

GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 10, 2016

The regular meeting was held in the Scott County Courthouse on March 10, 2016. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Regina Mizell, John Shirley, Steve Smith, and Mark Sulski, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Byron Moran and Frank Wiseman.

Motion by Holland, second by Shirley, to approve the February invoices. Motion carried.

Motion by Caldwell, second by Holland, to approve the February 11, 2016 minutes. Motion carried.

Motion by Smith, second by Sulski, to approve the February 24, 2016 special meeting minutes. Commissioner Shirley stated for the record that he apologized for not being present at the special meeting, and that he would have voted to deny the increases in pay for the Planning Commissioners and Board of Adjustment members. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the Clark's Pump 'n Shop Store, Core Controls, and CSO Group Global HQ applications have been postponed to the April meeting.

Consent Agenda

Representatives of the Scariot Equipment and the Amerson Farms Knife Barn applications agreed to their respective conditions of approval and there were no comments from the public or Commission. Motion by Smith, second by Caldwell, to approve the Scariot Equipment and the Amerson Farms Knife Barn applications. Motion carried.

PSP-2016-07 Redus Kentucky – Preliminary Subdivision Plat for a 5-lot commercial subdivision on 37.02 acres zoned B-2, located on the northeast corner of Connect Road and Paris Pike.

Mr. Kane reviewed the staff report, stating that a Preliminary Development Plan was approved for the property in 2007, but the project was never started. The applicant wishes to now market the property in smaller lots.

Mr. Kane addressed the access easements, stating that the alignment will allow for the future connection to the stub out in the Rocky Creek subdivision to the east and also a potential connector road through the Finley property to the rear, should it develop. He discussed the entrances on Connector Road and the possibility that the shared entrance will be shifted to the south to line up with the entrance across Connector Road if required by KYTC. If the change is minor, and the number of lots does not change, the Final Subdivision Plat will not come back before the full Commission.

He noted that the landscape buffer shown between the residential area and commercial area should be shifted so that the existing tree line is not within the proposed access and utility easement.

He stated he would support another connection to the Finley property which would be shown on a development plan if those adjacent tracts ever develop.

The access easement from Paris Pike to the Finley property was discussed as a potential connection to Magnolia Drive.

Hank Burney of Wells Fargo, parent company of Redus Kentucky and owner of the property, stated that they have not been able to market the property because of its size; hence, the reason for subdividing. He stated that they did not want to add another easement to the Finley property between lots 1 and 2 at this point. He stated that the location of the access onto Connector Road is the result of meeting with KYTC and considering sight distance.

Commissioner Smith expressed concern about not showing an additional connection to the Finley property. Mr. Kane felt that a connection can be required at the development plan stage. He stated that a conditional approval can be added to require another access easement. Chairman Jones and Commissioner Shirley felt that sufficient connectivity is shown at this point.

Chairman Jones asked that a condition of approval be added requiring the Final Subdivision Plat to come back before the full Commission. Mr. Perkins stated that a condition of approval is not required for that to happen.

All those who spoke and intended to speak before the Commission were sworn in by Mr. Perkins.

Bruce Lankford, representing Henry W. Finley, adjacent property owner, stated that regulations require access to adjacent properties, and he felt that the access easement shown on the far east side of the property is insufficient. He asked that access also be shown between lots 2 and 3. Commissioner Shirley stated that the cost of giving up land for easements should be shared, since it will benefit Mr. Finley. Mr. Lankford stated that it will also benefit everyone using the development being considered now. The 1200' maximum for a residential block was discussed in relation to this property, as Mr. Finley's property is 1400' across.

Mr. Burney stated that access to the Finley property is not dependent on this property, as Mr. Finley can also petition KYTC for access to Connector Road. He added that if Mr. Finley will pay for half of the connecting road, he will add an access easement between lots 2 and 3. Chairman Jones felt that Mr. Finley would not be able to get an access easement onto Connector Road because of the sight distance. Commissioner Shirley disagreed with requiring another access easement because of the cost of the land given up.

Responding to Chairman Jones's question, Mr. Kane stated that the regulations have been met, but a secondary easement can still be required for sufficient connectivity to alleviate traffic. But when the type of future development on the site is unknown, then it is difficult to predict if additional connections will be necessary.

Mr. Lankford stated that since the future use of the property is unknown, they can discuss the issue again at the development plan stage. Mr. Perkins stated that for clarification, a condition can be added stating that the need for an additional easement will be reviewed at the time of Preliminary Development Plan. Mr. Burney did not support that condition.

Mr. Combs was not aware of any specific regulations that would require an additional connection at the subdivision plat phase. He stated that the adjoining property being A-1 makes it more difficult to predict its future use, which could be residential or commercial. Mr. Kane added that depending on the use, a traffic study could be required that indicates a need, or no need, for additional access.

Motion by Sulski, second by Shirley, to approve the Preliminary Subdivision Plat subject to the five (5) conditions, plus a sixth condition requiring the Final Subdivision Plat to come before the full Commission. Motion carried.

PDP-2016-09 Whitehouse Electric – Preliminary Development Plan for a 4,837 sq. ft. office/warehouse building on 2.2 acres zoned I-1, located at 109 Carley Drive in the Georgetown Industrial Park.

Mr. Kane reviewed the staff report. He stated that there were two concerns of the Royal Spring Wellhead Protection Committee: 1) Because of the difficulty in cleaning up any

potential spills in the gravel storage yard area, they recommended no hazardous materials be stored in the gravel area; and 2) all parking and vehicle use areas be asphalt.

He stated that the applicant received approval from the Board of Adjustment for the outdoor storage with no additional conditions, other than the area being fenced with a slatted chain link fence.

He noted that the most recent development plan shows asphalt in the loading and unloading areas, and the truck and vehicle storage area being moved out of the middle of the gravel lot closer to the building.

He recommended extending the asphalt area slightly so that vehicles are able to easily access the vehicle parking area. He also preferred that there be no access point on Summer Ct.

John Hunt, representing the applicant, stated that the gate onto Summer Court will be used infrequently, and it is an existing curb cut. Regarding extending the asphalt area, he will discuss that with the owner.

Chairman Jones asked if the parking satisfies the parking for the future expansion. Mr. Kane stated that parking is based on employees and service trucks, so it will probably need to be extended to the north, unless the expansion is used for warehousing only.

Commissioner Shirley asked how the gravel storage yard will be policed for vehicle parking. That matter was discussed briefly.

Motion by Sulski, second by Mizell, to approve the Preliminary Development Plan subject to the eleven (11) conditions of approval, plus the twelfth condition that the asphalt be extended to the west side of the parking pad enough to stay off the gravel storage yard. Motion approved.

Motion by Jones, second by Mizell, to approve the requested variance regarding the gravel outdoor storage yard. Motion carried.

Kennel definition discussion

Mr. Kane reported that currently a kennel is defined as a commercial operation of three or more dogs over 6 months of age, not including personal dogs. The purpose of the proposed amendment is to close a loophole in the definition allows someone to claim that they have a large number of personal dogs. The proposed amendment defines a kennel as a commercial operation or a rescue having 10 dogs, or the owning of 10 personal dogs, which would require a conditional use permit from the Board of Adjustment.

He stated that a public hearing will be held at the April meeting. Commissioner Holland noted that the County Attorney is working on an updated kennel ordinance.

Election of Officers

Mr. Kane stated that the Chair, Vice Chair, and the two additional members of the Executive Committee need to be elected, or re-elected. He stated that the Executive Committee makes interpretations on agenda items, help with personnel matters, budget issues, etc.

It was agreed that because Commissioner Holland's term is soon over and Commissioners Moran and Wiseman are not present, to hold the election at the April meeting.

The meeting was then adjourned.

Respectfully,

Rob Jones, Chair

Attest:

Charlie Perkins, Secretary