

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

December 11, 2003

The regular meeting was held in the Scott County Courthouse on December 11, 2003. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, ~~John Sharpe~~, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, and Engineer Brad Frazier. Absent were Commissioners Mike Bradley and Attorney Charlie Perkins.

John Sharpe,

Motion by Gritton, second by Peters, to approve the November invoices. Motion carried.

Motion by Hopkins, second by Gritton, to approve the November 13, 2003 minutes. Motion carried.

Motion by Williams, second by Lee, to approve the December agenda. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Wilson/Sphor Zone Change application has been postponed to the January meeting. Motion by Hopkins, second by Gritton, to accept the item for postponement. Motion carried.

Consent Agenda

Representatives of the Stonecrest (formerly Risk Property), Broughton Property, White Oak Properties - Bevins Property, UMAC - Ken Ware, Butcher Electric, and Scott County Concrete applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Williams, second by Gritton, to approve the six applications on the Consent Agenda subject to their respective conditions of approval.
Motion carried.**

PDP-2003-79 Cedar Grove Baptist Church - Preliminary Development Plan for church building with 43-space parking lot, located on the northeast side of Cedar Road, southwest of Sharp Road, west of Owenton Road (KY227).

Ms. Phillips reviewed the staff report, including the variance request to reduce the amount of landscaping within the proposed parking lot. She noted that the development is in non-compliance with the existing landscaping required for the 1998 approval. She stated that a new landscaping proposal has been made which still requires a variance, but would re-install landscape material, re-locate trees, and be in keeping with the required landscaping for the new VUA. With that new proposal, staff would support the variance.

Commissioner Gritton supported the variance request.

The applicant agreed with the ten (10) conditions of approval.

Motion by Gritton, second by Lee, to approve the Preliminary Development Plan and the revised variance request as outlined by staff, subject to the ten (10) conditions of approval. Motion carried.

Reconsideration of TRM Mini-warehouses (PDP-2003-77), located on the southeast side of U.S. 62 (Cynthiana Pike), north and northwest side of Oxford Road

Mr. Klepper reviewed the status of the application.

Bruce Lankford, representing the applicant, asked the Commission if they would find it acceptable to permit the applicant to build 100% of the development at this time, but not install any type of septic system. The applicant will connect to the City's sanitary sewer system when it becomes available.

Commissioner Brock stated that he would support construction of the warehouses without sewer, but not the office without sewer. Mr. Klepper agreed, adding that a bond or letter of credit to the water company could be required to ensure the future connection to the sanitary sewer system.

Mr. Lankford asked that the applicant be able to come before the Commission next month to verify that they will proceed with that plan. Mr. Klepper stated that he will inform the applicants for the American Mini-Warehouses that they can also apply for approval to construct their warehouses, but not an office, without a septic system.

Motion by Brock, second by Gritton, to approve the reconsideration to approve construction of the warehouses without an office facility until sanitary sewer is available, and requiring a bond or letter of credit ensuring future connection to the sanitary sewer system. Motion carried.

Proposed amendment to the Zoning Ordinance regarding Type I & II daycare facilities in residential areas PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed the amendment which would allow Type I facilities as a condition use in R-3 districts and as a condition use in R-2 and R-3 districts where the properties front on and access an arterial or collector road, and Type II facilities as a conditional use in R-1A districts. He asked the Commission and any interested parties to review the amendment and provide input at the January meeting. He stated that if the Commission or community members are not comfortable with the list of roads being reviewed as part of the amendment, it can be further refined or limited to certain areas.

Discussion continued on the amendment.

Melissa Lawson, daycare owner, spoke in support of the amendment. She expressed concern about non-licensed facilities, existing waiting lists throughout the community, and the need for this amendment.

The matter was continued to the January meeting.

Proposed amendment to the Zoning Ordinance regarding Manufactured housing compatibility standards PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Ms. Phillips reviewed the amendment in detail. There were no questions from the public or Commission.

The hearing was continued to the January meeting to give the public/ Commission time to review the amendment.

Approval of Meeting Dates and Filing Schedules for 2004

Mr. Klepper asked for approval of the new Filing Schedule. He noted that the proposed date for the October 2004 meeting is Tuesday, November 9, instead of Thursday, November 11, due to Veterans Day.

Motion by Gritton, second by Brock, to approve the Meeting Dates and Filing Schedule for 2004 as presented by staff. Motion carried.

Update of previously approved projects and agenda items

Mr. Klepper reported that the FY 02-03 Audit is available for any interested Commissioners. He noted that everything was in order and no suggestions for change were made by the auditors.

Mr. Klepper then noted the memo and discussion at the Planning Commission workshop regarding minimum lot size and lot width. He stated that with lot widths of 50' and lot sizes of 5,000 sq. ft., there have been increased problems with on-street parking, drainage, and construction practices. Discussions are planned with members of the design community to look at possibly increasing those minimum requirements.

The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Kelley Klepper, Secretary