

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

**February 14, 2013**

The regular meeting was held in the Scott County Courthouse on February 14, 2013. The meeting was called to order by Chair Melissa Waite at 6:00 p.m. Present were Commissioners Jeff Caldwell, Greg Hampton, Janet Holland, Rob Jones, John Shirley, Stephen Smith, Frank Wiseman, and Horace Wynn, Planning Director Earl Smith, Senior Planner Joe Kane, Planner Megan Enyeart, Engineer Brent Combs, and Attorney Charlie Perkins.

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

Motion by Shirley, second by Wiseman, to approve the January 10, 2013 minutes. Motion carried.

Motion by Hampton, second by Holland, to approve the February agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

A representative of the Cannon Property application agreed with their conditions of approval and there were no comments from the Commission or public. Motion by Shirley, second by Holland, to approve the Final Subdivision Plat for the Cannon Property application. Motion carried.

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

PDP-2013-02 Magnolia Crossing – Preliminary Development Plan for a commercial center on 1.88 acres, zoned B-2, located on the east side of Connector Road, adjacent to Steak 'n Shake.

Ms. Enyeart reviewed the staff report, including the requested variances regarding sidewalks along Connector Road and perimeter and VUA landscaping. She noted that any requested sign variances shall be the responsibility of building tenants.

Commissioner Shirley spoke in support of the landscaping variances. Commissioner Holland noted the discussion at the workshop about requiring a ground cover. Ms. Enyeart stated that that could be added to the Conditions of Approval.

The applicant agreed to the Conditions of Approval, including an additional condition requiring ground cover along the Connector Road retaining wall and shrubs along the south border adjacent to Burger King.

Commissioner Jones questioned allowing the applicant to use the adjacent landscaping as part of their landscaping requirement. It was agreed that it is common for first developers of an area to provide more infrastructure and/or landscaping than subsequent developers.

**Motion by Wiseman, second by Caldwell, to approve the Preliminary Development Plan, including the three requested variances, subject to the fourteen (14) Conditions of Approval. Motion carried.**

Phil Davis, applicant, agreed to add a ground cover along the retaining wall on Connector Road and low-growing shrubs or ground cover along the southern property line adjacent to Burger King.

#### U.S. 25 S. Small Area Plan Update

Ms. Enyeart reported that existing and future land use was discussed at the last meeting on February 6. She reviewed the issues and results of the exercises that were performed. Extension of the Legacy Trail was briefly discussed.

The next meeting is March 6 and the corridor vision will be discussed.

#### Sign Ordinance Update

Mr. Kane provided a copy of the proposed changes to the sign ordinance. He stated that a presentation and public hearing will be held at the March meeting on the matter.

#### Schedule special meeting to discuss and adopt FY 13-14 Budget

A special meeting was scheduled for Tuesday, February 19 at 5:30 to discuss and possibly adopt the FY 13-14 budget.

#### Update of previously approved projects and agenda items

Mr. Smith noted that the annual elections will be held at the March meeting and that he

included an outline of the procedure in the Commission's packet.

He then introduced Cindy Foster, the newly-appointed Planning Commissioner representing Sadieville who will begin her term in March.

Vice Chair Hampton then read and presented a plaque to Chairperson Waite for her eight years on the Commission. She was thanked for her dedication, knowledge, enthusiasm in chairing the Commission, and her commitment to accomplishing the Commission's goals. Missy thanked the City of Sadieville for appointing her, thanked the Commission and staff for their support, and stated that she has met many nice people and made great friends.

The meeting was then adjourned.

Respectfully,

A handwritten signature in black ink, appearing to read "Melissa Waite", written over a horizontal line.

Melissa Waite, Chair

Attest:

A handwritten signature in black ink, appearing to read "Charlie Perkins", written over a horizontal line.

Charlie Perkins, Secretary