

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

August 12, 2004

The regular meeting was held in the Scott County Courthouse on August 12, 2004. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, John Carter, Robert Hopkins, Omer Lee, William Peters, John Sharpe, and Elizabeth Williams, Planning Director Kelley Klepper, and Engineer Ben Krebs. Absent were Commissioner John Lacy, Planner Rachel Phillips and Attorney Charlie Perkins.

Motion by Sharpe, second by Bradley, to approve the July invoices. Motion carried.

Commissioner Williams clarified that there were two mobile homes involved in the Scarborough property application, and that the mobile home on Tract 3-A is the one she felt should be removed. With that clarification, motion by Williams, second by Carter, to approve the July 8, 2004 minutes. Motion carried.

Motion by Hopkins, second by Peters, to approve the August agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock noted that the following items are postponed to the September meeting: 1) Fisher's Mill Landing, Phase 2-C, 2) Scarborough Property, 3) Kohl's, and 4) Other Business item regarding revisions to the notification requirements for zone change requests.

Motion by Bradley, second by Lee, to accept postponement of the four items mentioned above. Motion carried.

Consent Agenda

Representatives of the Persley Property, Harbor Village Amended Master Plan, and the Hunt Greenhouses applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Sharpe, second by Bradley, to approve the three applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.

PSP-2004-44 Ward Hall Property - Phase 1 - Preliminary Subdivision Plat for 144 single family detached residential units, located on the west side of Payne's Depot Road, south of U.S. 460 West (Frankfort Pike).

Mr. Klepper reviewed the staff report, including the tree preservation areas and improvements to Paynes Depot Road. He stated that based on concerns expressed at the workshop on August 9, it was decided to postpone discussion on Phase 2 pending discussions with the Ward Hall Foundation and additional review from the perspective of the small area plan on which staff is beginning work.

He recommended approval of Phase I, consisting of 76 lots on 25+ acres, and the conditions of approval, excluding condition #3 regarding a landscape buffer in the Phase II area.

The road improvements to Paynes Depot Road were discussed, as well as the period style architecture that was discussed during the zone change process.

Bruce Lankford, representing the applicant, stated that representatives of the Ward Hall Foundation indicated a willingness to continue discussions with Ball Homes. Commissioner Williams clarified that the Planning staff will be involved in those discussions also.

Mr. Lankford stated that the applicant agreed with the thirteen (13) conditions of approval.

A representative of the Ward Hall Foundation requested that they be notified of any activity or change in property adjacent to Ward Hall.

Motion by Hopkins, second by Carter, to approve the Preliminary Subdivision Plat for 76 single family lots, subject to the thirteen conditions of approval. Motion carried.

PSP-2004-46 Thoroughbred Acres, Unit 2B - Preliminary Subdivision Plat for 18 single family detached residential lots, located on the north side of Beveled Glass Lane, north and south sides of Hidden Paddock Lane, west of Coachman Lane.

Mr. Klepper reviewed the staff report, including the sidewalk and tree preservation issues.

He discussed the 150' utility easement and the existing drainage area which make lot #1 unbuildable.

He recommended approval subject to lot #1 being declared non-buildable and potentially lot #16. He stated that staff will not support any future variance requests on any of the lots.

Mr. Klepper noted a correction to condition #6. It should read headwall instead of *retaining wall*.

Commissioner Williams expressed concern about the large portions of the lots lying within the utility easement. She also wished to obtain input from the Health Department on whether the overhead power lines pose a health threat. Mr. Klepper stated that there are no regulations regarding the percentage of buildable area of lots, or regarding overhead power lines.

Bruce Lankford, representing the applicant, stated that lots in the adjacent developments have lots within the utility easement. Overhead power lines were briefly discussed.

Mr. Lankford stated that the applicant agreed with the eleven conditions of approval.

Motion by Sharpe, second by Carter, to approve the Preliminary Subdivision Plat subject to the eleven conditions of approval, plus the twelfth condition that lot #1 is non-buildable. Motion carried 6-2 with Williams and Peters dissenting.

PDP-2004-43 Hannson Place, Lot 1 - Preliminary Development Plan for a six (6)-plex unit on Lot 1 of Hannson Place, located on the south side of Frankfort Road (U.S. 460 W), east of Elizabeth Street.

In the absence of Ms. Phillips, Mr. Klepper reviewed the staff report, including the parking issue. He stated that a revised plan addressing the relocation of parking spaces was submitted, but that he did not have time to review it. He asked for a postponement in order to work out the parking issue.

Bruce Lankford, representing GMWSS, stated that they approve of the relocation of the parking spaces.

Brent Combs, Thoroughbred Engineering and representing the applicant, asked if the Commission could approve the plan contingent upon staff's approval of the parking reconfiguration.

It was decided that the number of units may be reduced, and that the full Commission should review the plan.

Chairman Brock continued the matter to the September meeting.

Discussion of landscape buffer for Canewood Townhouses

Mr. Klepper reviewed the landscape buffer between the townhouses, the golf course, and the existing single family residences that was originally approved. It included an earthen berm, small to medium size trees, a hedge, and a white picket fence. He stated that they wish to continue the buffer without the white picket fence. Mr. Klepper felt that it is appropriate based on the original intent and that it would provide a better transition between the townhouses and the golf course. The majority of the properties in the area have similar buffers.

Carol Goes, representing the developer, discussed the species of trees and shrubs.

Motion by Williams, second by Sharpe, to remove the requirement of the white picket fence on the original landscape plan, and approve the revised landscape/buffer plan as submitted by the applicant. Motion carried.

Approval of revised budget

Mr. Klepper reviewed the request involving an increase in the salary of Rachel Phillips. He recommended approval based on her promotions, performance, and additional duties.

Motion by Williams, second by Carter, to approve the revised budget which provides for an immediate increase in salary for Rachel Phillips, and an additional increase when she passes the AICP exam. Motion carried.

Update of previously approved projects and agenda items

Mr. Klepper noted the volume of work being done in the field and office.

Commissioner Peters asked if staff could explore possible regulations involving utility easements that encroach on large percentages of lots. Mr. Klepper stated that staff could study that issue.

Commissioner Sharpe submitted his resignation from the Planning Commission. He felt that ten years on the Commission was enough and expressed his appreciation for the opportunity to serve and his enjoyment of that time. The Commission thanked him for his many years of service.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Kelley Klepper, Acting Secretary