

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 12, 2015**

The regular meeting was held in the Scott County Courthouse on March 12, 2015. The meeting was called to order by Vice Chair Rob Jones at 6:00 p.m. Present were Commissioners Jeff Caldwell, Janet Holland, Regina Mizell, Byron Moran, John Shirley, Steve Smith, Mark Sulski, and Frank Wiseman, Director Joe Kane, Planners Megan Chan and Matt Summers, Engineer Brent Combs, and Attorney Charlie Perkins.

Motion by Shirley, second by Holland, to approve the February invoices. Motion carried.

Motion by Mizell, second by Sulski, to approve the February 12, 2015 minutes. Motion carried.

Motion by Holland, second by Caldwell, to approve the February 26, 2015 special meeting minutes. Motion carried.

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

Postponements/Withdrawals

The Thoroughbred Acres Unit 6-C and Cox-Smith Zone Change applications were postponed to the April meeting. Motion by Shirley, second by Holland, to approve the two postponements. Motion carried.

Consent Agenda

There were no items for the Consent Agenda.

PSP-2015-02 Singer Property – Preliminary Subdivision Plat for the subdivision of the approximately 42-acre parent tract into four (4) tracts, located on the southwest corner of Stamping Ground Road (KY 227) and Galloway Road.

Mr. Summers reviewed the staff report, noting that only tract one will have access off Stamping Ground Road. Tracts two and three would share an entrance off Galloway, and tract four would have an access further south on Galloway.

Staff recommended approval subject to the four conditions of approval.

Jeff Singer, applicant, stated that the two mobile homes on tract three that are inside the building line will be removed. It was agreed that that be included in the conditions of approval.

Mr. Singer was sworn in by Mr. Perkins.

He stated that a major reason for the subdivision is to settle the estate of his parents. One of the mobile homes will be removed by his brother. The other mobile home will probably be torn down.

Mr. Perkins read a letter for the record from Stephen and Joann Pena, 266 Galloway Road residents. The Penas asked if the application was part of the Blue Ash subdivision. Mr. Singer stated that the Blue Ash lots are on the east side of Galloway Road. They asked if there are restrictions of any kind on the lots. Mr. Singer replied that there are not. They asked if the trailers on the lots are going to be removed. It was stated that they will be removed. They asked if fire hydrants will be installed. Mr. Perkins stated that the Commission has no authority in that matter. They asked if additional roads will be constructed, being concerned about additional stormwater runoff. No additional roads are planned.

Commissioner Shirley doubted that the additional lots will increase drainage problems. Mr. Singer stated that he has lived on farm for 57 years, and the area across Galloway Road has always flooded because of the topography, not development.

Motion by Shirley, second by Holland, to approve the Preliminary Subdivision Plat subject to the four conditions of approval, plus the fifth condition that the mobile homes on lot #3 be removed. Motion carried.

Landscape Ordinance Amendment – PUBLIC HEARING

Mr. Summers reviewed the three proposed changes. 1) One (1) tree required to be planted for every 250 sq. ft. of landscaped area in the interior VUA; 2) Set minimum canopy requirements (as shown on table) for Scott County, Georgetown, Sadieville, and Stamping Ground; and 3) Landscape Plans/Tree Protection Plans will be required with all Preliminary Development Plans and Preliminary Subdivision Plats.

Commissioner Shirley asked that the canopy requirements be clarified. Mr. Summers explained the requirement, noting the benefit to developers that if more trees are preserved, less total canopy area is required.

Commissioner Shirley expressed concern that the requirement might be interpreted in different ways. Mr. Summers replied that the table is similar to one used by the City of Louisville for some time, and that the Planting Manual gives the area of the mature spread of every tree allowable in Scott County.

Ms. Chan asked Mr. Summers to expand on the way tree canopy would be calculated/demonstrated. Mr. Summers replied that that is the reason for the third amendment which requires the developer to provide a Landscape Plan/Tree Protection Plan. Discussion continued on the canopy requirement. Ms. Chan suggested that existing canopy be measured by aerial coverage and all new canopy be calculated by expected mature spread standards within the Planting Manual.

Having the requirement apply to 5-acre tracts was discussed. Commissioners Wiseman and Smith felt that it should not apply.

Having a 24% coverage area of canopy required for commercial areas was discussed. Mr. Summers noted the examples of Kroger meeting the 24% under the current regulations (although they were granted a variance) and Zaxby's exceeding the 24% under the current regulations. Mr. Kane explained that the 24% is not as excessive as it may sound. Mr. Summers stated that the goal is to not squeeze as many trees into landscape islands, moving them to the perimeter of the properties where they have a better chance to survive and less chance to crack pavement.

Brian Hayes, Scott County resident, asked if a minimum diameter of tree will be required. Mr. Summers replied that the Landscape Ordinance does have planting minimums for all species of trees. Mr. Hayes asked if the requirements consider what type of trees are available at a particular time of year. Mr. Summers stated that any change in species of trees for that reason would be considered a minor amendment to the plan.

Commissioner Wiseman asked if a 5-acre tract with a residence and lawn only would be subject to the regulation. Mr. Summers replied that it would, unless the tract was going to be used for agricultural purposes. Whether it would apply to minor subdivisions was discussed. Mr. Summers stated that additional study will be given to that issue to determine whether minor subdivisions should also be exempt.

Discussion continued on whether the agricultural standard is excessive. It was suggested to exempt tracts over a certain size.

The public hearing was continued to the April meeting to give staff more time to study the agricultural requirement.

Subdivision Regulations Amendment – Digital Submittal – PUBLIC HEARING

Mr. Kane reviewed the proposed amendment, which extends the requirement to minor plats and plans (plats or plans that do not come before the Planning Commission). All public infrastructure needs to be shown on the plat/plan, including sidewalks and stormwater structures.

Commissioner Shirley asked if the requirement will be a hardship on any local engineers, and also if it will save the GIS staff time. Mr. Combs stated that it is already a requirement for major plats and plans, so the engineers and surveyors know the process. It could be an additional cost to property owners of the minor plats and plans. He added that the structures on the plats/plans will be in individual layers, so that sidewalks, for example, can be viewed separately from other structures. Mr. Kane stated that it will save the GIS staff time.

With no other questions, Vice-Chair Jones closed the public hearing.

Motion by Shirley, second by Mizell, to recommend approval of the digital submittal amendment. By roll call vote, motion carried 9-0.

Election of Officers

Mr. Kane discussed the process. It was noted that the Chair and Vice Chair can serve two terms, but there is no term limit for the Executive Committee members.

Motion by Wiseman, second by Smith, to nominate Rob Jones for Chair. With no other nominations, Vice-Chair Jones closed the floor for nominations. Motion carried unanimously.

Motion by Jones, second by Smith, to nominate John Shirley for Vice Chair. With no other nominations, Vice-Chair Jones closed the floor for nominations. Motion carried unanimously.

Motion by Jones, second by Wiseman, to nominate Janet Holland for Executive Committee. Motion carried unanimously.

Motion by Caldwell, second by Wiseman, to nominate Steve Smith for Executive Committee. Motion carried unanimously.

Update of previously approved projects and agenda items

The 6-hour workshop on March 20 at BCTC on Newtown Pike in Lexington that will count for H.B. 55 continuing education credits was noted. Several of the Commissioners will attend.

Respectfully,



Rob Jones, Vice-Chair

Attest:



Charlie Perkins, Secretary