

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

MARCH 13, 2008

The regular meeting was held in the Scott County Courthouse on March 13, 2008. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, and Bias Tilford (arrived late), Assistant Director Pat Shoemaker, Planners Drew Ardary, Rhonda Cromer, and Bonnie MacIntyre, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Ralph Tackett.

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

With two corrections noted, motion by Holland, second by Gregory, to approve the February 7, 2008 minutes. Motion carried.

Motion by Gregory, second by Lacy, to approve the February 14, 2008 minutes. Motion carried.

With the addition of the Dry Run Study under New Business, motion by Bradley, second by Richardson, to approve the March agenda. Motion carried.

Postponements/Withdrawals

Chairman Brock reported that the Original Signs & Graphics application will be postponed to the April meeting. Motion by Lacy, second by Holland, to accept the one item for postponement. Motion carried.

Commissioner Tilford arrived at the meeting.

Consent Agenda

A representative of the New Enterprise Facility application agreed to their conditions of approval, and no concerns about the project were expressed by the Commission or the public.

Motion by Richardson, second by Hampton, to approve the New Enterprise Facility application subject to its conditions of approval. Motion carried.

ZMA-2008-11 The Enclave Subdivision Zone Change – Rezoning request for 25.73 acres from R-1C PUD (Residential) to R-2 (Residential) and Conceptual Development Plan, located on the northwest corner of the intersection of U.S. 460 W. (Frankfort Road) and Paynes Landing Blvd.
PUBLIC HEARING

Chairman Brock opened the public hearing.

Bruce Lankford, Attorney for the applicant, stated that there were a number of people who were not on the notification list that they obtained who legally should have received notice of this hearing. He submitted affidavits that the signs and newspaper notification requirements were met, and asked that the hearing be continued so that additional notices to area residents can be sent.

After discussion, **motion by Bradley, second Tilford, to require the applicant to re-send notification letters even to the people who already received them for this meeting. Motion carried.**

The hearing was continued to the April meeting.

PDP-2008-07 Pizza Hut (Store #2959) – Preliminary Development Plan for a 4,039 sq. ft. restaurant on 1.11 acres located on the west side of U.S. 25 S. (S. Broadway) between Hawthorne Drive to the north and Showalter Drive to the south.

Mr. Ardary reviewed the staff report, including issues regarding landscaping, the drive-thru, parking, signage, lighting, and detention. He recommended that the parking on the north side of the lot, which includes the handicapped parking spaces, be adjacent to the building. He also recommended lighting deflectors to lessen the lighting impact on adjacent properties and roadways.

Blake Cutrell, representing the applicant, stated that they have complied with all the conditions and recommendations except for relocation of the handicapped parking. He stated that there will be a striped crossing and speed bumps across the parking lot.

The Commission discussed that issue. Mr. Ardary stated that if the Commission decides to delete condition #16 which requires relocation of the handicapped parking spaces, he recommended adding a condition requiring traffic calming measures.

Motion by Tilford, second by Richardson, to approve the Preliminary Development Plan, subject to the sixteen conditions of approval,

including #16 requiring relocation of the handicapped parking spaces. Motion denied 2-5, with Bradley, Gregory, Hampton, Holland, and Lacy dissenting.

Motion Bradley, second by Gregory, to approve the Preliminary Development Plan, subject to the first fifteen (15) conditions of approval, and with the addition of a sixteenth (16th) condition requiring traffic calming measures in the parking lot in the area around the crosswalk. Motion carried unanimously.

Clarification of Conditions of Approval for Elk River Apartments – Phase II (PDP-2006-11)

Mr. Ardary explained the request to reduce the number of units from 44 elderly housing units to 34 elderly housing units, and to delete the requirement of connecting Phase 1 with Phase II via Rykara Path, due to physical constraints. He reviewed the amended conditions and the rationale for approval.

Brian Dyer, applicant, stated that Phase I has been very successful, and he felt that the area will be better served with the proposed reduced density. A letter of support from the Georgetown Fire Department regarding the proposed parking lot and elimination of the connection to Rykara Path was read for the record.

After discussion, condition #16 of the applicant's proposed "Revised Conditions of Approval document was amended to read: Prior to final development plan approval, applicant shall dedicate a 20 ft. easement along the Elkhorn Creek boundary and provide appropriate access to the trail.

The number of dwelling units was corrected from 44 to 34.

Motion by Lacy, second by Richardson, to approve the amended conditions of approval, including the change to condition #16. Motion carried.

Ms. Shoemaker introduced Bonnie MacIntyre, the new planner who will work mainly with the two Boards of Adjustment.

Amendment of Fee Schedule

Ms. Shoemaker reviewed the proposed additions/changes and the rationale for approval. She compared the proposed fees to those of other jurisdictions.

Motion by Hampton, second by Holland, to accept the proposed amendments to the fee schedule. Motion carried unanimously.

Dry Run Study

Mr. Krebs reported that he received the annual contract with the Division of Water for the 5-year Dry Run Study. He updated the Commission on the status of the project.

Mr. Perkins asked the Commission to authorize Mr. Krebs, himself, or Chairman Brock to sign the contract after review to ensure it is comparable to the existing contract.

Motion by Richardson, second by Lacy, to authorize Mr. Krebs, Mr. Perkins, or Chairman Brock to sign the contract with the Division of Water for the Dry Run Study. Motion carried unanimously.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary