

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
July 11, 2019**

The regular meeting was held in the Scott County Courthouse on July 11, 2019. The meeting was called to order by Vice-Chairman Steve Smith at 6:00 p.m. Present were Commissioners Charlie Mifflin, Frank Wiseman, Jeff Caldwell, 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 Mark Sulski and Regina Mizell.

Motion by Caldwell, second by Mifflin, to approve the June invoices. Motion carried.

Motion by Mifflin, second by Stone, to approve the June 13, 2019 minutes. Motion carried.

Motion by Moran, second by Caldwell, to approve the July agenda. Motion carried.

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

Postponements/Withdrawals

Jihad Hallany, Vision Engineering, representing applicant for (PDP-2019-31) Hotel Development - Ikebana Path application stated the applicant has talked to Robert Baker with the Kentucky Transportation Cabinet about the traffic issues and is willing to pledge money to help address the traffic issues. He stated they are willing to meet with the neighborhood HOA's to discuss the concerns. He stated the applicant would like to continue the application until the August meeting.

Motion by Mifflin, second by Caldwell to continue the application until the regular August meeting.

Consent Agenda

A representative of the Amerson Daycare property applications (PSP-2019-29) and (PDP-2019-30) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Wiseman, second by Vest, to approve the applications. Motion carried.

FSP-2019-17 Jones Property - Final Subdivision Plat to divide one tract into four tracts, creating one 6.14-acre tract, one 5.88-acre tract, one 5.04-acre tract and a 5.16-acre remainder tract located on Willow Brook Lane.

Ms. Gerry stated the property and surrounding property is zoned A-1. She stated the property was designated for future development but was not part of Phase 1 of Willowbrook Subdivision.

Beckham Sharpe, 104 O'Conner Court, read a letter requesting a one-month continuance of the application.

Rita Jones stated she would agree to continue the application and meet with the Sharpe's.

**Motion by Stone, second by Wiseman, to continue the application until the regular August meeting.**

PDP-2019-26 Walnut Street 5-Plex – Five apartment units on a 20,504 square foot lot located at 533 Walnut Street.

Ms. Gerry stated the site is zoned R-2 and is 0.47 acres. She stated the applicant is asking for a variance to reduce the lot width requirement to 128' instead of the required 140' for a five-plex and to reduce the required parking by one spot to 12.

Commissioner Mifflin questioned the size of the parking spaces.

Ms. Gerry stated the parking is off street parking.

She stated the application meets all the landscaping requirements.

Mark Herrington, applicant, stated he has 20 rental units. He stated he presently owns a four-plex and duplex on North Court Street that are two-bedroom one bath. He stated only three of the parking spaces are used. He stated his properties are well kept.

The question was asked if Section 8 would be accepted. He stated it would not.

Jeanne Beaven, 721 South Hamilton, stated she owns the property across the street and has concerns about the safety of kids playing, parking, and water runoff.

Commissioner Vest questioned the reason of building a five-plex. Mr. Herrington stated he decided to build a five-plex unit because of the size of the lot.

Commissioner Smith stated the zoning permits a five-plex unit.

Commissioner Mifflin questioned who will provide garbage pickup and the location of trash cans. Mr. Herrington stated the trash cans will be located behind the building.

Commissioner Mifflin questioned if the building could be moved back on the lot. Mr. Herrington stated due to setbacks they could not move it back farther.

Sam Herrington, 1007 Walker Way, property manager, stated GMWSS has a sanitary sewer easement in the back and side of the property.

Commissioner Mifflin questioned if water runoff would be running into the storm sewer system. Mr. Herrington stated the stormwater management plan must be approved by the Planning Commission Engineer before Final Development Plan approval.

Mr. Krebs stated due to this being a multi-family development that a stormwater management plan must be approved before Final Development plan approval. He stated they are proposing curb and gutter and sidewalks. He stated if there are problems with the street, the City Engineer needs to be contacted.

Bill Thomas, 528 Walnut Street, stated that the building would be out of place in a single-family neighborhood.

Staci Johnson, 526 Walnut Street, stated that she has lived on Walnut Street for forty years. She stated she has flooding and drainage concerns.

Rodney Everman, 522 Walnut Street, stated that he has lived on Walnut Street for fifty years. He stated the unit does not fit into the single-family area.

Charles Ritchie, 530 ½ Walnut Street, stated he has concerns about the parking.

Commissioner Wiseman questioned if there are no parking signs on the street. Mr. Ritchie stated there is not but that everyone had created their own parking.

Mr. Thomas questioned the design of the unit and stated it does not match the neighborhood.

Kelly Young, 529 Walnut Street, stated she has concerns with the parking and safety for children playing.

Trisha Bozek, 321 Gano, stated Walnut Street is one of the only streets in that neighborhood that is single family homes. She has concern with property values.

Tom Turner, 532 Walnut Street, stated he has concern with the property value. He stated he does not want the unit even though it is zoned properly.

Ms. Beaven stated her concerns are about the building density and water issues.

Charlie Johnson, 526 Walnut Street, stated he has concern with the additional traffic it would create.

Mr. Herrington was questioned if he would change his plan to a duplex. He stated at this time he would not.

Mr. Kane explained that density for R-2 zoning is based on the size of the lot. He stated a tri-plex unit and above require a development plan.

Ms. Beaven questioned if the lot had been two separate lots. Mr. Herrington stated that it previously was two lots.

Ms. Beaven questioned the applicant if he consolidated the lots, or did he buy them already consolidated. He stated he consolidated the lots.

Mr. Thomas questioned the applicant why he chose to build a five-plex unit. Mr. Herrington stated because the lot was big enough for the unit.

Ms. Johnson stated two duplex units would have fit the street better.

Vitold Bozek, 321 Gano, questioned if the plan meets all requirements because of the two variances requested.

Mr. Perkins clarified that requested variances does not make an application against the regulations.

He stated that consolidating lots can be done anywhere in the city.

He explained the Planning process and how the Planning Commission decides each application. He stated if not all requirements are met and can be documented, then the Planning Commission has the authority to deny an application.

Commissioner Smith stated maybe the Commission needs to require that applications meet the area they are located.

Ms. Bozek questioned why a parking lot is needed. Mr. Perkins explained that multi-family buildings in R-2 zoning require a parking lot and landscaping.

Mr. Kane stated that R-2 multi-family units require 2.5 parking spaces per 2-bedroom unit of off-street parking. He stated a single-family home would require two parking spaces.

Mr. Ritchie stated that the parking lot should be in the rear.

Mr. Kane stated that he believes it is a design choice.

Commissioner Smith questioned if the parking was in the rear would more of the residents favor the application.

Mr. Thomas questioned the Commissioners how they would feel about the application.

Commissioner Smith questioned if the applicant would be willing to continue until next month to work with staff about moving parking to the rear. Mr. Herrington stated the parking can not be in the rear due to the sewer easement.

Everett Bramel, 510 Chestnut Street, stated if the parking was in the rear, he would receive the runoff.

Ms. Johnson questioned how you can put a parking lot in the front yard when you can not put a privacy fence in the front yard.

Commissioner Vest questioned if the application could be approved without granting the variances. Mr. Kane stated the application could not.

Commissioner Mifflin stated he feels that the application completely changes the neighborhood.

After further discussion, **Motion by Wiseman, second by Mifflin, to deny the application due to the incompatibility with the neighborhood. Motion carried.**

PDP-2019-27 Bailey Road Cell Tower - Preliminary Development Plan for a 255' wireless communications tower with a 15' lightning arrestor located on a 10,000-sq. ft. lease area zoned A-1 located on Bailey Road.

Vice-Chairman Smith opened the public hearing.

Ms. Gerry stated the project site is 22 acres and is zoned A-1.

She stated the applicant did try to co-locate the tower on another site. She stated that tower was not structurally sound. She stated the tower will allow for up to three other providers to co-locate on the proposed tower.

She stated the applicant would meet the required setback. She stated they are proposing the required 8-ft fence and meet the landscaping requirements.

She stated the applicant has requested a variance regarding the entrance width.

She stated the applicant has requested another variance for the tower height. She stated the additional height is needed to fill the service gap for the area.

David Pike, representing applicant, stated he had brought experts with him for the presentation.

Joe Pat Covington, Judge Executive, stated he is there to hear the presentation. He stated he feels broadband is an important subject for the community.

Mr. Pike stated the applicant is requesting a height variance due to being unable to fill in the service gap without the extra height.

He stated that the tower would be 806 foot from the nearest residence.

He stated the nearest tower is too short and cannot structurally support additional antennas.

He stated that the tower will not affect property values.

He stated the applicant meets all requirements.

He stated due to a decline of land-line phones, more cellular coverage is needed.

He stated this tower would have the First Net technology for first responders.

He stated this cell tower would have Wireless Local Loop to help provide high-speed internet in the area.

Commissioner Smith questioned if the First Net or Wireless Local Loop would keep any other providers from co-locating on the tower. Mr. Pike stated they would not affect another providers ability to co-locate on the tower.

Commissioner Mifflin questioned how many towers have other providers co-locating on them. Mr. Pike stated the majority have more than one provider located on the towers.

Commissioner Smith questioned if the Wireless Local Loop helps with the cost of access to high speed internet. Mr. Pike stated customers congregate to it.

Commissioner Mifflin questioned how long before the tower would be built. Mr. Pike stated the plan is a year or less.

Commissioner Wiseman questioned the coverage on the maps.

Vice-Chairman Smith closed the public hearing.

**Motion by Moran, second by Vest, to approve the Preliminary Development Plan (PDP-2019-27) subject to seven (7) conditions of approval and two (2) variances. Motion carried.**

ZMA-2019-28 The Village at Georgetown - Zone change request for property currently zoned A-1, R-2 and I-1 to B-2 & R-2 located south of East Main Street Extended, north of Lemons Mill Road, and east of McClelland Circle.

Vice-Chairman Smith opened the public hearing.

Mr. Summers stated currently this is three separate parcels of land. He stated there are approximately 21.7 acres.

He stated the property currently is accessed from East Main Street Extended and Lemons Mill Road. He stated there is an entrance proposed from McClelland Circle.

He stated part of the I-1 property originally was part of Johnson Controls but was divided when McClelland Circle was built.

He stated the R-2 zoned portion was rezoned as part of The Mansion Estates, but never received preliminary approval for townhomes to be built.

He stated the applicant is proposing senior assisted living in the residential area. He stated data from the Kentucky State Data Center supports the increased need for senior living in Scott County.

He stated the proposed plan does match the future land use map.

He stated the conceptual commercial area will be easily accessed by pedestrians.

He stated the concept plan has a proposed greenway buffer area for future construction of the Legacy Trail along McClelland Circle.

He stated when the preliminary development plan or preliminary subdivision plat is submitted in the future, a traffic study would be required.

Bruce Lankford, representing applicant, stated the three applicants are working with Gary Keckley to develop this project.

Commissioner Smith questioned the design of the residential area.

Greg Johnson, applicant, stated when they submit a preliminary development plan, they will have an example of the residential area.

Annmarie Daneker, 167 Santa Barbara Boulevard, stated the adjoining neighborhood has drainage issues.

She stated the area currently has traffic issues. She has a concern with the new school adding to the rock quarry traffic.

Ann Bevins, 126 Christal Drive, stated since Scott County has been developing, we have lost several historical properties. She submitted a historical presentation concerning the property for review.

Linda Cook, 123 Santa Barbara Boulevard, stated she is pleased with the proposed development.

She questioned what would happen to the lake in her subdivision. Matt Welch, applicant, stated the lake will stay.

She questioned if the applicants knew what businesses were going to locate in the commercial area. Mr. Welch stated the intent is for the businesses to complement the residential area.

Commissioner Smith questioned if Mr. Krebs would like to speak about the stormwater. Mr. Krebs stated the proposed development area is the collector of all the stormwater for that neighborhood.

Ms. Daneker questioned when a traffic study would be completed. It was stated before preliminary development plan approval.

Vice-Chairman Smith closed the public hearing.

After further discussion, **Motion by Mifflin, second by Caldwell, to recommend approval of the rezoning request (ZMA-2019-28) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried.**

The meeting was then adjourned.

Attest:



Charlie Perkins, Secretary



Mark Sulski, Chairman