

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
September 13, 2018**

The regular meeting was held in the Scott County Courthouse on September 13, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Regina Mizell, Byron Moran, Charlie Mifflin, Frank Wiseman, James Stone, Mark Sulski, Jeff Caldwell and Steve Smith, Director Joe Kane, Planner Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Planner Matt Summers.

Motion by Sulski, second by Smith, to approve the August invoices. Motion carried.

Motion by Mifflin, second by Caldwell, to approve the August 9, 2018 minutes. Motion carried.

Motion by Mizell, second by Sulski, to approve the September agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the applications for Universal Piping (PDP-2018-28), Amerson North Townhomes (PSP-2018-42 and PDP-2018-43), 105-107 Marketplace Circle (PDP-2018-47), and Harbor Village Phase 3 (PSP-2018-46) have been postponed to the regular October meeting.

Chairman Jones stated that the Murphy Property (FSP-2018-33) application has been withdrawn.

Consent Agenda

A representative of the Willoughby Property application (FSP-2018-44) 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 Final Subdivision Plat. Motion carried.

A representative of the Johnston Property application (FSP-2018-48) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Sulski, second by Mizell, to approve the Final Subdivision Plat. Motion carried.

PDP-2018-41 Commonwealth Tool and Machine – Preliminary Development Plan to construct a 102,000 square foot manufacturing building located at the corner of Endeavor Drive and Enterprise Drive.

Ms. Gerry reviewed the staff report and stated the site is 16.07 acres zoned I-1 (Light Industrial). She stated the site is located within the Lanes Run Business Park.

She stated there are two new entrances proposed on Endeavor Drive. She stated the application meets the setback requirements and required number of parking spaces.

She stated they are requesting a variance to allow the utility transformer to be located in the front yard and a variance to allow for early grading.

She stated the proposed landscaping meets the minimum requirements.

She stated the applicant has requested a variance to exceed the maximum contiguous area allowed in the Vehicular Use Area from 350 square feet to 827 square feet.

Commissioner Mifflin questioned if the proposed number of trees in the islands would be too many.

John Traylor, applicant, stated they will put out as many trees as needed and the hedge row would be planted. He stated the transformer would have screening installed.

Motion by Jones, second by Sulski, to approve the Preliminary Development Plan (PDP-2018-41) subject to seven (7) conditions of approval and three (3) variances. Motion carried.

ZMA-2018-45 South Crossing Zone Change – Zone change for 59.83 acres from A-1 (Agricultural) to R-2 PUD (Medium Density Residential) and 6.62 acres from A-1 (Agricultural) to C-1 (Conservation) located on the south side of McClelland Circle.

Chairman Jones opened the public hearing and recused himself.

Mr. Kane reviewed the staff report. He stated the property is 66.45 acres and located south of Kroger Marketplace and Bradford Place Subdivision. He stated the Urban Service Boundary runs along the creek of the property.

He stated the future land use map designates the property urban residential.

He stated the property has access to the intersection at Kroger and a second proposed entrance aligned with Hemingway Place on McClelland Circle.

He stated the property complies with the comprehensive plan.

He stated the applicant proposes five apartment buildings in the front along McClelland Circle and single-family lots behind the apartments. He stated they are requesting the PUD zone to have single-family and apartment housing.

He stated the applicant is requesting two variances for the apartment buildings. He stated the applicant has requested the building height to be 3 stories and 38 feet. He stated applicant has requested the number of apartment units per building to be 28 instead of 6.

He stated applicant has proposed 11% open space instead of the required 10%, plus the open space of the Conservation Area. He stated it would be approximately 12.5 acres (20%) designated open space.

He stated applicant has done a traffic study on the proposed entrance at Hemingway Place. He stated the traffic study recommended three lanes on both side of McClelland Circle consisting of two lanes out and one lane in.

He stated the applicant proposes 140 apartments and 162 single-family homes.

He stated the property will be subject to the Greenbelt Ordinance.

Commissioner Moran questioned if the density is included in the Greenbelt area. Mr. Kane stated he believes he calculated the density including the Greenbelt area.

Commissioner Stone questioned if two entrances would suffice. Mr. Kane stated they are reserving an area for a possible third entrance in the future.

Commissioner Mifflin stated he feels the possibility of another entrance should be considered. He questioned who could request a traffic light at Hemingway Place. It was stated the Commission could request a traffic light but could not require a traffic light.

Nick Nicholson, representing applicant, stated applicant feels the primary entrance will be the traffic light at Marketplace Circle. He stated applicant is willing to make the improvements at the Hemingway Place entrance.

Dudley Jennings, neighbor, stated he has no opposition to the development. He stated he has concerns with the Hemingway Place entrance. He stated for the applicant to be able to get another entrance to the west of the property would be costly due to that area being in a flood plain.

Commissioner Mifflin questioned why the city needs to annex the property.

Commissioner Sulski closed the public hearing.

Commissioner Smith stated he has concerns with the Hemingway Place entrance.

Commissioner Sulski stated he feels that a traffic light should be requested at the Hemingway Place entrance. Mr. Perkins suggested the Commission make the request.

Commissioner Smith requested the average lot size. It was stated 7900 square feet.

Motion by Mizell, second by Caldwell, to recommend approval of the rezoning request (ZMA-2018-45) on the basis that it complies with the Comprehensive Plan, and subject to ten (10) conditions of approval and two (2) variances. By roll call vote, motion carried 6-2.

Motion by Sulski, second by Wiseman, to request a traffic light from the state at the Hemingway Place intersection.

The meeting was then adjourned.

Attest:



Charlie Perkins, Secretary



Rob Jones, Chair