

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
December 12, 2019**

The regular meeting was held in the Scott County Courthouse on December 12, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners David Vest, James Stone, Charlie Mifflin, Regina Mizell, and Steve Smith, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioners Frank Wiseman, Byron Moran, and Jeff Caldwell.

Motion by Mizell, second by Smith, to approve the November invoices. Motion carried.

Motion by Mifflin, second by Stone, to approve the November 14, 2019 minutes. Motion carried.

Motion by Smith, second by Vest, to approve the December agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the applications for Bluegrass Campground (PDP-2019-45), Rita Jones Property (FSP-2019-46), and Georgetown Scott County PRTF (ZMA-2019-50) have been postponed. Motion by Mizell, second by Stone to postpone the applications until the next regularly scheduled meeting.

Consent Agenda

A representative of the Parkview Medical Plaza application (PDP-2019-49) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Mifflin, to approve the application. Motion carried.

ZMA-2019-47 185-45 Industry Road – Zone change request from A-1 to I-1 & C-1 located at 185 Industry Road.

Chairman Sulski opened the public hearing.

Mr. Summers stated the property is at the northern end of Industry Road. He stated the property will be accessed by Industry Road.

He stated the property is inside the urban service boundary and the property is proposed industrial on the Future Lane Use Map.

He stated rezoning the stream to C-1 also agrees with the Comprehensive Plan.

He stated during workshop the applicant questioned whether the property had to be annexed into the City of Georgetown. He stated he had discussed with the water/sewer service about the site connecting to public sewer. He stated he was told if sewer service is within 100 foot of the site, the applicant would need to connect, and presently sewer service is not that close to the site.

Chris Farris, Billings Law Firm, stated that the closest sewer line is approximately 3000 foot away from the project site. He stated that annexation would occur when sewer is available otherwise the applicant is in agreement with the conditions of approval.

Chairman Sulski questioned Mr. Summers if it would create a problem if the property was not annexed into the city right away. Mr. Summers stated the Comprehensive Plan shows urban uses usually being annexed because typically they need access to public sewer and emergency services. He stated since the property adjoins another property that is located within the city limits, typically when a zone change occurs, the applicant also asks to be annexed into the city.

Commissioner Mifflin questioned the location of the urban service boundary. Mr. Summers stated in 2016 the boundary was updated along with the latest Comprehensive Plan.

Commissioner Smith questioned if the access road would become a city street. Mr. Summers stated presently Industry Road is a county road.

Chairman Sulski questioned if any surrounding properties have been annexed into the city limits. Mr. Summers stated that two of the neighboring properties have been annexed.

Mr. Perkins stated that it would be easier to request annexation at the same time as rezoning occurs.

Commissioner Sulski questioned the applicant as to why they are not wanting to be annexed into the city now but seemed to agree to it at workshop. Mr. Farris stated that the applicant is not against annexation but would prefer to wait until the whole area is annexed together at the same time.

Mr. Perkins stated that if the site is not annexed into the city then the Commission would be sending the rezoning to the county and typically the county does not rezone industrial uses.

Commissioner Mifflin questioned if the access road will be paved to county standards. Mr. Farris stated that the applicant had not decided.

Chairman Sulski asked for clarification regarding annexation. Jett Metze, applicant, stated that annexation is preferable to wait, but that they agree to annex the property.

Chairman Sulski stated that at workshop the applicant stated that when the other two lots that share the access sell, all owners agree to share the cost of maintenance for the access road. Mr. Metze stated that would be on the plat.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Smith, second by Mifflin, to recommend approval of the rezoning request (ZMA-2019-47) on the basis that it complies with the comprehensive plan. By roll call vote, motion carried.**

Approval of 2020 Application Deadlines

Motion by Mizell, second by Stone, to approve the 2020 Application Deadlines. Motion carried.

The meeting was then adjourned.

Attest:



Charlie Perkins, Secretary



Mark Sulski, Chairman