

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

July 8, 2004

The regular meeting was held in the Scott County Courthouse on July 8, 2004. The meeting was called to order by Chairperson Barry Brock at 7:00 p.m. Present were Commissioners Mike Bradley, John Carter, Robert Hopkins, John Lacy, William Peters, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Omer Lee and John Sharpe.

Chairman Brock welcomed the new Planning Commission Engineer, Ben Krebs, to the meeting. He also welcomed John Carter, the new Planning Commissioner filling the vacancy left by Sara Sutton. Mr. Carter was sworn in prior to the meeting.

Motion by Hopkins, second by Lacy, to approve the June invoices. Motion carried.

Motion by Lacy, second by Carter, to approve the June 10, 2004 minutes. Motion carried.

Motion by Williams, second by Bradley, to approve the July agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock noted that Fisher's Mill Landing, Phase 2-C is postponed to the August meeting.

Motion by Peters, second by Hopkins, to accept postponement of Fisher's Mill Landing, Phase 2-C. Motion carried.

Consent Agenda

Representatives of the Taylor Property, Cherry Blossom Village Phase 7, Vuteq Expansion, Rich Property, and Hanah Country Gifts applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

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

FSP-2004-35 Scarborough Property - Final Subdivision Plat for two rural residential lots on 39.44 acres, located on the southeast side of Roger's Gap Road, east of Cincinnati Road (U.S. 25), southwest of Turkey Foot Road.

Ms. Phillips reviewed the staff report, including the variance request to allow a fourth residence on the unimproved access easement. She explained the situation involving two residences (a frame house and a mobile home) on tract 3-A on the access easement. She recommended approval because the residents on tract 3-A are in violation of the regulations, not this applicant. She emphasized that approval should not set a precedent for allowing four or more residences on other unimproved access easements.

The Commission and the applicant discussed the matter. Commissioner Williams felt that the plat should not be approved until the mobile home is removed. After further discussion, it came to light that a resident is living in the mobile home. Based on this new information, it was decided to postpone the application to the August meeting so that the issue of the residences can be resolved. *on tract 3-A*

Approval of the Scott County Zoning Map (Public Hearing)

Mr. Klepper reported that the revised Scott County Zoning Map has been on public display for 120 days and that all comments have been investigated and resolved. He recommended approval to take the revised map to Fiscal Court, and Sadieville and Stamping Ground City Councils.

Mr. Perkins suggested that, if the Commission recommends approval, the motion should state that the revision is an updating and correcting of the existing map, not a map amendment.

Motion by Williams, second by Peters, to recommend approval of the updated and corrected Scott County Zoning Map as presented, for presentation to Fiscal Court, Sadieville, and Stamping Ground. By roll call vote, motion carried 7-0.

Discussion regarding Planning Commission meeting time

Mr. Klepper reported that discussion had taken place about changing the regular meeting time from 7:00 p.m. to 6:00 p.m. in order to adjourn at a more

reasonable time when the agendas are long. He recommended changing the time henceforth, starting with the upcoming August meeting.

Motion by Hopkins, second by Williams, to change the regular meeting time from 7:00 p.m. to 6:00 p.m., starting with the August, 2004 meeting. Motion carried.

Proposed amendment to Article VI of the *Subdivision and Development Regulations* regarding bonding of improvements PUBLIC HEARING

Chairman Brock opened the public hearing.

Mr. Klepper asked for approval and adoption of an amendment to the *Subdivision and Development Regulations* regarding the current bonding procedures. The amendment requires 1) extensions of letters of credit to be submitted one day prior to the expiration date, and 2) institutions further than 60 miles from the Planning Office to accept a notarized statement from the Planning Commission via fax of the Commission's intent to redeem the letter of credit.

Commissioner Hopkins suggested adding one working day prior to the expiration date. Commissioner Williams suggested the distance should be 20 or 30 miles instead of 60 miles. Mr. Perkins suggested that all institutions should accept a notarized statement, regardless of distance.

It was agreed that the amendment should read, Letters of credit from all institutions shall be required to accept a notarized statement from the Planning Commission via fax of the Commission's intent to redeem the letter of credit.

Chairman Brock closed the public hearing.

Motion by Williams, second by Carter, to amend Article VI of the *Subdivision and Development Regulations* regarding Bonding of Improvements, as per the above discussion, to allow notices from the Planning Commission to be received via fax by the financial institution and to require extensions of letters of credit to be submitted one working day prior to the expiration date. By roll call vote, motion carried 7-0.

Update of previously approved projects and agenda items

Mr. Klepper reported that several Commissioners were contacted by Mr. Cecil Bell, owner of Elmwood Farms adjacent to the Lane's Run Farm development. At the time of the zone change for Lanes Run Farm in 2000, it was agreed that Mr. Bell would be informed of any plats submitted for the property. When the preliminary plat was reviewed, Mr. Bell had not been informed. Mr. Klepper

suggested that he inform Mr. Bell that staff can withhold construction plan approval until the items he is concerned with have been resolved. He can also require that the final plat for the property adjacent to the Bell farm be required to come back before the full Commission.

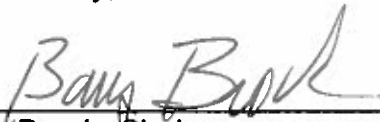
Mr. Klepper described the appeals process.

Motion by Williams, second by Lacy, that if any issues on the preliminary subdivision plat regarding fencing and the road stub do not satisfy the Bells, the matter will be heard by the Executive Committee, and the full Planning Commission if necessary, and that the final subdivision plat for the portion of the development adjacent to the Bell Farm be heard by the full Commission, and that approval of the construction plans along the Bell Farm be withheld pending agreement on the fencing and road stub. Motion carried.

Chairman Brock stated that Mr. Bell was also concerned with notice procedures. He added that staff will be looking into improvements that can be made.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary