

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

JANUARY 8, 2009

The regular meeting was held in the Scott County Courthouse on January 8, 2009. The meeting was called to order by Chairperson Mike Bradley at 6:00 p.m. Present were Commissioners Melissa Waite, Greg Hampton, Janet Holland, John Lacy, Jimmy Richardson, and Ralph Tackett, Planning Director Michael Sapp, Planners Brian Shorkey, Rhonda Cromer, and Bonnie Skinner, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Bias Tilford.

Those in attendance who intended to speak before the Commission were sworn in by Attorney Perkins during the Price Farm application.

Motion by Richardson, second by Lacy, to approve the December invoices. Motion carried.

Motion by Waite, second by Holland, to approve the December 11, 2008 minutes. Motion carried.

With the addition of the Stewart Minor Subdivision Plat under Staff Reports New Business, motion by Tackett, second by Lacy, to approve the January agenda. Motion carried.

Postponements/Withdrawals

Chairman Bradley reported that the Sparks Farm Development (including the determination for rehearing), Georgetown Apartments & Retail, Pleasant Valley Section II Phase II, Georgetown/KOA Kampground, and Lemons Mill Project Amended applications have been postponed to the February meeting. Motion by Waite, second by Holland, to accept the six items for postponement. Motion carried.

Consent Agenda

A representative of the Bolt Development application agreed to their conditions of approval and there were no concerns expressed by the Commission or public. Motion by Richardson, second by Holland, to approve the one item on the Consent Agenda. Motion carried.

PSP-2008-50 Price Farm – Preliminary Subdivision Plat for 304 detached, single-family residential lots and 249 multi-family units on 126.79 acres zoned R-1C (PUD), located on the northwest side of Old Oxford Road, east of Lanes Run Creek, and north of the Cherry Blossom development.

Mr. Shorkey reviewed the staff report, including issues regarding access, traffic, connections to adjacent properties, and landscaping. He noted that approval of this application will allow development of the single-family units only. The multi-family component must go through the development plan process.

Bruce Lankford, representing the applicant, stated that notification requirements were met. He agreed with the staff report and the 13 conditions of approval.

Bill Holden, Steven Drive resident, stated that when he purchased his property, he was informed that this property was in the 100-year floodplain and would not be developed. Mr. Krebs stated that the 100-year floodplain does not reach as far as this property. Matt Carter, Vision Engineering, confirmed that statement. Mr. Holden also expressed concern about the street layout and multi-family units.

Doug Smith, applicant, stated that the size of the multi-family units will be determined at the development plan stage.

Mike Miller, Stephen Dr. resident, stated that he was informed that the fence line marked the floodplain boundary, and that over the summer and this winter, flooding occurred in the area. He asked how drainage would be handled. He also expressed concern about lighting impacts from the multi-family area.

Matt Carter, Vision Engineering, responded that all of the lots on Stephen Dr. are higher than the ditches. Discussion continued on the flooding and drainage issue.

Mr. Sapp discussed what issues are relevant during the progression from preliminary plans to final plans.

Ty Williams, Schneider Blvd. resident, expressed concern about his property value if multi-family units are constructed on this property. He asked whether Schneider Blvd. will provide access to the multi-family units. Mr. Shorkey replied that yes, but those accessed points are not new. They have been in place for several years. Mr. Williams expressed concern about the increased traffic.

Mr. Smith cited density statistics that indicate the multi-family area will generate less traffic than the single-family units. Mr. Williams expressed opposition to multi-family units regardless of any offsetting factors.

KaLisa Thompson, Stephen Drive resident, also expressed opposition to multi-family units.

Another area resident, an ex-police officer, stated that multi-family units cause an increase in crime. He stated that clubhouses which can be rented out cause more traffic. He stated that he was also informed about the development would be single-family only.

Kelli Hunt, Stephen Drive resident, stated that she was also informed that only single-family homes would be constructed on the property, and wanted her opposition to the application on record.

Jennifer Williams, Schneider Blvd. resident, also voiced her opposition.

Another resident stated that school children must walk in the subdivision to a single pick-up point to catch the school bus.

Mr. Williams concluded that the residents are not concerned about development issues. They are firmly opposed to any multi-family units.

Another resident asked the applicant if other locations have been considered for this development. Mr. Lankford replied that this property is zoned for this type of development and the application meets the requirements of the Planning Commission.

One of the residents asked that the application be postponed to address the neighbors' concerns. Chairman Bradley felt that since the neighbors made it clear that they are opposed to multi-family regardless of any development issues, that postponing the application would not be productive.

Motion by Richardson, second by Waite, to approve the Preliminary Subdivision Plat subject to the thirteen (13) conditions of approval. Motion carried unanimously.

Roy T. Stewart Minor Subdivision Plat

Mr. Shorkey explained that the 1996 Roy T. Stewart minor subdivision plat was done in order to sell the property to another entity, but that sale never occurred. No changes have been made to the property. Mr. Stewart is now asking for the revocation of the subdivision, which is allowed under KRS 100.285, but official action is needed by the Planning Commission.

Mr. Perkins explained the process of recording the revocation.

Motion by Lacy, second by Richardson, to approve the revocation of the 1996 Roy T. Stewart minor subdivision plat. Motion carried.

Upcoming expiring Letters of Credit/Bonds

Mr. Krebs reported on the Letters of Credit for Cherry Blossom Phase 2 and Cherry Blossom Phase 4. He described the work still needing done on each phase and recommended allowing renewal.

Chairman Bradley asked if it would be advisable to extend the letters so that they expire during construction season. Mr. Krebs stated that we have no control over the expiration dates. Mr. Perkins suggested contacting the bank well in advance to inform them that the letters may be called earlier than expiration date due to construction seasons.

Discussion continued on the required improvements.

Motion by Tackett to call the Letters of Credit on Cherry Blossom Phase 2 and Phase 4. Motion died for lack of a second.

Motion by Lacy, second by Waite, to extend the Letters of Credit for Cherry Blossom Phase 2 and Phase 4, and give the developer a six-month deadline for this date for completing the work. Motion carried 6-1 with Tackett dissenting.

Update of previously approved projects and agenda items

Mr. Sapp suggested that a retreat be held with the Planning Commissioners and staff so that the Commissioners are better informed of the past year's accomplishments and the goals for 2009, and to receive input from the Commissioners on their ideas and priorities for the coming year.

He also suggested having an Open House with City Council members so they can be better informed of the functions of the Planning Commission staff.

It was decided to schedule a retreat for Friday, January 30, 2009, from 9:00 a.m. to 2:00 p.m.

PDR Program Update

Commissioner Lacy reported that seventeen (17) applications have been filed for participation in the PDR program.

Personnel

Mr. Sapp reported that Bonnie Skinner is eligible for permanent employment status and he recommended that she be granted that status.

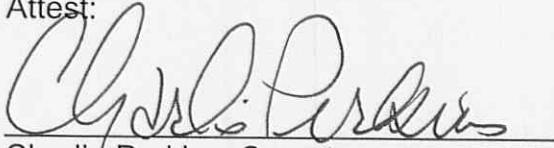
Motion by Lacy, second by Richardson, to grant Bonnie Skinner permanent employment status. Motion carried.

The meeting was then adjourned.

Respectfully,


Mike Bradley, Chairperson

Attest:


Charlie Perkins, Secretary