

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

**January 11, 2001**

The regular meeting was held in the Scott Fiscal Courtroom on January 11, 2001. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, John Sharpe, James Thomason, Elizabeth Williams, Planning Director Kelley Klepper, Attorney Charlie Perkins, Planner Steven Biel, and Engineer Brad Frazier.

Motion by Sharpe, second by Thomason, to approve the December invoices. Motion carried.

Motion by Thomason, second by Gritton, to approve the December 14, 2000 minutes. Motion carried.

Motion by Brock, second by Gritton, to approve the January agenda. Motion carried.

Postponements/Withdrawals

Chairman Sutton reported that representatives for the Julian Griffith property, Shell Convenience Store/Cherry Blossom Way, and the American International Building Addition applications have requested postponement to the February meeting. In addition, the public hearing on the Royal Spring Aquifer Recharge Area will be postponed to the February meeting. Motion by Williams, second by Hopkins, to postpone those items. Motion carried.

Consent Agenda

Representatives for St. John's Church agreed to staff's conditions of approval, and no concerns about the project were expressed by the Commission or the public.

**Motion by Sharpe, second by Lee, to approve the St. John's Church application, subject to the conditions of approval. Motion carried.**

PSP-2000-89 Thompson Property - Preliminary Subdivision Plat for 10 rural residential lots, located on the east side of Locust Fork Road, south and east side of Graves Road.

Mr. Klepper reviewed the staff report, including the drainage issue and the topography that restricts the placement of driveways or an internal road. He stated that the applicant agreed with the conditions of approval.

There were no questions from the Commission or audience.

**Motion by Gritton, second by Brock, to approve the Preliminary Subdivision Plat subject to the conditions of approval. Motion carried.**

FDP-2000-92 Commonwealth Truck Driving School - Final Development for a 1,140 sq. ft. temporary modular office building, located on the west side of U.S. 25 N., northwest of Moonlake, south of Harbor Village.

Mr. Biel reviewed the staff report, including the variance that was granted. He stated that the applicant does not agree with the landscaping requirement, but that an agreement will be reached before the final plan is approved.

Commissioner Brock suggested that an eighth condition be added that if there is any further development on the property, consolidation of the two tracts will be required.

The applicant agreed with the conditions of approval.

**Motion by Brock, second by Gritton, to approve the Final Development Plan subject to the seven conditions listed in the staff report, plus the eighth condition regarding consolidation of the two tracts. Motion carried.**

#### Clabe Mosley Final Development Plan

Mr. Biel reported on the status of the Clabe Mosley application. He stated that the remaining issue is the paving of the access road. Mr. Mosley has not agreed to pave the back section, cul-de-sac, or parking areas.

Mr. Mosley stated that the camp will be in operation approximately from May through October. He stated that the Fire Chief has no problem with gravel, but that he still needs to view the site.

The Commission discussed the paving and handicapped parking. Commissioner Williams suggested that a restriction be placed on the approval that the property be used as a church camp only.

Chairperson Sutton felt that the application should be postponed in order to receive input from emergency services. Mr. Mosley cited the licensing requirement that an emergency vehicle and a nurse be on-site 24 hours a day when children are present.

Commissioner Brock felt that input is still needed from the Fire Chief. Mr. Biel stated that he will request written documentation from the Fire Chief and EMS. Mr. Klepper added that he will review the ADA standards for handicap parking.

Chairperson Sutton continued the matter to the February meeting.

Proposed amendments to Article II of the Zoning Ordinance regarding regulation of signs PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper introduced the handout comparing the sign requirements in several communities, and discussed the need to review the standards in several different zoning districts.

Commissioner Williams asked about the standards in the Downtown Business district; specifically, keeping with the character of the surrounding area. Mr. Klepper replied that the current standards address that issue, but require review by a Downtown Review Board, which unfortunately does not exist.

It was noted that signs are currently reviewed by the Chief Building Inspector.

Mr. Klepper suggested scheduling a special meeting to discuss proposed amendments. Tuesday, January 23, 2001, 7:00 p.m., was set for a workshop/public hearing to discuss the matter. Jerry Richardson suggested placing flyers at the library and other places to better publicize the meeting.

Chairperson Sutton continued the public hearing to January 23, 2001.

Update of previously approved projects and agenda items

Mr. Klepper reported on several projects and noted the increase in agenda items over the past three years.

The meeting was then adjourned.

Respectfully,

  
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Sara Sutton, Chairperson

Attest:

  
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Charlie Perkins, Secretary