

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 14, 2017**

The regular meeting was held in the Scott County Courthouse on December 14, 2017. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Steve Smith, Mark Sulski, Regina Mizell, Byron Moran, Johnny Cannon and John Shirley, Director Joe Kane, Engineer Ben Krebs, Planners Matt Summers and Mikaela Gerry and Attorney Charlie Perkins. Absent was Commissioner Frank Wiseman.

Motion by Regina Mizell, second by Steve Smith, to approve the November invoices. Motion carried.

Motion by Mark Sulski, second by Jeff Caldwell, to approve the November 9, 2017 minutes. Motion carried.

Motion by Byron Moran, second by Regina Mizell, to approve the December agenda with the addition of discussion of a special meeting. Motion carried.

Consent Agenda

A representative of the Henderson & Brandenburg Property application agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Shirley, to approve the Final Subdivision Plat (FSP-2017-46) subject to six (6) conditions of approval. Motion carried.

A representative of the Stamping Ground Church of God application agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Smith, second by Sulski, to approve the Preliminary Development Plat (PDP-2017-47) subject to seven (7) conditions of approval and one (1) variance. Motion carried.

PDP-2017-44 Shoppes at Cherry Point – Preliminary Development Plan for a 20,417 sq. ft. fitness center as phase one of a nine-building retail shopping center on 17.32 acres, located on the northeast corner of Blossom Park Drive and Ikebana Drive.

Director Joe Kane stated the property is zone B-5. The site is northeast of Blossom Park and Ikebana Drives. The main access is from Connector Road. The property was rezoned

in February 2000. A Preliminary Development Plan was previously approved for a 236,256 square foot mixed-use commercial development on the site.

Mr. Kane stated that the plan is to phase the development. The fitness center presently is the only tenant.

He stated there was a traffic study done in 2006 and again in 2008. The main problem was the left turns at Connector Road and Blossom Park Drive. The other problem was the access to Starbucks opposite The Blossom Park entrance.

Mr. Kane stated that the applicants met with the State Transportation Cabinet Engineers. Another option suggested by the State was to close the access at Starbucks to Connector Road. The state also indicates a traffic signal would not likely be approved because the proximity to the intersection at Cherry Blossom Way and Connector Road.

Mr. Kane stated that the applicant has agreed to construct a road connection between Oxford Drive and Blossom Park Drive to help with traffic congestion.

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

Bruce Simpson, representing the applicant, stated that the applicant is willing to construct the road between Oxford Drive and Blossom Park Drive to help with traffic and to attract people to the development. He stated that the applicant met with the State concerning the traffic. The State stated a traffic signal would not be installed due to not enough traffic coming from Blossom Park Drive to warrant a need for it.

Stephen Howard, original developer of property, talked about the history of the properties around the location.

Sandy Owens, Cherry Blossom resident, stated that she owns a house behind the proposed Planet Fitness. She said after listing it with a realtor that she did receive an offer but it is \$40,000.00 less than the appraised value of her home.

Ms. Owens also had concerns about the traffic at Blossom Park Drive and Connector Road.

Patricia Fannin, president of Cherry Blossom Village Home Owner's Association, stated their concern is what is going to be done to buffer the development from the subdivision.

She stated the residents would like a traffic signal at Connector Road and Blossom Park Drive and at Timberland Drive. She stated a road connecting Oxford Drive to Cherry Blossom would just create more traffic cutting through the subdivision.

Ms. Fannin asked what the proposed buffer would look like. Mr. Kane stated it is a 25-foot landscape buffer consisting of a double row of trees. There is also a six-foot fence or hedge requirement.

Linda Angel, Cherry Blossom resident, stated she owns a house adjoining the Planet Fitness property. She is afraid of what the development will do to the value of her house. She stated that the landscape buffer should be acceptable to the homeowners. She also had concerns about the exterior lighting of Planet Fitness and the traffic.

Kim Fields, Cherry Blossom resident, had concerns about the home values. She stated she is the realtor for Ms. Owens and that usually houses in Cherry Blossom subdivision sell easily.

She had concerns about the landscape buffer being enough and the traffic.

Commissioner Shirley asked Ms. Fields if she had sold any of the homes on Spyglass that adjoin the commercial property. She stated she had not.

John Bee, Cherry Blossom resident, stated his concern is the location of the entrance for the property. Mr. Kane stated there are two entrances on Ikebana Drive and Blossom Park Drive.

Mr. Bee stated his other concern is what the landscape buffer would be for Riviera Drive. Mr. Kane stated it is a 25-foot landscape buffer of a double row of trees.

Ms. Angel stated she would like to know the reason why Planet Fitness is locating beside the subdivision.

Mark Nelson, Planet Fitness, stated they will work with the homeowners regarding the landscape buffer.

Myriam Sulea, Rocky Creek resident, stated she does not feel that Planet Fitness will add value to the community.

Mr. Simpson stated that Planet Fitness will meet with the neighbors concerning the landscape buffer and lighting before the Final Development Plan is submitted to the Planning Commission.

Commissioner Smith asked if the landscape buffer will be installed in Phase 1.

Mark McCain, landscape architect and representing the applicant, stated that there is some screening in place and they plan to install the landscape buffer along the side toward the detention basin during Phase 1.

Commissioner Sulski asked if when the landscape buffer is installed, Planet Fitness would be agreeable to installing a fence also. Mr. Nelson agreed to install a fence.

Commissioner Sulski stated he feels a traffic signal is needed at Blossom Park Drive and Connector Road.

Jarrold Stanley, Kentucky Transportation Cabinet, stated that presently a traffic signal is not warranted.

Chairman Jones stated that the citizens of Georgetown want a traffic signal installed at Blossom Park Drive and Connector Road.

Mr. Stanley explained the warrant process by the Kentucky Transportation Cabinet.

Commissioner Sulski asked how Georgetown can appeal the Kentucky Transportation Cabinet decision about the traffic signal.

Mr. Stanley stated a traffic signal would not fix the traffic congestion.

Mike Gustafson, Planet Fitness, stated that they asked the State for a solution to the traffic congestion.

Mr. Stanley stated that the State would like to see more access points into the area.

Ms. Fannin asked if juniper trees could be planted instead of pine trees. Mr. Simpson stated that they will meet with residents concerning the type of trees planted.

Commissioner Smith stated that the applicant has agreed to work with residents of Spyglass Drive concerning the lighting and landscape buffer. He feels that a traffic signal would help with the traffic congestion.

Chairman Jones stated he would like to add a condition of approval that the final development plan be presented to the Planning Commission.

Motion by Smith, second by Mizell, to approve the Preliminary Development Plan (PDP-2017-44) subject to the eight (8) conditions of approval with the addition of the condition that they return to the Planning Commission for review and approval of the Final Development Plan. By roll call vote, motion carried 7-1, with Jones dissenting.

FSP-2017-45 Muse Property – Final Subdivision Plat to create a 5.00-acre tract and leave 12.534 acres remaining in the parent tract, located at 1158 Crumbaugh Road.

Planner Matt Summers stated the property is zoned A-1. The application includes two variances for setbacks of the multi-purpose building and residence.

Motion by Shirley, second by Sulski, to approve the Final Subdivision Plat (FSP-2017-45) including the two (2) variances and subject to seven (7) conditions of approval. By roll call vote, motion carried 8-0.

PSP-2017-48 Meadows at Rocky Creek Farm – Amended Preliminary Subdivision Plat to remove right-of-way reservation and stub road connection, located in the Rocky Creek subdivision, north of Paris Pike.

Chairman Jones recused himself from discussion and voting.

Director Joe Kane stated that in 2013 the multi-family area was converted to single-family lots. At that time Kendall Drive was requested by staff to be extended to the west and stubbed out to the adjoining commercially zoned property for connectivity when the property developed.

Mr. Kane stated the Northeast Georgetown Traffic Study had recommended a road extension from Cherry Blossom Way to US 460 to help with traffic congestion on Connector Road. After examining the topography, it does not appear practical to build a road.

He stated the property to the west was recently approved for Bluegrass RV but that there is still commercial property undeveloped.

Nick Nicholson, Ball Homes, stated that they are against vehicular access but agreeable to pedestrian access to the commercial property. He stated they prefer to make the area a buildable lot with a walking path to the commercial property.

Mr. Kane stated he feels if a walking path is constructed it should connect to the northern end of the commercial property, not Bluegrass RV property. A proposed walking path could be bonded and in four years revisited to see if the commercial property has developed.

Motion by Shirley, second by Caldwell, to approve the Amended Preliminary Subdivision Plat (PSP-2017-48) subject to six (6) conditions of approval with the

addition of providing a pedestrian right-of-way and bonding the walking path. By roll call vote, motion carried 7-0.

PDP-2017-49 Highgrove Amended Preliminary Development Plan– Request to relocate and add six (6) units in 3 duplex buildings, on property zoned R-2 PUD, located on the south side of McClelland Circle and Bevins Lane.

Director Joe Kane stated the Preliminary Development Plan was approved in June 2017. This application is to amend and add three additional duplexes and move the existing duplexes north and east of the main building.

He stated the roads also are proposed to be reduced in the width. The Subdivision and Development Regulations require private roads to be a minimum 25' in width. A variance will be needed to allow a reduced width of 24 feet for the primary entrance road and 20 feet for the secondary roads.

Karl Schneider and Kevin Rich, applicants, stated they would like to also amend the connection road to Etter Lane to eliminate the split boulevard and provide only one lane 20' in width at the secondary entrance to Etter Lane. Mr. Schneider stated they will have minimum traffic at the facility. He stated they want to keep the gate at Etter Lane to prevent people using the road as cut thru access.

John Lewis, Beechwood Drive resident, asked if there is access through Beechwood or Dogwood Drive.

Bruce Lankford, representing the applicant, stated the applicant does not want access to Etterwood Subdivision.

Bob Griffin, Dogwood Drive resident, stated he supports the development. He asked if blasting occurs during the development, are the developers available to address any problems.

Mr. Schneider stated that they will have a neighborhood meeting with the residents before construction starts to answer any questions or concerns.

Chairman Jones asked if the area where the proposed units are located could be C-1 Conservation. Mr. Schneider stated they might want to build additional duplexes at that location in the future.

Motion by Sulski, second by Shirley, to approve the Preliminary Development Plan (PDP-2017-49) including the one (1) variance and subject to twelve (12) conditions of approval. By roll call vote, motion carried 8-0.

2018 Filing and Application Deadline schedule

Motion by Mizell, second by Cannon, to approve the Filing and Application Deadline Schedule for 2018 except for Technical Review Meeting and Corrections Deadline. Motion carried.

Date for Special Meeting

Special meeting dates to review the Waste Services of the Bluegrass, LLC application were discussed but a date will be set later.

The meeting was then adjourned.

Respectfully,



Rob Jones, Chair

Attest:



Charlie Perkins, Secretary