

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

June 12, 2003

The regular meeting was held in the Scott County Fiscal Courtroom on June 12, 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, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins (arrived late). Absent was Commissioner John Sharpe.

Motion by Hopkins, second by Peters, to approve the May invoices. Motion carried.

Motion by Brock, second by Bradley, to approve the May 8, 2003 minutes. Motion carried.

Motion by Gritton, second by Peters, to approve the June agenda as written. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Ferguson Property - Stamping Ground and Doug Smith Retail Center applications have been postponed to the July meeting. Motion by Gritton, second by Williams, to accept the items for postponement. Motion carried.

Consent Agenda

Representatives of the Cedar Hills, Phase 2A (Amended), Thomason Property, Georgetown Community Hospital Daycare, and the Tander Properties Apartment Complex 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 Lee, to approve the four applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.

PSP-2003-30 Strunk Cluster - Preliminary Subdivision Plat for five (5) cluster residential lots plus the parent tract, located on the east side of Stone Road, northwest of Carrick Road, southeast of Paris Pike (U.S. 460 E).

Ms. Phillips reviewed the staff report. She noted that the notification requirements have been met. She noted the discussions regarding any future development of the property needing a master plan, and the cluster requirements still needing addressed regarding fencing, housing type, and a homeowners agreement.

Tim Strunk, applicant, stated that he wished to install a four plank fence instead of #9 woven wire mesh around the perimeter of the property. Commissioner Hopkins questioned whether this would adequately protect the adjoining farm. Mr. Klepper noted that for two other cluster applications, variances were granted allowing a four-plank fence on the front portion of the property.

Discussion continued on the fencing.

Jim Varellas, adjoining property owner, suggested a diamond mesh fence with a plank on top, which would provide more protection.

Mr. Strunk stated that he would consider the diamond mesh if it looks appropriate for the development.

The type of homes to be built was discussed, along with the Homeowner's Agreement, both of which will be noted on the final plat.

Motion by Brock, second by Gritton, to approve the Preliminary Subdivision Plat subject to the twelve conditions of approval. Motion carried.

PSP-2003-34 Melissa Johnson Property - Preliminary Subdivision Plat for 7 rural residential lots, located on the west side of Muddy Ford Road, north of Cynthiana Road, west of Gunnell Pike.

Ms. Phillips reviewed the staff report, including the topography and multiple access issues.

Harold Simms, representing the applicant, stated that Brent Combs of Thoroughbred Engineering, has proposed an alternative lot configuration. Mr. Simms stated that they are working on restrictions that will preserve as many trees as possible in the construction of the homes.

Mr. Combs explained two options for preventing Lot 1 from using the access easement to lots 2, 3, and 4.

Commissioner Williams expressed concern that Lot 1 does not have adequate buildable area. Mr. Klepper suggested adding a condition of approval stating that the Commission will not support or recommend any variances to building setbacks on that lot. It was agreed that if the lots are reconfigured, the final plan must come back before the full Commission.

Ms. Phillips noted that a condition of approval states that any additional development of the parent tract will require a master plan.

Condition #13 was added regarding the provision of a maintenance agreement for the access easement.

Three additional conditions were added: #14 stating that the access to lot #1 will be constructed prior to the final subdivision plat approval, #15 stating that any modifications to the lot configuration will require final approval by the full Commission, and #16 stating no variances to building setbacks on lot 1 as now configured will be supported.

The applicant agreed with the sixteen conditions of approval.

Motion by Gritton, second by Peters, to approve the Preliminary Subdivision Plat subject to the thirteen conditions of approval plus the three additional conditions. Motion carried.

PDP-2003-19 Clark's Tire & Auto Service - Preliminary Development Plan for a 7,776 sq. ft auto service and tire sales facility on 1.54 acres, located on the south side of Cherry Blossom Way, south of Old Delaplain-Industry Road, west of the Norfolk Southern Railroad.

Ms. Phillips reviewed the staff report, including the outdoor storage issue. She stated that the landscaping, access, and internal circulation issues have been addressed.

Colleen Sharp, adjoining property owner, asked for clarification about the layout.

The applicant agreed with the nine conditions of approval.

Motion by Brock, second by Lee, to approve the Preliminary Development Plan subject to the nine conditions of approval. Motion carried.

Attorney Perkins arrived at the meeting.

Proposed fee schedule

Mr. Klepper reviewed the proposal for a fee increase. The recommended option would increase the Commission's contribution to the total revenues from 9% to 12%.

It was noted that any increase will be reviewed again in two years.

Motion by Williams, second by Gritton, to adopt fee increase Option #4 as recommended by staff, to be effective Friday, June 13, 2003, and to be reassessed again in two years. Motion carried.

Presentation of the updated City of Georgetown Zoning Map

Mr. Klepper presented an updated City of Georgetown Zoning Map. He informed the Commission and public that the map will be on display in several locations for a 90-day public review period that will end on September 12, 2003. At the end of that period, it will be adopted by the Commission and City Council.

Proposed Amendments to Article II of the Zoning Ordinance – Schedule of Dimension Area Regulations, City of Stamping Ground requirements PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed the request by the City of Stamping Ground to revert back to the lot size and setback requirements that are comparable to those of Georgetown and Scott County.

There were no comments by the Commission or the public. Chairperson Sutton closed the public hearing.

Motion by Bradley, second by Williams, to recommend approval to the Stamping Ground City Commission of the requested amendments to Article II of the Zoning Ordinance regarding lot sizes and setbacks. By roll call vote, motion carried 7-0.

Proposed Amendments to Article X and Appendix VII (including related Exhibits) of the Subdivision & Development Regulations regarding roadway design and construction standards PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Frazier reviewed the proposed amendments and asked for comments from the Commission and public so that he can present a final draft to the Commission at the next meeting. The need for the changes was discussed.

Chairperson Sutton continued the public hearing to the July meeting.

Update of H.B. 55 required education hours

Mr. Klepper reported that all the Commissioners, City and County Board of Adjustments members, except two from Stamping Ground, have earned their required education hours.

Update of previously approved projects and agenda items

Mr. Klepper gave a general update of new projects.

He also reported on the status of the 15 working day review period that was recently adopted.

Ms. Phillips reported that review has begun on a Manufacturing Housing Ordinance based on recently adopted State law.

The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary