

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

April 12, 2001

The regular meeting was held in the Scott Fiscal Courtroom on April 12, 2001. 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, James Thomason, Elizabeth Williams, Planning Director Kelley Klepper, Planner Steven Biel, and Engineer Brad Frazier. Absent was Attorney Charlie Perkins.

Chairperson Sutton read for the record a letter from the Attorney General regarding the concern about the Executive Session at the February meeting. It stated that the Commission did not violate the Open Meetings Act.

Motion by Gritton, second by Thomason, to approve the March invoices. Motion carried.

Motion by Williams, second by Peters, to approve the March 8, 2001 minutes. Motion carried.

Mr. Klepper added two items to the agenda under Other Business: FY 99-00 Audit and House Bill 65. Motion by Sharpe, second by Williams to accept the April agenda. Motion carried.

Postponements/Withdrawals

Mr. Klepper reported that representatives for the Bruce and Anita Jackson Cluster application have requested postponement to the May meeting. Motion by Hopkins, second by Thomason, to postpone that application. Motion carried.

Consent Agenda

Representatives for the Amburgey Property, Hubert Devers Property, Seraji Property, Allison Bailey Property, James James Property, and the Harmony Christian Church applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Gritton, second by Brock, to approve the six applications listed above, subject to their respective conditions of approval. Motion carried.

ZMA-2001-15 Cherry Blossom Development - Commercial Area (Cherry Blossom Golf and Country Club) - Rezoning request for 14.02 acres from R-2 PUD Residential to B-5 General Commercial Park, located northeast of Connector Road, northwest of Old Oxford Road, east of Oxford Drive (Old U.S. 62). PUBLIC HEARING

Chairperson Sutton opened the public hearing. Mr. Klepper stated that the applicant requested that the matter be continued to the May meeting so that they can work with staff on several outstanding issues. Chairperson Sutton continued the public hearing.

PSP-2001-12 Sharpe Property - Amended Cluster and Master Plan - Amended Preliminary Subdivision Plat and Master Plan for a forty-seven (47) lot rural residential development (44 cluster lots and 3 preserved lots), located on the northwest side of Cane Run Road, south of U.S. 460, west of U.S. 62.

Commissioner Sharpe disqualified himself from discussion and voting.

Mr. Biel reviewed the staff report. He stated that staff does not support, per the Subdivision Regulations, the proposed gravel access to lots 43 and 44. He also stated that a traffic impact study is required for cluster proposals with more than 30 lots.

Mr. Biel recommended approval noting that lots 43 and 44 shall be removed, leaving 42 lots and 3 preserved lots.

Mr. Sharpe, applicant, agreed with the 17 conditions of approval.

Motion by Hopkins, second by Lee, to approve the Amended Cluster and Master Plan, subject to the 17 conditions listed in the staff report. Motion carried.

PSP-2001-16 South Elkhorn Lane Farm - Preliminary Subdivision Plat for a 13 lot rural residential development (11 cluster lots and 2 preserved lots, located on the south side of U.S. 421 (Leestown Road), west of U.S. 62 (Paynes Depot Road).

Mr. Klepper noted that notification of the proposal to adjacent property owners was made 10 days in advance of the meeting, instead of the required 14 days.

Greg Johnson, Thoroughbred Engineering and representing the applicant, asked if the New Zion Church will still be able to build a church on the preserved 25.67 acre tract. Mr. Klepper replied that the church would need to obtain approval through the Board of Adjustment.

Motion by Peters, second by Williams, to postpone the application to the May meeting so that the notice requirement can be met. Motion carried.

FSP-2001-24 John Sharpe Property - Phase 1 - Final Subdivision Plat for a thirteen (13) lot rural residential development (12 cluster lots and 1 preserved lot), located on the northwest side of Cane Run Road, south of U.S. 460, west of U.S. 62.

Commissioner Sharpe disqualified himself from discussion and voting.

Mr. Biel stated that the notice requirement was met and reviewed the staff report. He recommended postponement due to several issues that have not been resolved.

Motion by Williams, second by Gritton, to postpone the application to the May meeting. Motion carried.

Commissioner Sharpe returned to his seat on the Commission.

Proposed amendments to Article II of the Zoning Ordinance regarding regulation of signs PUBLIC HEARING

Mr. Klepper reviewed the staff report, which addressed signs in the residential, professional office, and industrial districts. He stated that definitions and photographs/sketches will be added to ensure correct interpretation of the requirements.

Several points were clarified for the Commission.

Bill Stark of Letterman Signs asked for clarification on several technical issues and offered constructive advice on several other points.

Signs for Home Occupations were discussed.

Chairperson Sutton continued the public hearing until the May meeting.

FY 99-00 Audit

Mr. Klepper reported that the audit is complete and favorable, and invited the Commissioners to pick up a copy in the office if they are interested in reviewing it. He thanked Commissioner Hopkins for his help in reviewing the bids for the work.

Update of previously approved projects and agenda items

None

House Bill No. 55

Mr. Klepper provided the Commission with copies of the bill which addresses education hours now required for Planning Commissioners and staff. He discussed types of sessions and discussions that will apply toward the requirement.

Commissioner Gritton suggested several ideas for training sessions and discussion continued on whether specific seminars and programs already attended will apply.

John Fritts

John Fritts, local surveyor, read for the record a letter stating that his work that requires full Commission review will be henceforth presented by someone other than himself.


The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary