

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

December 12, 2013

The regular meeting was held in the Scott County Courthouse on December 12, 2013. The meeting was called to order by Chairman Greg Hampton at 6:00 p.m. Present were Commissioners Jeff Caldwell, Cindy Foster, Janet Holland, Rob Jones, John Shirley, Steve Smith, and Frank Wiseman, Acting Director Joe Kane, Planner Megan Enyeart, Engineer Brent Combs, and Attorney Charlie Perkins.

Motion by Smith, second by Wiseman, to approve the November invoices. Motion carried.

Motion by Holland, second by Foster, to approve the November 14, 2013 minutes. Motion carried.

Motion by Jones, second by Caldwell, to approve the December agenda. Motion carried.

Postponements/Withdrawals

Mr. Kane stated that the Village at Lanes Run, Amended Final Subdivision Plat, Phase 1, Section 1 has been withdrawn and the Action Equipment Solutions application has been postponed to the January meeting. Motion by Shirley, second by Holland, to accept the withdrawal and postponement. Motion carried.

Consent Agenda

There were no items for the Consent Agenda.

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

FSP-2013-28 Village at Lanes Run, Final Subdivision Plat, Phase 1, Section 2 – Final Subdivision Plat for 12 buildable lots and open space on 4.93 acres, and removal of the alleyway/access easement along border with Phase 2, Section 2, located in the Village of Lanes run, east of Old Oxford Road.

Commissioner Jones recused himself from discussion and voting on this application.

Ms. Enyeart reviewed the staff report. She stated that the area was originally approved with a Traditional Neighborhood Design. The applicant is now asking for approval to remove the alleyways/access easement. She felt that to remove the

alleys would likely result in front-loading garages off the boulevard which could potentially create traffic conflict. The grand boulevard sets the tone for the neighborhood to be focused on pedestrian activities and street character, and she recommended that the alleys remain.

She noted that condition #9 was for another Lanes Run application and is not applicable to this application.

Commissioner Smith asked if the alleyways would encroach upon buildable area. Ms. Enyeart replied that they would not.

Rena Wiseman, representing Ball Homes, the applicant, stated that the only change in the plat is the removal of the alleys. It was originally platted in 2006, and since then, only four houses have built. They feel that the alleys have hurt the marketability of the lots, and the 20' easement on the back of the lot for the alleys doesn't leave enough room for a 20' driveway in the front to allow two cars. The alleys remove too much open space in the backyard.

Ms. Wiseman reviewed the history of the adjacent phases, and where alleys remain and alleys have been removed, and she felt that requiring the alleys for these six lots will not enhance the Traditional Neighborhood Design. She felt there was precedent set in adjacent phases and also in the Colony Subdivision, Section 11 for removing alleys. She stated that the subdivision needs to be rejuvenated and progress, and requiring the alleys is hindering that effort.

Commissioner Shirley asked for clarification on which alleys they are requesting be removed.

Commissioner Wiseman asked Ms. Enyeart why, again, she felt the alleys should be required. Ms. Enyeart stated that keeping the alleys would help provide the pedestrian-friendly design and character that is in Phase 1, Section 1. It would also be a transition zone between the different phases, as the type of houses that are built are quite different.

Motion by Smith, second by Holland, to approve the Final Subdivision Plat, not requiring the alleys and access easement, subject to the twelve (12) conditions of approval (eliminating condition #1 requiring the alleys). Motion carried 5-1 with Foster dissenting.

PDP-2013-25 and PDP-2013-26 – Amerson Farms – Preliminary Subdivision Plat and Development Plan for 40 multi-family townhome units and four commercial lots on 9.80 acres, located east of McClelland Circle, south of Lemons Mill Road.

Mr. Kane reviewed the staff report. He discussed the subdivision plat first, stating that the commercial lots meet the size and setback standards for the B-4 zoning.

The townhomes are designed with a 26' alley and adequate turning room with garages to the edge of the alleyway. He stated that there are no major concerns with the plat.

Regarding the development plan, Mr. Kane stated that there are no prospective tenants at this time. When the applicant does have a tenant, any major changes to the plan will come back to the full Commission, lot by lot. The buildings will be built to the street with sidewalks along the frontage. He stated that all required landscaping has been provided.

He addressed the landscaping, cross access easements, ingress/egress, and trail easement issues. He stated that staff has concerns about the parking and alley system behind the townhomes. The applicant is proposing a 13' rear yard setback with two-car garages. Our regulations require 2-1/2 spaces per unit. To provide the extra required parking, the applicant is proposing to use on-street parking. This is allowable within the regulations, but not particularly compatible with the pedestrian-friendly design of the plan.

Commissioner Smith asked if the street is wide enough for parking on both sides. Mr. Kane replied that the streets will be 27' wide, which is only wide enough for parking on one side. It was asked whether the on-street parking spaces will be marked, and Mr. Kane replied that he has recommended that they be marked.

Mike Craft, Anderson Communities, applicant, stated that there will be 20 on-street parking spaces and he feels parking will not be an issue. He stated that he has never seen the spaces striped in similar communities and asked that they not have to stripe it.

Chairman Hampton stated that alleyways have been a problem in the past, and asked why the alleyways in this proposal are different. Mr. Craft stated that they have been quite successful in their developments. Commissioner Shirley agreed that in this type of development, they can work well.

Mr. Craft stated that any parking violations will be dealt with through the Homeowners Association.

Motion by Jones, second by Smith, to approve the requested variance reducing the front building setback to ten (10) feet and the rear setback to thirteen (13) feet. Motion carried.

Motion by Shirley, second by Caldwell, to approve the Preliminary Subdivision Plat and Preliminary Development Plan, subject to the fourteen (14) conditions of approval. Motion carried.

PDP-2013-32 Minova Expansion – Preliminary Development Plan for site changes to a manufacturing operation on 5.86 acres zoned I-1, located on Carley Court in the Georgetown Industrial Park.

and

PDP-2013-33 International Crankshaft Expansion – Preliminary Development Plan for site changes to a manufacturing operation, including a new 10,000 sq. ft. building, on 16.95 acres zoned I-1, located on Carley Drive in the Georgetown Industrial Park.

Mr. Kane reviewed the staff report for Minova along with the International Crankshaft staff report. He stated that Minova is an existing facility that will see no changes other than their access changing from Carley Court to Summer Court due to the expansion of International Crankshaft.

He then reviewed the ICI expansion and reconfiguration of the access and parking. He stated that the Royal Spring Wellhead Committee approved the plan subject to the appropriate water quality units being placed in the new detention basin, and that they will have to sign off on the final plan. He also noted that GMWSS has the capacity to serve the expansion, but that it needs to be certified that ICI has the capacity to treat the water discharge on site. The expanded treatment plant needs to be completed before being connected to GMWSS. Mr. Kane stated that a condition of approval could be added that those plans be approved by GMWSS prior to Final Development Plan approval.

He then stated that the loading/unloading and tractor-trailer parking areas are being re-configured to be more efficient. He suggested adding a condition that no industrial or commercial vehicle parking be allowed on Carley Drive or any City street or right-of-way in the industrial park.

Katie Beard, Denham-Blythe and representing the applicants, briefly reviewed the ICI expansion. She stated that they agree with all the conditions of approval.

Motion by Jones, second by Shirley, to approve the Preliminary Development Plan for the Minova Expansion application, subject to the eight (8) conditions of approval, plus the ninth (9) condition that no commercial vehicle parking be allowed on the City streets within the industrial park. Motion carried.

Motion by Wiseman, second by Smith, to approve the Preliminary Development Plan for the International Crankshaft Expansion application, subject to the eight (8) conditions of approval, plus the ninth (9) condition that no commercial vehicle parking be allowed on the City streets within the industrial park, and the tenth (10) condition that prior to Final Development Plan approval, the waster water recycling plan be approved by GMWSS.

PDP-2013-34 Family Dollar Store – Preliminary Development Plan for a 9,180 sq. ft. commercial building on 1.836 acres, located on the northwest corner of South Broadway and Hawthorne Dr.

Ms. Enyeart reviewed the staff report. She stated that the applicant is requesting a variance to reduce the number of required parking spaces from 62 to 54. She recommended approving the variance based on the zoning being B-1 (Neighborhood Commercial) instead of B-2 (Highway Commercial).

She noted that clarification is needed from the applicant about turn-around space for delivery trucks. She also noted that an amended landscaping plan has been submitted.

Brief discussion followed on the lighting and the privacy fence.

Jordan Liss, Atwater Group, applicant, addressed the variance request. He stated that typically they are required to provide between 25 and 30 parking spaces, which leaves more room for landscaping and minimized the pervious area. He agreed with the conditions of approval.

He stated that delivery trucks, which are tractor trailer trucks, will enter off S. Broadway, do a 3-point turn to the loading dock, then exit onto S. Broadway. No delivery trucks will use Hawthorne Drive.

Carl Pursel, Hurston Court property owner, confirmed with Mr. Liss that a 6' privacy fence will be constructed on the boundary common to the homes on Hurston Court.

Motion by Shirley, second by Caldwell, to approve the requested variance to reduce the required number of parking spaces from 62 to 54. Motion carried.

Motion by Holland, second by Jones, to approve the Preliminary Development Plan subject to the nine (9) conditions of approval. Motion carried.

PDP-2013-35 Bevins Motor Company – Preliminary Development Plan for a commercial farm equipment sales business on 10 acres zoned B-2, located on U.S. 25 S., south of Coleman Lane.

Mr. Kane reviewed the staff report. He stated that one area of concern is the requested variance to not provide the required perimeter landscaping buffer along the northern boundary of the property. The western and southern boundary property owners have opted out of the requirement.

Another area of concern is the requested variance to not pave the storage building parking lot. Mr. Kane stated that variances have been granted in the past for

storage lots to minimize the amount of pervious space and run off created by large paved areas.

For the landscaping along the long driveway to the site, he suggested that, in keeping with the U.S. 25 S. corridor plan and the new landscaping along that road, to require a double row of trees in the 25' landscape buffer along the entire U.S. 25 frontage. This would tie in with the landscaping being done by the State.

Regarding the variance to not require perimeter landscaping along the northern property boundary, Mr. Kane felt that the landscaping should be required if that property owner does not opt out of it. Regarding the variance to allow a gravel storage lot, Mr. Kane supported that request if they provide more screening from U.S. 25 and from the northern property owner.

Another issue is that the Health Department prefers the wash bay be separate from the septic system so that any potential hazardous chemicals from equipment or other washing can be pinpointed quickly and they can better protect water quality in the area.

Mr. Kane then stated that the applicant wishes to re-use his existing sign, which meets current requirements. However, the U.S. 25 corridor plan suggests that all free-standing signs be monument signs.

He recommended denial of the request to waive the fencing and landscaping requirement on the northern property boundary, and approval to allow the gravel storage lot. He also asked for a double row of trees along the U.S. 25 frontage.

Discussion continued on screening of the northern property line.

John Hunt, representing the applicant, felt that the grading that will be done on the site partially satisfies the screening requirement. He also felt that the trees as proposed will serve to screen the gravel lot.

Discussion continued on the landscaping requirement along U.S. 25, a monument sign, and wood privacy fencing as opposed to chain link. It was agreed that the trees along U.S. 25 could be grouped. It was also agreed that a landscape plan will be submitted that incorporates what was discussed and will be approved by staff.

Motion by Jones, second by Foster, to deny the requested variance regarding the landscape buffer on the northern property line. Motion carried.

Motion by Jones, second by Wiseman, to approve the requested variance regarding the gravel storage lot. Motion carried 6-1 with Shirley dissenting.

Motion by Wiseman, second by Holland, to approve the Preliminary Development Plan, subject to the thirteen (13) conditions of approval, plus two

additional conditions: 14) to be consistent with the findings in the zone change hearing, and a monument sign is required, and 15) a landscape plan must be submitted and approved by staff. Motion carried 6-1, with Shirley dissenting.

Review and endorsement of Sadieville Interchange Area Study

Mr. Kane reported that the study started as a promotional tool, but evolved into looking at what possibilities exist for uses at the interchange. A regional trails committee also started looking at Sadieville as a trail town.

He reviewed the plan, including the future land use plan, the trail opportunities, and the goal of developing design standards for signage, architecture and landscaping for the interchange area. He stated that a public meeting will be held for interested property owners and stakeholders to gain input and approval to move forward in development those standards. The plan also recommends developing a new zoning district for the interchange area.

He stated that the plan will be taken to the Sadieville City Council soon. They have seen the plan in draft form and been very supportive. Mr. Kane noted that the Sadieville interchange is the last undeveloped interchange on I-75 in Kentucky.

Motion by Smith, second by Holland, to endorse the Sadieville Interchange Area Study. Motion carried.

Appointment to Bluegrass Regional Planning Council

Mr. Kane reported that the Commission needs to appoint the yearly representative to the Bluegrass Regional Planning Council. He stated that the representative is a voting member. He noted that if the member is unable to attend, they can appoint another person to attend as their proxy.

Motion by Smith, second by Holland, to appoint Joe Kane as the representative to the Bluegrass Regional Planning Council. Motion carried.

2014 Application Deadlines

Mr. Kane asked for approval of the 2014 application deadlines. No changes have been made from previous years.

Motion by Shirley, second by Wiseman, to approve the 2014 Application Deadline schedule. Motion carried.

Bank Account Signatories

Mr. Kane reported that because Earl Smith resigned, the signature cards for the bank accounts need to be updated. The following signers on the accounts are authorized: Joe Kane (Acting Director), Charlie Perkins (Secretary), Greg Hampton (Chairman), and Mary Somerville (Office Manager).

Motion by Smith, second by Shirley, to authorize Joe Kane, Charlie Perkins, Greg Hampton, and Mary Somerville to sign on the Planning Commission bank accounts. Motion carried.

The meeting was then adjourned.

Respectfully,

Greg Hampton, Chairman

Attest:

Charlie Perkins, Secretary