

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

September 13, 2012

The regular meeting was held in the Scott County Courthouse on September 13, 2012. The meeting was called to order by Chair Melissa Waite at 6:00 p.m. Present were Commissioners Jeff Caldwell, Greg Hampton, Janet Holland, Rob Jones, John Shirley, and Stephen Smith, Planning Director Earl Smith, Senior Planner Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Frank Wiseman and Horace Wynn.

All those intending to speak before the Commission were sworn in by Chairperson Waite.

Motion by Shirley, second by Jones, to approve the August invoices. Motion carried.

With the correction on the motion for Golf Townhomes of Cherry Blossom on page 3, to read *motion failed* instead of *motion denied*, motion by Smith, second by Caldwell, to approve the August 9, 2012 minutes. Motion carried.

Motion by Hampton, second by Jones, to approve the September agenda. Motion carried.

Postponements/Withdrawals

Chairperson Waite stated that the Ward Hall Amended application has been postponed to the October meeting. Motion by Shirley, second by Smith, to approve the one item for postponement. Motion carried.

Consent Agenda

Representatives for the Sanderson Property and the Graves Property applications agreed with their conditions of approval and there were no concerns expressed by the Commission or public. Motion by Hampton, second by Caldwell, to approve the two items on the Consent Agenda. Motion carried.

PSP-2012-08 Golf Townhomes of Cherry Blossom, Lots 10, 23-28 – Preliminary Subdivision Plat for seven (7) residential lots on 1.02 acres at the end of Riviera Drive and on the future Ikebana Path.

Mr. Kane reviewed the staff report. He stated that the applicant is requesting a variance on the front setback for all the lots, not just Lot 10 as is reflected in the staff report. He reviewed the proposed extension of Osborne Way recommended by the Northeast Georgetown Traffic Study. He stated that the main issue is the location of the future collector road and how it impacts the Cherry Blossom multi-family area and whether to approve these seven lots, which affect where and when the collector road can be constructed. He stated that the Cherry Blossom master plan provides the right-of-way for the future collector road along their southern boundary. The right-of-way along the Lifestyle Communities property is already dedicated.

He reviewed other potential road improvements in the area. He recommended approval of the Master Plan, the variance regarding front yard setbacks, and the seven lots.

Commissioner Shirley noted that there was positive discussion at the Commission workshop about potential alternative road improvements that will help the traffic situation, and that hopefully State and regional representatives will attempt to expedite help with the improvements. Mr. Kane expounded on those efforts.

Commissioner Hampton felt that the future road improvements could be many years in the future, and that this application should be considered in light of the current road and traffic situation. Mr. Kane noted that this development has already been approved at a density higher than what this Master Plan proposes.

Fred Eastridge, representing the applicant, stated for the record that the Master Plan is the final plan for the development.

Paul Haddix, Builder, explained that the 20' building setback is being requested because the current clientele is wishing a ranch home with approximately 1500-1700 sq. ft., which necessitates a larger building footprint.

Mr. Kane pointed out where all the approved lots are located.

Missy Winchell, expressed concern about the density, but was satisfied that the density is lower than what is already approved.

Donnie Davis, Shadowcreek Path resident and President of the HOA association, expressed support of the development and the extension of Ikebana Path.

Motion by Shirley, second by Holland, to approve the Master Plan for the development, subject to the two (2) conditions of approval. Motion carried.

Motion by Jones, second by Shirley, to approve the Preliminary Subdivision Plat, subject to the ten (10) conditions of approval, plus the variance regarding the front yard setback with the correction that it applies to all seven (7) lots. Motion carried.

FDP-2012-17 Bee Hive Homes (James Sexton) – Amended Final Development Plan for a 1,246 sq. ft. addition to the assisted living facility located on the north side of E. Washington Street.

Mr. Kane reviewed the staff report. He addressed the parking, stormwater, and other issues, and stated that all matters are in order and recommended approval.

Fred Eastridge, representing the applicant, was available for questions.

David Crabtree, Chamber Avenue resident, was concerned about stormwater drainage and had his question answered.

Motion by Holland, second by Caldwell, to approve the Amended Final Development Plan, subject to the seven (7) conditions of approval. Motion carried.

Developers' request for one-year extension for street improvements

Mr. Combs stated that he is working toward getting input from a public survey about when they feel it is important to require sidewalks and street lights during the new subdivision construction process. He would use that information to help make decisions on the extension requests.

He presented the three requests for a one-year extension. Commissioner Hampton asked if the improvements can be required on The Enclave, which has no houses on 70 lots. Mr. Combs stated that the way the ordinance is written, the improvements can be required. Commissioner Jones expressed his general dissatisfaction with the ordinance and asked if the City could reconsider it. Mr. Combs stated that the public survey may lead in that direction.

Motion by Jones, second by Hampton, to grant a one-year extension for street improvements for Pleasant Valley Units 3A and 3B, Pleasant Valley Section 2, Phase 1 and 2, and The Colony Units 10 and 11 and The Enclave. Motion carried.

Orientation Training

Mr. Smith reported that KRS 100 requires four hours of orientation training for new Planning Commissioners. He stated that staff would like to provide that training and asked what times would be convenient for the new as well as experienced Commissioners. It was agreed that Monday or Tuesday evenings at 5:00 are the most convenient, and staff will schedule the training.

Update of previously approved projects and agenda items

Mr. Smith reported that he is working with Mr. Perkins and the City Attorney on a new Interlocal Agreement for the Planning Commission. He will provide the agreement to the

Commission in next month's packet.

He updated the Commission on the interviews for the Planner I and GIS Technician positions.

He then provided information on an 8-hour training session by David Pike in Cynthiana at the Harrison County Planning Commission on November 7.

Mr. Smith brought attention to the new office newsletter that is disseminated to all public officials as well as other community leaders.

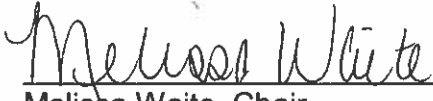
He reported that the Sikura Zone Change will be heard by City Council in the near future, the H-1 District will be discussed with the City Attorney, and staff is working on the A-5, Rural Residential district with Fiscal Court.

Commissioner Hampton asked if there has been progress on the Thoroughbred Center development on Connector Road. Mr. Kane replied that he was not aware of any recent developments.

Commissioner Jones stated that he would like to discuss a sunset clause on developments. He also wished to discuss whether Commissioners should be paid when they do not attend the meetings. There was a brief discussion on that matter, and it was agreed that a sunset clause would be considered.

The meeting was then adjourned.

Respectfully,



Melissa Waite, Chair

Attest:



Charlie Perkins, Secretary