

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
April 12, 2018**

The regular meeting was held in the Scott County Courthouse on April 12, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Regina Mizell, Steve Smith, Mark Sulski, Byron Moran, Johnny Cannon and Frank Wiseman, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Mizell, second by Caldwell, to approve the March invoices. Motion carried.

Motion by Caldwell, second by Mizell, to approve the March 8, 2018 minutes with the addition of approval of full-time status for Mikaela Gerry and Jay Farris. Motion carried.

Motion by Moran, second by Smith, to approve the April agenda with the additional item of Bluegrass RV. Motion carried.

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

FDP-2017-44 Planet Fitness – Final Development Plan

Mr. Kane stated that this is the Final Development Plan for Phase 1 of Shoppes at Cherry Pointe. The Preliminary Development Plan was heard in December 2017. The entire shopping center is 17.32 acres with Phase 1 consisting of 5.5 acres.

He stated Phase 1 consists of the building for Planet Fitness and the detention basin. He stated that a few changes to the plan have been made since Preliminary approval. The dumpster has been moved to the rear of the property, the plantings for the landscaping have increased, and a six-foot high privacy fence has been added along the curb line.

He stated, the road improvement needs to be complete before occupancy of the building. He stated staff has not finished the review of the construction plans. Approval is for the layout of the Final Development Plan. Future phases will need to return to the Planning Commission Board for approval.

Bruce Simpson, representing Planet Fitness, stated they did meet with the neighbors to discuss their concerns. He stated the proposed building would be 14-foot tall and sit 100-foot away from their homes. He stated they would install a 6-foot high privacy fence and the dumpster would have a wall around three sides of it with a gate on the remaining

side. He stated Planet Fitness enhanced the screening more than the requirement and that they would build a proposed road from Oxford Drive to Blossom Park Drive to help with the traffic.

Mark McCain, landscape architect for Planet Fitness, stated the proposed 6 to 8-foot plantings would grow about 1.5-foot a year so in five years the proposed building could not be seen from the homes.

Mr. Simpson stated the zone change was in 2000 and the first house built on Spyglass Drive was in 2002. He stated neighbors should have been aware the property was zoned Commercial. He stated the plan is improved over the plan from 2006 that was approved but never built.

Commissioner Sulski stated at workshop there had been some confusion regarding the building height.

Linda Angel, Spyglass Drive resident, stated she would like to see 10-foot trees planted for the screening.

Kim Fields, Spyglass Drive resident, stated she is glad that Planet Fitness has worked with the neighbors but she would like to see larger trees planted also.

Ms. Fields stated she is a realtor and the realtor for 102 Spyglass Drive. She stated her clients have accepted an offer lower than the appraised value. She stated the proposed development has affected the price of the neighborhood.

She stated she would prefer a metal fence. Commissioner Wiseman questioned the reason. She stated for sound reduction.

Commissioner Wiseman stated when the house was appraised the property was already zoned commercial. He questioned why had the price lowered.

Sandy Owens, Spyglass Drive resident, stated she is happy with the proposed development.

Harold Kouns, Spyglass Drive resident, stated he would like to see the dumpster moved.

Neil Thompson, Spyglass Drive resident, asked for a description of the detention basin. He stated he is against the proposed road. He believes it will make the traffic worse.

John Bee, Riviera Drive resident, asked if the trees would be planted in front of the detention basin and when. It was stated that the trees would be planted during Phase 1. He stated not all the trees in the tree line near the detention basin were healthy.

Glenda Page, Ikebana Drive resident, stated that the trees in the tree line near the detention basin did have unhealthy trees.

It was asked if Planet Fitness would maintain the care of the trees and the fence.

Mr. Simpson stated that Planet Fitness would work with the Planning Commission regarding the tree line along Riviera Drive. He stated they will maintain their property.

Commissioner Smith stated he wanted assurance that the trees would be 6 to 8-foot tall when planted.

Motion by Wiseman, second by Smith, to approve the Final Development Plan (FDP-2017-44) subject to seven (7) conditions of approval. Motion carried 7-1.

PSP-2018-11 Oxford Place, LLC - Preliminary Subdivision Plat to create a commercial lot 0.735 acre in size in the Falls Creek Commercial area located off Cincinnati Pike (US 25).

Chairman Jones recused himself.

Mr. Summers reviewed the staff report and stated this application is related to the application that was heard the previous month. Applicant is trying to create a commercial lot to be able to sell the property.

He stated access for the site is a stub service street that presently serves the gas station. The access street would have to be constructed before recording of the plat. He stated that the development plan for the gas station showed a sidewalk. The access easement needs to have a sidewalk shown for this lot.

Mr. Summers stated that Falls Creek Drive is the main street for this part of the development. It exists as an access easement for Lot 1A and Lot 2. Before recording of the Final Subdivision Plat the street needs to be platted as right-of-way and constructed to serve future development. He stated certifications from the utilities are needed.

Bruce Lankford, representing applicant, stated during workshop, it was decided that he would prepare a proposal so that the Final Subdivision Plat could be recorded. It would include a guarantee that the private roadway, entrance, and utilities would be constructed as agreed.

Charlie Perkins, stated that during workshop it was discussed that being private, the project did not have to follow the same procedures, but still needed to be secure so that the access road and utilities were completed. He stated it was discussed to escrow funds.

It was decided to keep money from the closing and Bruce Lankford would hold it in escrow. He stated it would be 125% of the estimated cost and once completed the money will be released.

Commissioner Smith asked if the private street would ever be extended.

Joey Smith, applicant, stated that they are unsure of the future for the street.

Motion by Mizell, second by Cannon, to approve the Preliminary Development Plan (PDP-2018-08 subject to the twelve (12) conditions of approval with the change of construction of access road and utilities governed by agreement and approved by Krebs and Perkins. Motion carried.

ZMA-2018-12 Griffieth Property – Rezoning request from R-2 (Medium Density Residential) to P-1 (Professional Office) located at 100 Markham Drive.

Chairman Jones opened the public hearing.

Ms. Gerry reviewed the staff report. She stated the surrounding zones are B-2 and R-2.

She stated the Future Land Use map for the Comprehensive Plan shows this parcel remaining as urban residential and that the current zoning for the property is appropriate. She stated since the Comprehensive Plan was updated in 2017 no economic changes have occurred to warrant the zone change.

She stated professional office is a conditional use in the R-2 zone if approved by the Board of Adjustment.

She stated the concept plan meets the minimum parking requirements. The applicant shows a 6-foot high fence along the eastern boundary for the landscaping requirement. She stated the applicant does not meet the requirement for side yard setback.

Kurt Hesselbach, Thoroughbred Engineering representing applicant, stated that the applicant had several reasons for applying for a zone change. He stated the Comprehensive Plan is a guide but does not include every piece of property. He stated the location, and the gas company pump station, makes it more difficult to as residential. He stated obtaining the zone change would make it easier to resell.

Chairman Jones closed the public hearing.

Motion by Wiseman, second by Moran, to approve the Preliminary Subdivision Plat (PSP-2018-12) subject to one (1) condition of approval. Motion tied.

Bluegrass RV

Bruce Lankford, representing applicant, stated at the February meeting the Planning Commission had conditions of approval for the applicant. One of the conditions were that no RV's be brought onto the lot until the certificate of occupancy. He stated that he had written a letter to the Planning Commission stating that Bluegrass RV wants to have a good relationship with the Planning Commission and plans to do everything that the Planning Commission requests. He stated that Bluegrass RV would like permission to leave the current RV's on the lot while building takes place.

Chairman Jones stated he feels that more RV's have been moved to the lot since his discussion with Bruce Lankford regarding the RV's being on the lot. Mr. Lankford asked if he got verification from applicant, that more RV's have not been brought onto the lot, could building proceed.

Commissioner Sulski asked if permission could be granted so that the number of RV's presently located on the lot could be counted.

Chairman Jones questioned if the applicant is out of compliance since it is a vacant property but has been set up as commercial use. It was stated that in the past a conditional use permit was required. The applicant applied for a conditional use permit but was denied.

After further discussion regarding the number of RV's and how to control the those that are already there, it was decided to obtain permission for Planning staff to be able to access the property and count the number of RV's located currently on the lot.

Motion by Smith, second by Sulski, to allow construction to proceed but no additional RV's can be brought onto the lot. A total number of RV's on lot must be obtained. If any additional RV's are added then all must be removed. Motion carried 5-3.

Open Space Standards

Chairman Jones opened the public hearing.

Mr. Summers stated he is wanting guidance on how to modify the sub-regulations for PUD and Non-PUD development to get more park land and open space within a development. Currently the standard calls for 10% of the development to be open space.

He stated that he has three options to modify the open space standards. A low option of 2-acres per 1000 residents, a high option of 9.6 acres per 1000 residents, and a medium option of 5-acres per 1000 residents.

He stated it would be up to the developer, HOA, or city if the developer is willing to donate the land, who would be responsible for maintenance.

The Commission stated they would be interested in learning how other counties compare and how it would have affected a few of the projects from the last few years. One example being the Betty Yancey Griffith project.

Mr. Summers stated that it could go in effect within a month if everyone agreed at the next meeting.

He stated that currently they base the total from net density. If changed it would be based on gross density.

He stated they would be able to count approximately 25% of the flood plain towards the open space standards.

He stated that the required open space would affect new development that has 20 or more lots.

Chairman Jones continued the public hearing until next month.

The meeting was then adjourned.

Respectfully,

Attest:


Charlie Perkins, Secretary



Rob Jones, Chair