

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

March 10, 2011

The regular meeting was held in the Scott County Courthouse on March 10, 2011. The meeting was called to order by Vice Chair John Lacy at 6:00 p.m. Present were Commissioners Greg Hampton, Rob Jones, Jimmy Richardson, Ralph Tackett, Bias Tilford, and Melissa Waite, Director Earl Smith, Planners Brian Shorkey and Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Janet Holland and Horace Wynn.

Vice Chair Lacy introduced Rob Jones as the new Commissioner representing Stamping Ground. He was sworn in prior to the meeting.

Motion by Waite, second by Tackett, to approve the February invoices. Motion carried.

Motion by Richardson, second by Waite, to approve the February 10, 2011 minutes. Motion carried.

Motion by Waite, second by Tilford, to approve the February 18, 2011 minutes. Motion carried.

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

With the addition of Item G., Code Enforcement, under Other Business, motion by Tilford, second by Richardson, to approve the March agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

Representatives of the United Talent Sports Complex and the Kentucky Collision Center North applications agreed to their respective conditions of approval and there were no concerns expressed by the Commission or public. Motion by Tackett, second by Waite, to approve the two items on the Consent Agenda. Motion carried.

PDP-2010-23 Kroger Center – Preliminary Development Plan for a Kroger Marketplace on 17.8 acres located off McClelland Circle, west of U.S. 25.

Mr. Shorkey reviewed the changes that were made in the application since the February meeting. He discussed in detail the reconfiguration of the access roads which is of concern to the Bradford residents. The reconfiguration moves the park road closer to the development, maintains the park/bypass connection desired by the City, rotates placement of the gas station, and results in the loss of one outparcel.

Bob Cornett, Roberts Group and representing the applicant, addressed the issue of locating the gas station on what is designated as the bank outlot. He stated that the gas station does not require parking, whereas the bank does, and swapping the two would require reconfiguration of the entire 17 acres. He stated that they agree to contribute to the cost of an electronic gate for the park road if that is desired.

Commissioner Waite felt that if reconfiguration of the entire site would result in a safer neighborhood, then that option should be considered. Mr. Cornett replied that the revised layout directs traffic away from the Bradford neighborhood. The tight radius is designed to keep large delivery trucks from using Grisham Drive. Commissioner Waite still did not like the gas station adjacent to the neighborhood, the curve, or the 3-way stop.

Barb Fullerton, Chamberlain Drive resident, expressed her opposition to the connection to Grisham Drive, due to increased traffic. She stated that she prefers having to go onto McClelland Drive to reach the new Kroger to having the connection. She expressed concern for the safety of children.

Philip Puckett, Grisham Drive resident, expressed strong opposition to the connection to that road.

George Lockhard, representing one of the Bradford residents, asked why the connection to Grisham Drive is necessary. Mr. Shorkey replied that the original concept in 2006 to connect Bradford Place, the bypass, and the park is desired by the City and the Technical Review Committee members. He added that connectivity is an objective in the Comprehensive Plan.

Mr. Lockhard stated that at that time, it was connecting residential to residential, not residential to commercial. He felt that Grisham Drive will become a main thru-road if this plan is built.

Pat Dillon, Grisham Drive resident, asked who wanted the connection to be made. She also expressed concern about the safety of children.

Commissioner Richardson asked why the connection has to be made. Eric Larson, City Engineer, noted the concept of interconnectivity which is supported by the Comprehensive Plan. He felt that the neighbors are overestimating the volume of traffic generated by the development. He stated that the Parks & Recreation Director, the Fire Chief, himself, the Mayor and Planning Staff have been involved in the decisions. It

was agreed that the connection would allow the neighbors access to the park and Kroger with having to go via Broadway and the bypass, improve response time by the Fire Department, and allow the largest neighborhood in Georgetown to walk, bicycle, or drive to the park without getting onto the busy highways. He also noted the City Traffic Committee, which has representatives from every department and a citizen member from Cherry Blossom, has endorsed the connections.

Commissioner Tilford asked if the connection is endorsed by the Parks and Recreation Director or the Parks and Recreation Board. Mr. Larson replied the Director, but she has probably discussed it with her Board.

Commissioner Waite asked about the size of the outlots. Mr. Shorkey replied that the difference in the lots is the 100' building line on the gas station site. Switching the bank and gas station uses was discussed. Mr. Cornett stated that the gas station site is probably larger, but from a building footprint standpoint, it is smaller. Granting a setback waiver for the gas station lot was discussed so that the bank could be located there.

A neighbor asked what bank was planning to locate on the site. Mr. Cornett stated that no contracts have been signed and it could be that a restaurant locates there instead.

Commissioner Tilford asked if Kroger could build the connecting road but that it remain closed. Mr. Cornett stated that they do not require the connection, but they need to know exactly what will be required of them before they can apply for KYTC permits for the entrance, including a potential traffic light. Mr. Perkins stated that if Kroger would build the connection and it is kept closed initially, then they could come back to the Commission to receive approval to open it if the need is there. Mr. Cornett stated that when a road is not used, it deteriorates quickly.

Mr. Larson did not recommend blocking off a road with bollards. Other places where this has been done are a maintenance burden.

Motion by Tackett, second by Waite, to approve the Preliminary Development Plan as presented, including the six (6) requested variances, subject to the five (5) conditions of approval. By roll call vote, motion carried 4-3 with Tilford, Hampton, and Jones dissenting.

PDP-2011-05 Georgetown College Townhomes – Preliminary Development Plan for 14 townhouse units and one common building, located on the west side of Dudley Avenue.

Mr. Kane reviewed the staff report, including the two requested variances, and issues regarding landscaping, stormwater management, and parking. He noted that there are no parking standards for this type of use in our ordinance, so other jurisdictions were investigated. It was agreed that 50 spaces would be required, and noted that the *Zoning Ordinance* makes allowance for the Zoning Enforcement Office to evaluate the site in six months, and if there is a need for additional parking, to require the parking at

that point (or that Georgetown College limit the number of vehicles allowed in the complex).

It was noted that a ninth condition was added that reads "Georgetown College shall control parking through the issuance of parking passes or other means to restrict the number of vehicles permitted in the complex to one per bedroom."

Stormwater runoff in the area was briefly discussed.

Todd Gambill, Vice President for Student Life at Georgetown College, stated that as of this day, they have an agreement to buy an adjacent piece of property that will allow them to have only two parking lots. He noted that the new housing and parking areas are not needed because of increased enrollment, but for nicer housing and easier and more convenient parking for the existing number of students. They do not plan to compete with residents for parking on Dudley Avenue.

Michael Newell, Dudley Avenue resident, was concerned about parking on Dudley Avenue, but said that Mr. Gambill addressed that concern. He also asked about landscaping, which will prevent excessive noise coming from the buildings, and the location of the parking lot entrances. There was concern about lining up the entrances with driveways across the street. Mr. Gambill suggested asking the neighbors whether they wish the entrances to line up with driveways or to be offset from the driveways (which would have potential for headlights shining into windows).

Using pervious surfaces on the parking lots was discussed. Mr. Combs stated that they were discussed at the Technical Review meeting and will be suggested to the applicant. If they do not use a pervious pavement, then their underground detention system will need to be larger and more expensive.

Dennis Lawrence, Military Avenue resident, asked how many residents can occupy the units. Mr. Gambill stated that the units can accommodate 84 students. Mr. Lawrence expressed concern about there being sufficient parking in the area.

Area lighting and its impact on neighboring homes was discussed. Mr. Kane stated that it will be reviewed at the construction plan stage, but that a condition of approval could be added that addresses that issue. It would read: An appropriate lighting plan considering safety and impact on the neighborhood shall be submitted.

Motion by Hampton, second by Tilford, to approve the Preliminary Development Plan subject to the ten (10) conditions of approval. Motion carried.

GSQUAD Interlocal Agreement

Mr. Smith explained that he would like to formalize the GSQUAD (Georgetown Stormwater Quality Department) agreement that outlines cooperation between City Engineering, Building Inspection, and Planning staff. Those three departments are responsible for maintaining the Phase II program under the Clean Water Act. He stated

that the agreement will be filed with the County Clerk and the Secretary of State and was drafted with the help of Mr. Perkins and the City Attorney. The Mayor has received approval to sign the agreement on the City's behalf. He reviewed the responsibilities under the agreement, which staff has been performing for many years, but the agreement formalizes the arrangement.

Motion by Richardson, second by Hampton, to accept the GSQUAD Interlocal Agreement. Motion carried.

Update of MOU for City engineering projects

Mr. Smith explained that the Memorandum of Understanding for assignment of City Engineering projects for FY 10-11 needs amended, and he reviewed the updates.

Motion by Tackett, second by Waite, to approve the amended Memorandum of Understanding. Motion carried.

Appointment to Bluegrass Regional Planning Council

Mr. Smith reported that KRS allows for a Bluegrass Regional Planning Council and requires a representative from each planning jurisdiction. Mr. Smith asked that Mr. Shorkey be appointed as our representative.

Motion by Waite, second by Jones, to appoint Brian Shorkey as the representative to the Bluegrass Regional Planning Council. Motion carried.

Drawn Letters of Credit

Mr. Combs updated the Commission on letters of credit for six projects that have been called. He stated that the total amount is approximately \$109,000, and bid packages have been published to move forward in completing the projects.

Comprehensive Plan/KLEAR update

Mr. Shorkey gave an update on work being done on the Comprehensive Plan. Two or three public input sessions will be scheduled to review the goals and objectives. He stated that the document will not have any dramatic shifts in policy, and feels that it will be more readable and usable.

He reported that the second of three monthly meetings of KLEAR (UK Landscape Architecture Students) was held and was very informative and productive. The final meeting will be April 13 at the Extension Center and will count for HB 55 continuing education credits.

Code Enforcement

Mr. Smith reported that he has discussed with Mr. Shorkey and Jim Burgess, the Chief Building Inspector, Mr. Shorkey's willingness to help with code enforcement issues. Mr. Burgess has received approval from the Mayor to deputize Mr. Shorkey to help their Code Enforcer, and he will attend an orientation if the arrangement is approved by the Commission. The Commission was very supportive.

Motion by Hampton, second by Richardson, to approve Mr. Shorkey being deputized to help with code enforcement issues. Motion carried.

Election of officers

Vice Chair Lacy opened the floor for nominations for the office of Chairman for the coming year. Commissioner Richardson felt that it is important to keep continuity, and therefore nominated Commissioner Lacy.

Motion by Richardson, second by Waite, to elect Commissioner Lacy as Chairman. Motion carried.

Commissioner Richardson felt that the candidate for Vice Chairman have considerable time left on the Commission, and stated that he will be leaving sometime in 2012. He nominated Commissioner Waite.

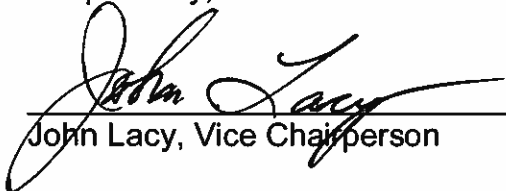
Motion by Hampton, second by Tilford, to elect Commissioner Waite as Vice Chairman. Motion carried.

Commissioner Tackett nominated Commissioner Holland as a City representative on the Executive Committee. Commissioner Waite nominated Commissioner Richardson as the County representative on the Executive Committee.

Motion by Waite, second by Tackett, to elect Commissioners Holland and Richardson to the Executive Committee. Motion carried.

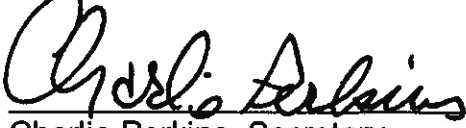
The meeting was then adjourned.

Respectfully,



John Lacy, Vice Chairperson

Attest:



Charlie Perkins, Secretary