

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
January 9, 2020**

The regular meeting was held in the Scott County Courthouse on January 9, 2020. 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, Duwan Garrett, and Steve Smith, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioners Frank Wiseman and Byron Moran.

Commissioner Duwan Garrett was sworn in by Mr. Perkins.

Motion by Smith, second by Mifflin, to approve the December invoices. Motion carried.

Motion by Mizell, second by Stone, to approve the December 12, 2019 minutes. Motion carried.

Motion by Mifflin, second by Smith, to approve the January 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 Rita Jones Property (FSP-2019-46) and Georgetown Scott County PRTF (ZMA-2019-50) have been postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of the Rumpke of Kentucky, Inc. application (PDP-2019-51) 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.

PDP-2019-51 Bluegrass Campground – Preliminary Development Plan for 86 RV camping sites, water park, 10 cabins, and other recreation facilities located at 269 Connector Road.

Mr. Summers stated that the property was approved in October 2019 by the Georgetown Board of Adjustment for the proposed use.

He stated at the October Planning Commission meeting, commissioners had concern with the proposed entrance on Connector Road. He stated since that meeting a traffic study had been submitted.

He stated that he is recommending that the application be continued. He stated that he still has concerns with the entrance and exit for the RV's. He stated the traffic study showed the primary entrance being on Paris Pike.

Commissioner Mifflin questioned if there needs to be a designated entrance. Mr. Summers stated that he thinks a primary entrance should be designated. He stated if the main entrance is on Paris Pike then more traffic will be using a driveway along the adjoining neighborhood. He stated the increased traffic on that driveway would make it impossible for staff to support the waiver asked for by the applicant to relocate the eastern landscaping buffer.

Chairman Sulski questioned Mr. Summers if he had the traffic study. Mr. Summers stated he did have the traffic study.

Daniel Rehner, Thoroughbred Engineering, stated that the applicant agrees with staff. He stated there would be two phases.

He stated the new plan reduced the number of RV spots because they made the spots wider but there is still concern if Paris Pike is the main entrance.

He stated after a recent meeting, a combination of the first and second plan seems to be preferred by staff. He stated the main entrance being on Connector Road and exit onto Paris Pike.

Chairman Sulski questioned when the new plan had been submitted to the Planning Commission. Mr. Summers stated it had been emailed to him the day before the meeting. Mr. Rehner stated they did meet the deadline but made changes to address comments from the workshop. Mr. Summers stated the staff report was written from the plan submitted on December 26. He stated he would like to be able to rewrite the staff report based on the latest plan so that the Commission had accurate information.

Commissioner Mifflin stated the main concern from the last meeting was the Connector Road entrance.

Commissioner Smith questioned if the exit onto Paris Pike would only be a right turn. Mr. Rehner stated the exit is also used by the dealership and could not be designated as a one way.

Mr. Rehner stated the only change is the entrances.

After further discussion, **Motion by Mizell, second by Stone, to continue the application until the next regularly scheduled meeting to give the staff time to review the latest plan. By roll call vote, motion carried unanimously.**

FDP-2018-41 Commonwealth Tool – Amended Final Development Plan to construct a 170,000 square foot manufacturing building located at the corner of Endeavor Drive and Enterprise Way (future) in Lanes Run Business Park.

Ms. Gerry stated this project was approved in September 2018 for preliminary approval. She stated the building area has increased and the applicant has requested a variance being the reason the project is back before the Commission.

She stated the proposed area for Phase 1 is 125,000 square foot and Phase 2 is 45,000 square foot. She stated it may be five years before Phase 2 is built.

She stated they are proposing 102 parking spaces and two entrances on Endeavor Drive.

She stated the layout has changed from the Preliminary to Final Development Plan. The loading/unloading area is now on the northern side of Phase 1 and proposed future building area for Phase 2 is now at the rear of Phase 1.

She stated the applicant has requested a variance for the interior landscaping islands. She stated instead of 120 feet between the islands the applicant has requested 220 feet. She stated staff has recommended denial of the variance due to no topographical reason for not installing the landscape islands.

She stated the business park authority did review the new plan and approved the changes.

Commissioner Vest questioned why Ms. Gerry recommended denial for the variance request. She stated there is nothing unique about the site to warrant a variance for the landscaping.

Commissioner Mifflin questioned if the landscaping requirements could be met but in a different area.

John Traylor, applicant, stated they are asking for the variance to make snow removal and sweeping of the parking lot easier.

He stated at the business park authority meeting they were in favor of the variance.

After further discussion, **Motion by Mifflin, second by Vest, to approve the Final Development Plan (FDP-2018-41) subject to four (4) conditions of approval and one (1) variance. By roll call vote, motion carried unanimously.**

The meeting was then adjourned.

Attest:

  
Charlie Perkins, Secretary

  
Mark Sulski, Chairman

Stephan Smik, vice - chair