

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

**April 11, 2013**

The regular meeting was held in the Scott County Courthouse on April 11, 2013. The meeting was called to order by Chairman Greg Hampton at 6:00 p.m. Present were Commissioners Jeff Caldwell, Cindy Foster, Janet Holland, Rob Jones, John Shirley, Stephen Smith, Frank Wiseman, and Horace Wynn, Planning Director Earl Smith, Senior Planner Joe Kane, Planner Megan Enyeart, Engineer Brent Combs, and Attorney Charlie Perkins.

Upon proper motion and second, the Commission voted unanimously to approve the March invoices.

With two corrections on who made motions in the election of officers (Commissioner Shirley nominated Janet Holland and Commissioner Jones nominated John Shirley), motion by Jones, second by Foster, to approve the March 14, 2013 minutes. Motion carried.

Motion by Shirley, second by Smith, to approve the April agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

There were no items on the Consent Agenda.

PDP-2013-05 LC Bakery (Buddy and Leshia Clark) – Preliminary Development Plan for a bakery on a .198-acre vacant lot on West Main Street in downtown Georgetown, zoned B-3.

Mr. Kane reviewed the staff report. He stated that parking, stormwater retention and landscaping have been satisfactorily addressed. The concern of staff is with building design, as the design is not compatible with the surrounding historic district. He added that because it is a new building on a vacant lot, there is no requirement for review by the Main Street Design Committee or the Board of Adjustment; however, he recommended in the staff report that the building façade

as well as the signage and any streetscape be reviewed by the Design Committee.

That recommendation was made to the applicant at the workshop, and the applicant re-submitted new elevations based on the discussion there. Mr. Kane emailed the new submittal to the Main Street Design Committee and it was also reviewed by the architect at the Kentucky Heritage Council, which will provide free design assistance because the property is part of the Main Street district. He briefly reviewed the changes that are recommended.

He recommended amending condition #5 to read, "Approval of signage and streetscape changes by the Main Street Design Committee be required prior to Final Development Plan approval." He also recommended adding condition #6, "That the applicant shall utilize the design assistance provided by the Kentucky Heritage Council and submit building elevations for review and comment by the Main Street Design Committee prior to Final Development Plan approval;" and condition #7, "That the Final Development Plan shall return to the Planning Commission prior to approval."

Commissioner Shirley asked if the Commission can legally require the added conditions regarding the design of the building. Mr. Perkins replied that there is no ordinance to back up those requirements.

Tony Justice, representing the applicant, stated that they are willing to use the resources of the Kentucky Heritage Council, but that the applicant wishes to retain final say in any design suggestions that may be subjective.

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

Mr. Justice agreed with condition #5 as amended and the added condition #6. There was discussion on whether the project would be delayed by requiring the Final Development Plan to return to the full Commission.

Commissioner Jones asked about seating capacity. Mr. Justice stated that they plan on seating for 125. Commissioner Jones expressed concern about the future possibility of alcohol sales and the need for a higher wall along the patio area.

Lewis Wolfe, East and West Main Street property owner, expressed concern that the façade does not meet the standard that the Main Street historic property owners and the public wish to see. He assured the Commission that he represents many people. He added that he has used the Heritage Council design assistance, which resulted in a better design that was appreciated more after completed.

It was noted that the plans were sent to the Main Street Design Committee, and that there are low cost options that would make the building better fit into the surrounding historic district.

Discussion continued on the façade of the building and what the Commission can require. Mr. Perkins advised that changes in the façade be recommended, even though they can't be required.

**Motion by Jones, second by Smith, to recommend approval of the Preliminary Development Plan subject to the nine (9) conditions of approval, including the amendment to condition #5. Motion carried.**

Mr. Justice stated that he preferred if the applicant is not required to return to the full Commission, but rather have the Executive Committee review any design changes.

Regarding condition #6, Mr. Perkins advised the Commission to recommend instead of require that the applicant utilize the design assistance provided by the Kentucky Heritage Council.

Discussion continued on whether to require the Final Development Plan to come before the full Commission.

It was decided to let the motion stand as approved.

#### U.S. 25 S. Small Area Plan Update

Ms. Enyeart summarized the public meeting that was held on April 9 at the Casa de Restoration Church on Lisle Road, stating that it was lightly attended, but they still received some valuable input.

She stated that the next public meeting is Tuesday, April 23 at Grace Christian Church. Commissioner Jones and Chairman Hampton encouraged everyone to attend.

#### Developer requests for extensions of Letters of Credit – continuation from March meeting

Mr. Combs reported on the five projects that were continued from the last meeting – Buffalo Springs and Edgewood in Stamping Ground, Homestead Phases 7 & 8, Hyde Park, and Woodland Estates. He stated that of those, the developer of Buffalo Springs is the only one who has asked for the extension. The other four are still in question.

**Motion by Jones, second by Holland, to approve the extension for Buffalo Springs. Motion carried.**

It was noted that there are no houses in Edgewood, three houses in Hyde Park, one house in Woodland Estates, and Homestead Phases 7 & 8 is approximately 40% built out.

**Motion by Jones, second by Wynn, to call the Letters of Credit for Hyde Park, Woodland Estates, and Homestead Phases 7 & 8. Motion carried.**

Extending the Letter of Credit for Edgewood was continued to the next meeting.

Update of previously approved projects and agenda items

Commissioner Foster asked about the status of the proposed Historic Ordinance. Mr. Smith reported on the public meeting that was held on March 28. He stated that Vicki Birenberg of the Kentucky Heritage Council gave a presentation. Ms. Enyeart stated that some changes to the ordinance were recommended. Mr. Perkins added that the recommended changes can be considered by the legislative bodies, but cannot be incorporated into the Ordinance by the Planning Commission because it has already been sent to the legislative bodies.

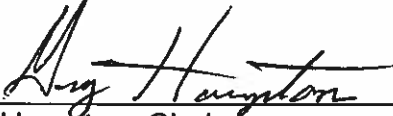
Commissioner Smith asked about the KAPA training session at Lake Cumberland State Park on May 9. Commissioner Shirley offered to take as many as five in his vehicle. It was noted that the eight-hour training session would fulfill their education requirement for two years. It was also noted that May 9 is the May Planning Commission meeting.

The date for the May meeting was changed to Wednesday, May 8, 2013. Mr. Perkins stated that it will be treated as a special meeting, not a regular meeting.

**Motion by Jones, second by Wiseman, to move the May meeting to Wednesday, May 8, 2013. Motion carried.**

The meeting was then adjourned.

Respectfully,

  
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Greg Hampton, Chairman

Attest:

  
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Charlie Perkins, Secretary