

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
September 8, 2022**

The regular meeting was held in the Scott County Courthouse on September 8, 2022. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present also were Commissioners Charlie Mifflin, James Stone, Duwan Garrett, Rhett Shirley, David Vest, Dann Smith, and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Commissioners Mary Singer and Brad Green were absent.

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

Motion by Shirley, second by Smith, to approve the August 11, 2022 minutes. Motion carried.

Motion by Stone, second by Garrett, to approve the September agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Sulski stated that the application for Living Waters Fellowship Addition (PDP-2022-40) is postponed until the next regularly scheduled meeting.

Consent Agenda

A representative of the Richards Property (FSP-2022-41) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mifflin, second by Vest, to approve the applications. Motion carried unanimously.

A representative of the Oser Paint Addition (PDP-2022-42) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Vest, second by Garrett, to approve the applications. Motion carried unanimously.

A representative of the Dearing Development (PDP-2022-43) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Vest, to approve the applications. Motion carried unanimously.

Steve Baker, Midwest Engineering, stated he will take the conditions of approval for the Oser Paint Addition and Dearing Development to the applicants for their signature.

Presentation on Buffers adjoining Agricultural Lands by Scott County Soil and Water Conservation District

Mr. Kane stated that Keith Tingle, Chairman of the Scott County Soil and Water Conservation District, and Debbie Osborne, Secretary of the Scott County Soil and Water Conservation District, will give a presentation.

Mr. Tingle stated they are trying to protect the farmers and the people who are buying homes in the county. He stated that the Scott County Soil and Water Conservation District has been in existence since 1941. He stated they are authorized by the state and sponsored by Fiscal Court.

He stated because of the growth, more farmlands will be lost into the Urban Service Bounday.

He stated farmers have concerns about the future of farming in the county and the lack of ordinances to protect farms adjacent to development.

He stated farmers have concerns about fencing and new developments. He stated they are recommending a non-climbing 6' high fence to be constructed and paid for by the developer.

He stated they are recommending an additional 50' setback from the farm property line on the residentially zoned property side to protect residents and farmers.

He stated they are recommending planting of non-toxic plants in the boundary area.

Chairman Sulski stated that Brad Green has joined the meeting.

Mr. Kane stated that the Commission had concern before about the 50' setback and double fences. He suggested calculating the space lost due to a buffer and giving it as a density bonus to the developer for the number of lots lost to offset the cost.

He suggested having the HOA take over care of the buffer area. He also suggested using the 50' foot area as an easement.

He stated encouraging native species plantings is already part of the ordinance. He suggested maybe it needs to be addressed more at the final development plan stage.

After further discussion, **Motion by Mifflin, second by Sulski, to recommend appointing three Planning Commission members to work with the Soil Conservations Board and Fiscal Court to meet and discuss buffer regulations.**

Mr. Kane stated that Mayor Tom Prather is to receive the Legacy Award at the Celebration of the Bluegrass sponsored by Bluegrass Tomorrow on Thursday October 6th. He stated the Planning Commission would like to sponsor an 8 guest table at the event.

Motion by Smith, second by Green, to approve buying a gold table sponsorship at the Bluegrass Tomorrow event to celebrate Mayor Prather.

Chairman Sulski adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Mark Sulski, Chairman