

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION  
REGULAR MEETING  
MINUTES  
March 14, 2019**

The regular meeting was held in the Scott County Courthouse on March 14, 2019. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners Charlie Mifflin, Regina Mizell, Jeff Caldwell, Byron Moran, Steve Smith, and David Vest, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Frank Wiseman and James Stone.

Motion by Mizell, second by Smith, to approve the February invoices. Motion carried.

Motion by Mifflin, second by Mizell, to approve the February 14, 2019 minutes. Motion carried.

Motion by Mizell, second by Caldwell, to approve the March agenda. Motion carried.

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

New commissioner David Vest was sworn in by Mr. Perkins.

Postponements/Withdrawals

Chairman Sulski stated that the application for Cherry Blossom Village Phase 9 (PSP-2019-01) and Cherry Blossom Village Amended Master Plan (PDP-2019-07) has been postponed to the regular April meeting.

Consent Agenda

A representative of the 109 Marketplace Circle application (PDP-2019-10) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Mifflin, to approve the Preliminary Development Plan. Motion carried.

FSP-2019-05 G & F Farms Property - Final Subdivision Plat to divide one tract into two tracts, creating one 14.686-acre tract and a 44.632-acre remainder tract located at 120 Muir Lane.

Ms. Gerry stated this property had been previously divided. She stated the zoning is A-1 (Agricultural). She stated there is a proposed entrance for the 14-acre tract. She stated the application meets all requirements.

Jared Stevens, representing applicant, stated the applicant is dividing the tracts to sell.

Paul Joyner, neighbor, stated Mr. Stevens answered his question.

After further discussion, **Motion by Mizell, second by Moran, to approve the Final Subdivision Plat (FSP-2019-05) subject to five (5) conditions of approval. Motion carried.**

PDP-2019-06 Hoghead Trailer Sales - Preliminary Development Plan for a 0.46-acre gravel trailer display area located south of East Showalter Drive and west of Market Path.

Mr. Summers stated the applicant is currently selling trailers at the location. He stated the applicant wants to add gravel to continue selling the trailers. He stated the zoning is B-2 (Highway Commercial).

He stated customers would not be able to park in the sales area, so it does not have to be paved. He stated if gravel was approved, staff would file a Certificate of Land Use Restriction at the Courthouse to inform future property owners about the limited use of the gravel area.

He stated sidewalks are not required and no new parking is proposed.

He stated the applicant has requested a variance to put the trees on adjoining property. He stated he did not support the variance. He stated it would be better for the neighbors if the trees were put along East Showalter Drive.

Chairman Sulski stated Commissioner Stone has arrived.

Daniel Rehner, Thoroughbred Engineering, stated he placed trees on adjoining property due to sanitary sewer easements on property.

Chairman Sulski questioned if the required number of trees is necessary. Mr. Summers explained how to calculate the required number of trees.

Chairman Sulski questioned if the applicant would be willing to consolidate all the lots. The applicant stated he would not.

Commissioner Mifflin questioned if trees along East Showalter Drive would block the view of the trailers.

Mike Roark, applicant, stated he had concerns with trees being placed along East Showalter Drive. He stated trees would block the view of the trailers, limit the site distance and bird droppings would get onto the trailers.

After further discussion, **Motion by Smith, second by Moran, to approve the Preliminary Development Plan (PDP-2019-06) subject to eight (8) conditions of approval and two (2) variances. The second variance being to move two trees to along Market Path as indicated in drawing. Motion carried.**

PSP-2019-08 & PDP-2019-09 Bristol Group, LLC – Preliminary Subdivision Plat and Preliminary Development Plan for a 35,646 square foot industrial building in Lanes Run Business Park.

Mr. Kane stated the project site is three lots zoned I-1 Enhanced. He stated applicant wants to consolidate the three lots.

He stated the approval is for a multi-phase development. He stated the applicant meets all the requirements of the business park. He stated for future development the applicant would not have to be heard before the Planning Commission. He stated staff could approve future phases.

He stated the Business Park Authority did approve the plan at their March 8, 2019 meeting.

He stated the applicant has asked for an early grading permit.

Commissioner Mifflin questioned if the applicant bought additional property to expand would the applicant have to be heard by the full Planning Commission. Mr. Kane stated that the applicant would have to be reheard before the Planning Commission.

Worth Ellis, Palmer Engineering, stated that the applicant can not expand to the north due to easements.

He stated that the site would have infiltration basins that can handle up to an inch of rain.

Commissioner Smith questioned if the applicant would add an additional entrance in the future. Mr. Ellis stated due to grade issues with the site that another entrance would not be built.

Mira Beth Muth, neighbor, stated that she has concerns with flooding due to the continued development.

Mr. Ellis stated that Ms. Muth's property is in a floodplain. He stated that the development will not create additional water onto her property.

Ms. Muth questioned the amount of lighting on the property. Mr. Kane stated the lighting will be directed down and cannot be directed offsite.

Chairman Sulski stated the area is a Business Park and will have more development.

Ms. Muth stated that she was told she would always have greenspace behind her house when she purchased it. It was stated due to the creek and easements, there will always be a greenspace area behind her property.

After further discussion, **Motion by Mifflin, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2019-08) and Preliminary Development Plan (PDP-2019-06) subject to eleven (11) conditions of approval. Motion carried.**

#### Approval of 19-20 Draft Budget

Mr. Kane presented the draft budget for FY 19-20.

**Motion by Mizell, second by Caldwell, to approve the Fiscal Year 2019-2020 draft budget. Motion carried.**

#### Updating Bylaws of the Planning Commission

Mr. Kane stated that on page 2 of the Bylaws the language was changed to increase the number of members on the Executive Committee. He stated that members would consist of two city, two county appointees. The Joint Appointee can serve as the city or county appointee.

**Motion by Moran, second by Mizell, to approve the changes to the Bylaws of the Executive Committee to consist of a Chairman, Vice-Chairman, and three additional members. Motion carried.**

#### Election of Officers


Chairman Sulski stated that at Monday's workshop officers the slate of was discussed.

He stated that he was recommended for Chairman and Steve Smith as Vice-Chairman.

**Motion by Mizell, second by Stone, to approve James Stone, Byron Moran, Charlie Mifflin, Steve Smith, and Mark Sulski to the Executive Committee. Motion carried.**

The meeting was then adjourned.

Attest:



Charlie Perkins, Secretary



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Mark Sulski, Acting Chair