs to be placed on several lots, which is the responsibility of the homebuilders and

is being done. She stated that the applicant has complied with the parking and sidewalk requirements.

She noted condition #3 requiring completion of the road improvements in Mansion Estates Phase 1 prior to final approval of this application.

Commissioner Williams commended the applicant for providing additional parking. She felt that the parking requirement of two spaces per house is inadequate and should be increased.

Brian Korressel, applicant, reported on what he has accomplished to address the concerns of the neighbors and the Commission about Mansion Estates. He agreed with the fourteen (14) conditions of approval.

Linda Matthews, Santa Barbara Blvd. resident, asked about the rock pile behind her home and illegal parking. Mr. Korressel addressed those issues as well as the park issue.

Dick Weir, Santa Barbara Blvd. resident, asked Mr. Korressel if he would consider removing the landscaping islands so that cars could be parked on the street. Mr. Korressel stated that that is not feasible because the sewer lines run under the islands with non-compacted fill over them.

Commissioner Williams wished that the Final Development Plan come back before the full Commission. She also wished that a condition be added requiring construction traffic to use only the temporary construction entrance. Ms. Phillips added that a temporary construction entrance permit from the State needs to be obtained before the Final Plan is approved.

Motion by Williams, second by Lacy, to approve the Preliminary Development Plan, subject to the fourteen (14) conditions, plus the fifteenth (15th) condition that the Final Plan be reviewed and approved by the full Commission, the sixteenth (16th) condition that construction traffic use only the temporary construction entrance shown on the plan, and the seventeenth (17th) condition that a temporary construction entrance permit be obtained from the State before Final Plan approval. Motion carried 4-1 with Richardson dissenting.

PDP-2006-11 Elk River Apartments Phase II - Preliminary Development Plan for a 44-unit apartment building located on Rykara Path, south of Castleford Drive, north of the North Elkhorn Creek.

Mr. Ardary reviewed the staff report, including issues regarding parking, access to the trail system. He noted a change to condition #16 that requires access and signage to be provided to the 20' trail easement.

Commissioner Williams expressed concern about the parking ratio being lower than the current standard. Mr. Perkins stated that approval of a lower parking ratio for Phase I does not guarantee that ratio for subsequent phases.

Mr. Singer, adjoining farm owner, asked if a privacy fence would be installed. Kean Ashurst, representing the applicant, replied that this phase will be behind the first phase in relation to his property. Mr. Ashurst agreed with the sixteen conditions of approval. With regard to the parking ratio, Chris Dishinger, representing the applicant, stated that the units are intended for senior housing, which normally requires less parking; therefore, they felt that the 1.6 ratio is adequate. Commissioner Williams questioned how feasible these units are for senior citizen housing. Commissioner Gregory agreed that the parking ratio should be 2.5.

Judy Kushner, Colony resident, stated that she was never notified of changes that were made administratively in Phase I, was never notified of Phase II, and had concerns about the density being over eight units per acre. She expressed concern about the pump station adjacent to her home that has overflowed repeatedly since 2000. She was told by GMWSS that no additional units could be connected to the pump station until it was upgraded.

Tammy Nava, Colony resident, asked if the apartments would always be senior housing, and expressed concern about the parking ratio.

Adam McIntyre, representing the applicant, stated that all the units are 2-bedroom, targeting the senior population. He stated that it was not practical to put a small elevator in multiple buildings; therefore, one large building is planned. He stated that 20% of Phase I has been rented, and the 1.6 ratio appears sufficient.

Mr. Ardary was not aware of any problems with the pump station. That issue was discussed.

Mr. Singer expressed general dissatisfaction with the development in The Colony.

The applicant asked if a 3-story building could be constructed to provide more room for parking. That issue was briefly discussed.

Motion by Williams, second by Lacy, to postpone the application to the April meeting so that the applicant can submit documentation showing why a 1.6 parking ratio is sufficient, or to submit a plan that increases the parking ratio, and also to give staff time to look into the pump station problem. Motion carried.

PSP-2006-17 Elkhorn Meadows, Lots 100 & 101 - Preliminary Development Plan for two fourplex multi-family residential units, located on the west side of Elkhorn Meadows Drive and the north side of Barbara Blvd.

Mr. Ardary reviewed the staff report, including the requested variance for a reduction of the parking ratio. He noted issues regarding sidewalks and landscaping.

Jo Gawthrop, applicant, and Lynden Platt, representing the applicant, described the site.

After brief discussion, **motion by Richardson, second by Gregory, to approve the Preliminary Development Plan, including the requested variance regarding parking, subject to the twelve (12) conditions of approval. Motion carried.**

PDP-2006-16 Matt Welch Property - Preliminary Development Plan for 192 multi-family units on 12.3 acres, located on the north side of McClelland Circle (U.S. 460 bypass), southwest of Airport Road, and west of Lexington Road (U.S. 25 S).

Ms. Cromer reviewed the staff report.

Preservation of the trees was briefly discussed.

Bruce Lankford, representing the applicant, agreed with the thirteen (13) conditions of approval.

Motion by Richardson, second by Mitchell, to approve the Preliminary Development Plan subject to the thirteen (13) conditions of approval. Motion carried.

Personnel Evaluation

Vice Chairman Bradley reported that three personnel evaluations have been reviewed and adopted by the Executive Committee: 1) six-month evaluation for Rachel Phillips, 1) permanent status for Drew Ardary, and 3) permanent status for Rhonda Cromer.

Motion by Williams, second by Bradley, to accept the above recommendations of the Executive Committee for Rachel Phillips, Drew Ardary, and Rhonda Cromer. Motion carried.

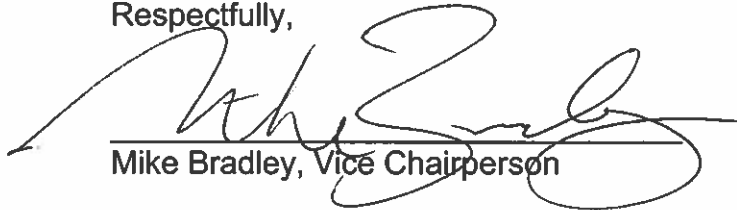
Update of previously approved projects and agenda items

Ms. Phillips reported on the status of the Comprehensive Plan Committee meetings.

Commissioner Williams praised Ms. Phillips for her presentation at the Comprehensive Plan kick-off meeting.

The meeting was then adjourned.

Respectfully,



Mike Bradley, Vice Chairperson

Attest:



Charlie Perkins, Secretary