

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
June 13, 2019**

The regular meeting was held in the Scott County Courthouse on June 13, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Regina Mizell, Frank Wiseman, Steve Smith, Byron Moran, James Stone and David Vest, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Jeff Caldwell.

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

Motion by Moran, second by Mifflin, to approve the May 9, 2019 minutes. Motion carried.

Motion by Smith, second by Mizell, to approve the June agenda. Motion carried.

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

Postponements/Withdrawals

Motion by Mizell, second by Smith to postpone the application for the Jones Property (FSP-2019-17) until the July meeting.

Consent Agenda

A representative of the Mar-Lan Farm #1 property application (FSP-2019-18), Ecofibre Kentucky property application (PDP-2019-23), Chavers property application (FSP-2019-24), and 109 Marketplace Circle property application (PSP-2019-25) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Stone, to approve the applications. Motion carried.

ZMA-2019-22 **Ashton Grove Commercial Zone Change** - Zone change request for 2.35 acres from R-2 PUD to B-4 located on the south side of McClelland Circle and Bevins Lane in Georgetown.

Chairman Sulski opened the public hearing.

Mr. Kane stated the application is part of the Ashton Grove retirement community. He stated the original plan included commercial. He stated the property is located in an area designated on the future land use map zoned as office P-1.

He stated the application complies with the Comprehensive Plan. He stated the B-4 is the least intensive commercial zone which is designed for walkable commercial and office uses.

He stated a traffic study was done with the original application. He stated a turn lane is being installed at Bevins Lane at McClelland Circle.

He stated if the zone change is approved, the applicant would have to come back before the Planning Commission with a subdivision plat that creates two lots and an access easement, and a development plan for the property. He stated the property has been annexed by the City.

Bruce Lankford, representing applicant, stated the lots will either be marketed or built to design.

Commissioner Mifflin questioned who would own the property. It was stated the property would have the same owner as Ashton Grove.

Jack Lucks, applicant, stated this is the largest retirement center they have built.

Bob Griffin, 115 Dogwood Drive, stated he has concern about the property remaining peaceful for the neighborhood. He stated he hoped the applicant would keep the noise and traffic to a minimum that was originally promised.

Mr. Lankford stated that the applicant is sensitive to the neighbors and plans to keep this a compatible business.

Chairman Sulski questioned what the B-4 zoning allows.

Karl Schneider, applicant, stated that the business would be compatible to the retirement home use. He stated they would go out of business if a nightclub was built for example.

Commissioner Wiseman stated that he has concern if the zone change is approved, that the Planning Commission would lose control of what is built.

Charlie Perkins stated that a condition could be imposed that the business must be compatible with the existing surroundings.

Mr. Lankford stated that the applicant agrees with a condition that the business must be compatible.

Chairman Sulski closed the public hearing.

After further discussion, Motion by Mizell, second by Stone, to recommend approval of the rezoning request (ZMA-2019-22) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried.

Bluegrass Tomorrow Regional Land Use Planning Resolution

Mr. Kane introduced Rob Rumpke as the Director of Bluegrass Tomorrow.

Mr. Rumpke stated the group was formed to get the surrounding counties communicating about development while maintaining a quality of life.

He stated that Bluegrass Tomorrow serves 18 surrounding counties around Fayette County.

He stated Scott County is part of the area of prime farmland.

He stated he is asking for a vote of support from the Planning Commission on the Bluegrass Tomorrow Resolution on shared regional land use principles.

He stated their main goal is to improve the communication between the counties. He stated he will return for further discussion with the Planning Commission.

Zoning Ordinance Amendment discussion on outdoor storage and display and commercial zero lot line

Chairman Sulski opened the public hearing.

Mr. Kane stated the recommendations were based on last month's discussion.

He stated zero lot line is based on a 5' building setback unless a construction and maintenance easement is agreed upon by both lot owners in non-residential districts.

He stated adding to the minor development definition to include building or outdoor storage expansions of up to 10% of the total square footage.

He stated adding definition to include that outdoor display area cannot exceed 10% of the total area of the lot and must be shown on a minor development plan.

He stated that outdoor storage in commercial districts must obtain a conditional use permit through the Board of Adjustment.

He stated the changes would not be retroactive so existing businesses would be grandfathered in.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Smith, second by Mifflin, to recommend approval of the proposed zoning ordinance amendment on outdoor storage and display and commercial zero lot lines. By roll call vote, motion carried.**

The meeting was then adjourned.

Attest:

Charlie Perkins
Charlie Perkins, Secretary

Stephen Smith
~~Mark Sulski, Chairman~~
Stephen Smith, Vice - Chair