

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

June 12, 2014

The regular meeting was held in the Scott County Courthouse on June 12, 2014. The meeting was called to order by Chairman Greg Hampton at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Rob Jones, Byron Moran, John Shirley, Steve Smith, and Frank Wiseman, Director Joe Kane, Planners Megan Enyeart and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins.

Motion by Jones, second by Holland to approve the May invoices. Motion carried.

Motion by Shirley, second by Wiseman, to approve the May 8, 2014 minutes. Motion carried 7-1 with Jones abstaining because he was not present at the meeting.

Motion by Smith, second by Caldwell, to approve the June agenda. Motion carried.

Postponements/Withdrawals

Mr. Kane noted that the Bypass Rental Center of Georgetown application has been withdrawn and the Crosswinds Center application has been postponed.

Consent Agenda

There were no items for the Consent Agenda.

FDP-2014-16 Southern States Building Expansion – Amended Development Plan for the addition of a 7,722 sq. ft. crop production services building on a total site of 23.5 acres, located on U.S. 460 E. and East Main Extended.

Ms. Enyeart reviewed the staff report. She noted the building for storage of nitrogen and stated that the Emergency Management Office is aware of the storage and will make recommendations for safety if necessary. The applicant will also have to meet State or local requirements for storage of hazardous material.

The requested waiver to the landscape buffer required between I-1 and A-1 properties was discussed. Since both parcels belong to Southern States, a waiver to that requirement is reasonable.

The second requested waiver is for a 27,495 sq. ft. gravel access lot. Ms. Enyeart stated that it is a significant area, but is compatible with the existing site.

Staff recommended approval with ten (10) conditions, including the condition that all applicable requirements of the Emergency Management Agency/Office of Homeland Security be met.

Commissioner Holland asked if the storage of hazardous materials is monitored by an agency.

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

Mike Farmer, Manager of Southern States, stated that they have a hazardous material permit that is renewed annually. He stated that the State can periodically monitor the site. The EPA has been to the site only once, and he felt that they would only check the site if there was a complaint or issue.

Commissioner Holland also asked if the house on the site will be torn down. Mr. Farmer stated that it will not be torn down at this point. Commissioner Jones asked if the proximity of the hazardous material storage to the house (which is occupied) is an issue. Mr. Farmer stated that he was not aware of that being an issue.

The waiver to the landscape buffer was briefly discussed.

Commissioner Wiseman noted that the hazardous material being stored is actually a form of ammonia, either liquid or gaseous, but not nitrogen.

Betty Eades, E. Main Street resident, expressed concern about the hazardous material being close to the Elkhorn Creek. She also expressed concern about the gravel lot affecting the residents across East Main Extended. Mr. Combs stated that the gravel is 400-500 ft. from East Main Extended, and he has suggested to the applicant that they use a type of gravel that has low impact regarding water quality issues and that does not create dust.

Don McIntyre, East Main Street property owner, expressed concern about stormwater runoff.

Patrick Darnell, Engineer for the applicant, stated that the applicant is required by the State to have concrete dikes around the areas that contain hazardous materials. He stated that the gravel area will have minimal usage, mostly by employees, and that there is an existing detention basin below the proposed building.

Commissioner Moran asked if the expansion is needed to store more hazardous material. Mr. Farmer stated that Southern States will be more environmentally sound in the proposed building, and that because of the increase in the amount of

row crops being planted in the last five years, more of the products they sell, such as seed and crop production items, are needed.

It was noted that the word nitrogen will be changed to ammonia in the official record.

Motion by Jones, second by Holland, to approve the two requested variances (gravel access lot and landscape buffer). Motion carried.

Motion by Jones, second by Holland, to approve the Amended Development Plan subject to the ten (10) conditions of approval. Motion carried.

PDP-2014-17 and PSP-2014-18 Central Kentucky Veterinary Center – Preliminary Development Plan and Preliminary Subdivision Plat for an 8,000 sq. ft. veterinary facility on 0.863 acres of an existing 1.631-acre parcel, located on the north side of Southgate Drive, east of Lexington Road.

Ms. Enyeart reviewed the staff report. She addressed setbacks, parking and circulation, sidewalks, and the requested variances regarding landscaping. The first two variances were granted for a previous development plan and she recommended allowing those variances to remain in effect. The third requested variance is to allow interior trees to be placed at the VUA perimeter along the building's southern façade in order to provide the number of required parking spaces. She stated that that request has been granted before, but suggested the Commission consider other options in this case.

She recommended approval, noting the condition that the 4-foot sidewalk along Southgate Drive and fronting this lot be repaired.

Regarding the variance, Commissioner Wiseman asked why trees are required instead of other appropriate landscaping, and specifically why a certain number of trees are required. Ms. Enyeart replied that shading and water runoff are two reasons to require trees, and less importantly, for aesthetics. She felt that the landscaping requirements could be reviewed and amended by the Commission, but this application must abide by the existing regulations.

Mr. Perkins stated that specific numbers must be required or the process becomes arbitrary.

Tony Justice, Trinity Surveying and representing the applicant, was available for questions.

Scott Weakley, applicant, replied to Commissioner Holland's question about disposal of ashes from the crematory. He stated that if ashes are not returned to the owner, they are either spread out on his or others' property or placed in the dumpster.

Mr. Justice addressed the number of parking spaces, stating that 32 spaces are not needed for this use, but could be needed if the building is sold for another use in the future. Commissioner Jones suggested eliminating a few parking spaces so that the interior VUA tree requirement can be met. Mr. Justice stated that they could do that.

Mr. Weakley described their veterinary operation.

Motion by Jones to approve the first two variances, and to approve the third requested variance subject to allowing up to two parking spaces to be removed and two trees moved to the interior.

Motion by Shirley, second by Wiseman, to approve the three variances as requested in the staff report. Motion carried.

Motion by Jones, second by Holland, to approve the Preliminary Subdivision Plat and the Preliminary Development Plan subject to the twelve (12) conditions of approval. Motion carried.

TED Talk

Ms. Enyeart introduced a TED Talk entitled *Own Your City* by Jennifer Keesmaat. She encouraged the Commission to think about what makes a city special and who is responsible for visioning and execution. The speaker discussed three keys to “owning your city” and leading to action: believing, understanding, and engaging. Discussion ensued on the topic as it can (or cannot) relate to Georgetown and what Georgetown and Scott County are known for that can be preserved.

Update of previously approved projects and agenda items

Mr. Kane noted that he will be meeting with two staff members of the Fayette County MPO about Georgetown and Scott County possibly becoming part of that organization. He will update the Commission about the issue at the July meeting.

Mr. Kane announced that Ms. Enyeart passed the AICP exam. The Commission congratulated her.

Mr. Kane also stated that our new Planner, Matt Summers, was in attendance, and he will be working on current planning and also special projects with Ms. Enyeart, including a grant application for design of the next phase of the Legacy Trail.

The status of the bypass construction was briefly discussed.

The meeting was then adjourned.

Respectfully,

Greg Hampton, Chairman

Attest:

Charlie Perkins, Secretary