

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

MAY 10, 2008

The regular meeting was held in the Scott County Courthouse on May 10, 2008. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, Ralph Tackett, and Bias Tilford, Planning Director Michael Sapp, Assistant Director Pat Shoemaker, Planners Drew Ardary, Rhonda Cromer, and Bonnie MacIntyre, Engineer Ben Krebs, and Attorney Charlie Perkins (arrived late).

Motion by Lacy, second by Holland, to approve the April invoices. Motion carried.

Motion by Holland, second by Tackett, to approve the April 10, 2008 minutes. Motion carried.

With the addition of discussion on the letter regarding drainage on South Broadway (under Other Business Old), and discussion on waiver for Phases 2 and 3 of Lake Forest (under Other Business New), motion by Bradley, second by Gregory, to approve the May agenda. Motion carried.

Postponements/Withdrawals

Chairman Brock reported that the Lemons Mill Subdivision application has been postponed to the June meeting. Motion by Richardson, second by Lacy, to accept the one item for postponement. Motion carried.

Consent Agenda

Representatives of the New Sports Connection Facility application agreed to their conditions of approval, and no concerns about the project were expressed by the Commission or the public.

Motion by Richardson, second by Tilford, to approve the one application on the Consent Agenda subject to its conditions of approval. Motion carried.

ZMA-2008-20 Pinnacle Parkside Shoppes – Amendment to the 2006 Comprehensive Plan from Urban Residential to Commercial and rezoning from A-1 to B-5 of 12.3 acres located on the north side of McClelland Circle (U.S. 460 Bypass), southwest of the Suffoletta Family Aquatic Center, and west of Lexington Road (U.S. 25 S). PUBLIC HEARING

Chairman Brock opened the public hearing.

Kelley Klepper, Kimley-Horn and Associates and representing the applicant, requested a continuance for 90 days in order to finalize details of the project.

It was noted that since the application is continued, notifications to area residents will not be sent again.

PSP-2008-17 Habitat for Humanity – Scholl Drive Extension – Preliminary Subdivision Plat for five residential lots, located on the western extension of Scholl Drive, southwest of Habitat Street and Fuller Street.

Ms. Cromer reviewed the staff report, including the issues regarding Fire Department approval and the three requested variances.

Jim Ford, representing the applicant, agreed to the conditions of approval.

Emma Wilson, area resident, asked for clarification on the location of the project.

Motion by Lacy, second by Holland, to approve the Preliminary Subdivision Plat, including the three (3) requested variances, subject to the six (6) conditions of approval. Motion carried.

FSP-2008-19 Lutes Property – Final Subdivision Plat for a two-lot rural residential subdivision on 81 acres, located on the east side of Cynthiana Road in the vicinity of Lanes Run Business Park.

Ms. MacIntyre reviewed the staff report, which recommended approval.

The applicant agreed with the conditions of approval.

Motion by Bradley, second by Gregory, to approve the Final Subdivision Plat subject to the four (4) conditions of approval. Motion carried.

PSP-2008-21 Lake Forest Estates Phase IV – Preliminary Subdivision Plat creating 135 residential lots on 33.34 acres, located on the south side of Lemons Mill Road, west of Sutton Place Subdivision, east side of Harmony Ridge Subdivision.

Mr. Ardary reviewed the staff report, including the reasons for denial of the project in February of 2008. He addressed the street layout, open space, the spring area on Lot 40A, the tree preservation area, and the requested variances.

Mr. Perkins was now in attendance.

Linden Platt, Eagle Engineering, and applicant Lindsey Mosley, agreed to the conditions of approval.

Lee Oakley, Harmony Ridge Subdivision resident, expressed concern about the depth of the lots.

Greg Barnett, Harmony Ridge Subdivision resident, expressed concern about construction traffic, the connection to Lemons Mill Road being designated as “future,” and new development delaying the completion of existing developments. Chairman Brock stated that the issues that are not complete in Harmony Ridge are bonded and required to be completed. Mr. Krebs reported on the status of the roads in Harmony Ridge. Chairman Brock noted condition #8a prohibiting construction traffic from accessing Harmony Ridge Road. Mr. Ardary added that the City ordinance specifically prohibits construction traffic from entering Harmony Ridge Subdivision.

Rick Curry, Harmony Ridge resident, expressed concern about access. That issue was discussed.

Other Harmony Ridge residents expressed concern about increased traffic in Harmony Ridge and the possibility of multi-family units being constructed.

Motion by Tackett, second by Richardson, to approve the Preliminary Subdivision Plat, including the three requested variances, subject to the twenty-one (21) conditions of approval. By roll call vote, motion carried 5-3, with Hampton, Lacy, and Gregory dissenting due to the access issue.

PDP-2008-16 Action Home Improvement (J & B Automart) – Amendment to a development plan to locate a landscaping business with an office and outdoor storage for landscaping products, located on the west side of Connector Road, east of I-75, north of U.S. 460 E.

Commissioner Richardson verified that violations exist on this property, and felt that it should not be heard until the violations are resolved. Mr. Perkins reviewed the City ordinance addressing that situation, stating that if the applicant is working to correct the violations within the timeframe given, then the application can be heard. Mr. Krebs

reviewed the status of the violations, stating that the corrections have been substantially completed, but not totally completed.

Tom Bradley, Thoroughbred Engineering and representing the applicant, stated that the violations are on the construction done by J & B Automart. Action Home Improvement has been making the corrections. He asked that a condition of approval be added that requires the corrections to be completed within 15 days. Mr. Perkins felt that since substantial progress has been made, it would be reasonable for the Commission to hear the application.

David Wolfe, applicant, reported his plans to correct the deficiencies. After further discussion, Mr. Perkins suggested postponing the application with the directive that the deficiencies need to be corrected and shown as certified in the record before it is heard by the Commission. In that way, no interpretation of the City ordinance is needed and the Commission is not being asked to take action while there are any outstanding deficiencies.

Motion by Richardson, second by Lacy, to continue the application to the June meeting so that all of the deficiencies will have been corrected. Motion carried.

Proposed amendment for Traffic Management Contract

Mr. Sapp explained the need for amending the contract (budgetary) and reviewed the changes. The line item relating to the 2010 World Equestrian Games for \$11,116 is being removed.

Motion by Lacy, second by Tilford, to approve the amendment to the Traffic Management contract. Motion carried.

Discussion on letter regarding drainage on South Broadway

The Commission read the letter to the Mayor and City Council written by Mr. Perkins regarding the drainage problem on South Broadway.

Motion by Tilford, second by Bradley, to recommend that the letter be sent to the Mayor and City Council. Motion carried.

Waiver for Phases 2 and 3 of Lake Forest

Mr. Ardary reported that the applicant is requesting a waiver on two perimeter setbacks, one side and one rear. A condition of approval requires a 25' setback around the perimeter of the subdivision due to the close proximity to A-1 property; however,

because most of the property surrounding Phases 2 and 3 is now residential, the applicant is requesting a reduction of the setbacks to 20'.

It was noted that an amended plat would be filed with the amended setback.

Motion by Lacy, second by Gregory, to approve the requested amendment of the setback from 25' to 20' where adjacent to residential property. Motion carried.

Six-month probation period for Matt Tolar and Pat Shoemaker

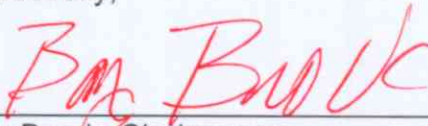
Motion by Gregory, second by Holland, to go into Executive Session. Motion carried.

Motion by Tilford, second by Bradley, to come out of Executive Session. Motion carried.

Motion by Tilford, second by Holland, to approve permanent status for Matt Tolar and Pat Shoemaker. Motion carried.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary