

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

March 13, 2003

The regular meeting was held in the Scott County Fiscal Courtroom on March 13, 2003. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Mike Bradley, Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, and Elizabeth Williams, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Planning Director Kelley Klepper and Commissioner John Sharpe.

Chairperson Sutton congratulated Mr. Klepper on the birth of his son Jonathan, born March 10. She also welcomed Mike Bradley, the new Planning Commissioner representing Stamping Ground.

Motion by Hopkins, second by Gritton, to approve the February invoices. Motion carried.

Motion by Gritton, second by Williams, to approve the February 13, 2003 minutes. Motion carried.

With the addition of an Executive Session under Staff Reports/Other Business, motion by Peters, second by Lee, to approve the March agenda. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Wilder Cluster, Osburn Property, Windsor Gardens, and Cherry Blossom Center – Lots 18 & 19 applications have been postponed until the April meeting. Mr. Frazier added that the Setzer Investments (Calaffel Property – Cherry Blossom Way) application has also been postponed. Motion by Brock, second by Gritton, to accept the items for postponement. Motion carried.

Consent Agenda

A representative of the Cherry Blossom Village, Phase 6 application agreed to staff's conditions of approval, and no concerns about the project were expressed by the Commission or the public.

Motion by Gritton, second by Lee, to approve the application on the Consent Agenda subject to its conditions of approval. Motion carried.

PSP-2003-11 Thoroughbred Acres, Unit 8 – Preliminary Subdivision Plat for 78 single family detached residential lots, located east of Champion Way, north side (terminus) of Pavilion Drive and east side of I-75.

Ms. Phillips reviewed the staff report, including issues regarding the landscape buffer, tree preservation area, building envelopes for several lots, and setback requirements for corner lots.

The applicant agreed with the 15 conditions of approval.

Motion by Brock, second by Williams, to approve the Preliminary Subdivision Plat subject to the fifteen (15) conditions of approval. Motion carried.

PSP-2003-14 Hansson Place, Phase I (Amended) – Amended Preliminary Subdivision Plat for three (3) lots (2 duplex and 1 fourplex), located on the east side of Elizabeth Street, south of U.S. 460 (W. Main Street).

Ms. Phillips reviewed the staff report, which is a request to reconfigure three lots and reduce the required lot width and building setbacks. Staff recommends denial for the five reasons listed in the staff report.

Brent Combs, Thoroughbred Engineering and representing the applicant, stated that the Board of Adjustments asked for direction from the Planning Commission on the variance requests. The process for requesting variances was discussed.

Brent Combs stated that the lot sizes meet the R-2 criteria. He explained that the 50' easement reserved for a future street is partly the cause of the lots being narrower, and the easements in the rear of the lots have pushed the footprint of the desired buildings closer to the street.

Matt Myniard, applicant, stated that granting the request would satisfy concerns of the neighbors regarding emergency vehicles having access to McFarland Court. He also noted his donation of lot 1A to the City, and the fact that he did not ask the City to move the high pressure sewer line on lot 5.

Motion by Brock, second by Hopkins, to deny the Amended Preliminary Subdivision Plat based on staff's five recommendations as outlined in the staff report. Motion carried unanimously.

Discussion continued briefly on the reasons for denial. Commissioner Gritton felt that the variances are too great.

Update of previously approved projects and agenda items


Ms. Phillips asked the Commissioners to consider volunteering for the Regional Planning Council which meets at the Bluegrass Area Development District in Lexington once every three months. She stated that one or two Commissioners are needed as representatives, and that any or all Commissioners are welcome to attend meetings. She stated that training they receive will count toward H.B. 55 continuing education requirements. The matter will be brought up again at the April meeting.

Motion by Gritton, second by Peters, to go into Executive Session to discuss pending litigation.

Motion by Gritton, second by Hopkins, to come out of Executive Session.

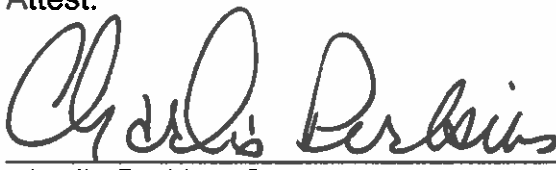
The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary