

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

February 9, 2012

The regular meeting was held in the Scott County Courthouse on February 9, 2012. The meeting was called to order by Chairman John Lacy at 6:00 p.m. Present were Commissioners Jeff Caldwell, Greg Hampton, Janet Holland, Rob Jones, Jimmy Richardson, John Shirley, Melissa Waite, and Horace Wynn, Planning Director Earl Smith, Planner Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins.

Motion by Holland, second by Waite, to approve the January invoices. Motion carried.

Motion by Waite, second by Holland, to approve the January 12, 2012 minutes. Motion carried.

Motion by Richardson, second by Shirley, to approve the February agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

There were no items on the Consent Agenda.

ZMA-2012-01 Giles Zone Change (David and Jennifer Giles) – Rezoning request for 6.0 acres from A-1 (Agriculture) to B-2 (Highway Commercial) located on northwest side of McClelland Circle (U.S. 460 Bypass) and Lexington Road (U.S. 25).

Mr. Kane reviewed the staff report. He noted the surrounding uses and zoning, and compliance with the Comprehensive Plan. He addressed the issues with the entrance on Lexington Road that will need resolved, and stated that annexation will need to occur prior to or along with zone change approval.

He recommended approval and reviewed the eight (8) conditions of approval.

It was noted that all notice requirements were met.

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

Bruce Lankford, representing the applicant, stated that he submitted documentation regarding notice requirements. He agreed with the conditions of approval and stated that the annexation process has begun.

There were no comments from the public.

Motion by Richardson, second by Hampton, to recommend approval of the zone change from A-1 to B-2 for 6.0 acres, based on the three findings listed in the staff report, and subject to the eight (8) conditions of approval. By roll call vote, motion carried 9-0.

PSP-2010-19 Amended Preliminary Subdivision Plat (Jeff Francisco) – Request for variance to divide required preserved area into one additional tract in a previously approved cluster subdivision located on Cincinnati Pike (U.S. 25 North), north of Rogers Gap Road and west of I-75.

Mr. Kane reviewed the staff report. He explained the history of the project and the changes in the Cluster Ordinance by which it has adhered. In 2007, the cluster ordinance was amended to require the preserved acreage to be one contiguous tract.

The purpose of this amendment is to subdivide one additional 25-acre tract, to be sold to one of the lot owners. There will be no changes to the previously approved subdivision. There will be no housing credit to go along with the tract, and it will remain preserved acreage.

Mr. Kane stated that the intent to require the preserved acreage to be one contiguous tract was to make farming practical. However, this is a wooded tract containing no prime farmland.

It was noted that there was no fencing requirement at the time the plat was approved. The access issue was briefly discussed.

Commissioner Richardson expressed concern about setting a precedent of breaking up preserved acreage.

Jeff Francisco, applicant, stated that the property will be access through Lot 8.

Deborah Hardin, Summeridge Rd. resident, expressed concern about hunting, fishing, and four-wheeling on the property. She also stated that the character of the neighborhood is changed when one lot owner owns the property behind all the other lots.

Peter Switalski, Summeridge Rd. resident, expressed concern about what will occur on the property when it cannot be built upon. He stated that when he purchased his lot, he was told that the property behind him would remain a preserved tract. He stated that if ATV's are driven on the property, the character of the neighborhood will change.

Kim Smith, Summeridge Rd. resident, expressed opposition to the plan because of the potential for the negative impacts mentioned.

Chad Hunt, Summeridge Rd. resident and potential buyer of the property in question, stated that he wishes to provide a recreation area for his kids to camp and hunt.

Sharon Switalski, Summeridge Rd. resident, wished the area to remain a wildlife area.

Commissioner Shirley felt that since use of the property cannot change, different ownership would only mean that Mr. Hunt would have access to it.

Chairman Lacy stated that if the property is subdivided and sold to Mr. Hunt, a fence would be required along the boundary of the other lots. Maintenance of the fence was discussed.

Motion by Hampton, second by Waite, to approve the request to divide the preserved area, subject to: 1) accepting the offer of the current property owner that there will be no further subdivision of the remaining preserved area, and 2) a #9 woven wire, 5" posts on 12', fence being constructed along the rear of the cluster lots by June 1, 2012. Motion carried 7-1 with Jones dissenting.

Rural Residential Zone District Text Amendment to Zoning Ordinance – Public Hearing

Chairman Lacy opened the public hearing.

Mr. Kane explained that the proposed zoning classification was recommended by the Rural Land Use Element of the 2006 Comprehensive Plan update. The intent is to minimize conflict between agricultural and non-agricultural land uses to the maximum extent possible. He discussed the supporting objectives and permitted, conditional, and prohibited uses. A main component of the zone would be that it is required for major subdivisions of tracts between five and ten acres and for cluster developments.

He discussed other details of the proposal, including notice requirements and setbacks.

Addressing Section 4.16, Section B, regarding the keeping of animals, Commissioner Richardson noted a University of Kentucky study that states that the acreage required to support a forage-consuming animal varies, depending upon the quality of the soil. Land with poor soil could require up to 10 acres to support one horse. He felt that this information should be incorporated into the regulations, and the number of animals allowed should be determined on an individual basis. He added that the County Extension Agent can determine the soil type and make the determination.

It was agreed that the proposed Section 4.16, Section B be amended to read "The keeping of forage-consuming animals at a rate according to the University of Kentucky study recommendations."

Mr. Kane cited statistics regarding agricultural tracts. The problems that have been encountered with kennels were briefly discussed. Commercial agricultural operations, outdoor storage, and the definition of home occupations were also briefly discussed. It was agreed that the definitions of those items need refined.

Chairman Lacy closed the public hearing. The proposed ordinance will be revised and brought back to the Commission at the March meeting for further discussion.

Sign Ordinance Additions/Corrections

Mr. Kane reported on the status of the sign ordinance regarding the minor changes to the political sign section requested by Fiscal Court. The revisions increase the distance that signs can be placed from polling places from 100 feet to 300 feet (which is State law), and increase the size of signs from 8 square feet to 32 square feet in unincorporated areas of the County. They suggested that the Planning Commission be informed and solicited for comment. The County also asked that City Council be requested to pass the revised ordinance so that the standards are uniform throughout the County.

The Commission had no objection to the proposed change.

House Bill 55 – Continuing Education Requirements

Mr. Smith gave the Commissioners an update of their H.B. 55 hours. He stated that an orientation class will be provided for new Commissioners. It was agreed that updates will be provided to the Commission quarterly.

Update of previously approved projects and agenda items

Mr. Smith gave an update of the Work Plan Committee. He noted that Commissioner Wynn put together a spreadsheet of all the tasks, including a timeline, which will be used to help support the budget. He stated that the FY 12-13 budget is due to the County on March 5, which means a special meeting will need to be held to approve it. He stated that the Work Plan Committee agreed that an additional Planner is needed, and that it will be an entry level Planner I position.

Commissioner Lacy Recognition

Vice Chair Waite read a Resolution honoring Chairman Lacy, as this is the last meeting. The Commission expressed their gratitude for his dedication and exceptional contribution to the Commission during his tenure. Commissioner Richardson added that it has been an honor for him to serve with Chairman Lacy and congratulated him on his excellent service. Chairman Lacy thanked the Commission for their kind words and the opportunity to help make the community a better place to live.

Motion by Richardson, second by Holland, to approve Resolution 12-01 honoring John Lacy. Motion carried unanimously.

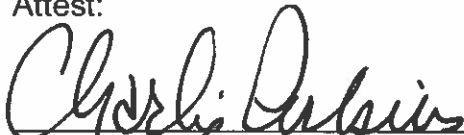
Motion by Waite, second by Holland, to adjourn. Motion carried.

Respectfully,



John Lacy, Chairperson

Attest:



Charlie Perkins, Secretary