

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 13, 2020**

The regular meeting was held in the Scott County Courthouse on January 9, 2020. The meeting was called to order by Vice Chairman Steve Smith at 6:00 p.m. Present were Commissioners David Vest, James Stone, Duwan Garrett, and Frank Wiseman, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, and Attorney Charlie Perkins. Absent was Commissioners Byron Moran, Regina Mizell, Charlie Mifflin, Mark Sulski and Engineer Ben Krebs.

Motion by Stone, second by Wiseman, to approve the January invoices. Motion carried.

Motion by Garrett, second by Stone, to approve the January 9, 2020 minutes. Motion carried.

Motion by Vest, second by Wiseman, to approve the February agenda. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins.

Postponements/Withdrawals

Vice Chairman Smith stated that the applications for Georgetown Scott County PRTF (ZMA-2019-50) and 151 Vine Street (ZMA-2020-03) have been postponed. Motion by Vest, second by Garrett to postpone the applications until the next regularly scheduled meeting.

Consent Agenda

A representative of the Oser Paint & Flooring Development application (PDP-2020-04) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Wiseman, second by Stone, to approve the application. Motion carried.

A representative of The Village at Georgetown application (PDP-2020-02) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Garrett, second by Stone, to approve the application. Motion carried.

A representative of the Georgetown Storage application (PDP-2020-05) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Stone, second by Wiseman, to approve the application. Motion carried.

Frank Wiseman Resolution

Motion by Stone, second by Smith, approving resolution 20-01 recognizing Frank Wiseman and thanking him for his service as a member of the Georgetown-Scott County Planning Commission.

PDP-2019-51 Bluegrass Campground – Preliminary Development Plan for 89 RV camping sites, water park, 10 cabins, and other recreation facilities located at 269 Connector Road.

Mr. Summers stated the property is zoned B-2. He stated the project site is 21 acres and will be developed in two phases. He stated the first phase being the camping sites and the second phase including all the other recreational facilities.

He stated the proposed access is from Connector Road and a secondary exit onto Paris Pike. He stated the check-in building is located at the Connector Road entrance.

He stated the proposed plan meets landscaping and parking requirements.

He stated the applicant requests a waiver to omit a sidewalk along Connector Road due to the topography and utilities lines in the area.

He stated phase two meets requirements except applicant requests to move the eastern landscaping buffer.

He stated the Georgetown Board of Adjustment approved the proposed use of the property in October 2019.

He stated the Traffic Study recommended the Connector Road entrance as the primary entrance with improvements to Connector Road. He stated a deceleration lane and turn lane is proposed to help with safety.

Daniel Rehner, Thoroughbred Engineering, stated the proposed plan addresses the concerns of the commission and the traffic study. He stated the improvements to Connector Road and the low traffic flow would be positive reasons to allow the proposed development.

He stated the topography and a gas line along Connector Road would make it difficult to install a sidewalk.

Commissioner Smith questioned if there would be pedestrian access through the campground for anyone walking along Connector Road. Barry Gorham, representing campground, stated the site will not be enclosed by fencing. He stated the landscaping will allow for pedestrian traffic.

After further discussion, **Motion by Stone, second by Wiseman, to approve the Preliminary Development Plan (PDP-2019-51) subject to ten (10) conditions of approval and three (3) waivers. Motion carried unanimously.**

FSP-2020-07 Sharpe Property – Final Subdivision Plat to amend Willowbrook Subdivision Preserved Area located on Willow Brook Lane.

Mr. Kane stated this is a request to amend the preserved area for the Willowbrook cluster subdivision. He stated the subdivision was approved in the late 1990's or early 2000's. He stated at the time the subdivision was approved it allowed to have the preserved area in 25-acre tracts. He stated the preserved area was divided into two tracts of 50 acres and 25 acres. He stated the first phase is in the front and the second phase is in the back, but the second phase was never developed.

He stated the area designated as phase two was sold to Rita Jones. He stated Ms. Jones divided the land previously proposed for phase 2 cluster lots, into four 5+ acre lots and it was approved a few months ago by the Planning Commission.

He stated Ms. Jones was offered more land to settle a bankruptcy of the Sharpe property but staff told them they could not subdivide the preserved area. He stated the Sharpe's discussed several options and they decided to ask to move the 50-acre preserved tract north of the existing cluster lots. He stated the tract did not adjoin the cluster lots. He stated however that the Sharpe's plan to purchase a portion of land from the Kitzmiller farm to keep the proposed new preserved one contiguous to the existing cluster lots. This is shown on the plat submitted for approval. He stated the request meets the cluster regulations.

Katlynn Sacco stated that she and John Sharpe met with staff at the Planning Commission to try to reach an agreement with Rita Jones in order to settle the bankruptcy. She stated they are only trying to preserve farmland and are not interested in developing the land.

John Sosbe, attorney for Willowbrook HOA, stated that the HOA wants to maintain the preserved land that was originally intended with the development. He stated he proposes that 5 acres is transferred to Ms. Jones to settle the bankruptcy and to leave the original preserved land.

Commissioner Wiseman questioned the proposal and location of the property.

Mr. Perkins stated that the proposal would require a variance, but he did think it was a good suggestion. He stated the best thing to happen would be to get the property out of bankruptcy in order to protect the subdivision and farmland.

Commissioner Wiseman questioned the reasoning why the 4.12 acres is the only acreage in question. Mr. Perkins stated that is the amount of acreage needed to resolve the bankruptcy proceedings.

David Barron, 209 Camelot Court, stated he prefers the smallest change of property. He does not want to see future development in the area.

Sandra Daukas, Willowbrook resident, stated she supports the smallest exchange of property.

Albert Barnett, 213 Camelot Court, stated he supports the attorney's proposal of the small exchange of property.

It was proposed in the interest of time, to get a canvass of the neighbor's preference of the smaller exchange of acreage. By a show of hands, the neighborhood preferred the smaller exchange of acreage.

Danny Strippelhoff, 116 Craigmoor Estates, questioned the proposed 50 acres preserved land and what it could be used for if not restricted. It was stated it could be divided into 5-acre tracts or farmed.

Jeff Whitney, Willowbrook resident, stated he did not support the 50-acre swap of land but the smaller 4-acre transfer of land.

Jeremy Deweese, 101 Willowbrook Lane, stated he had known Mr. Sharpe since he was four years old. He stated Mr. Sharpe was always adamant about preserving the farmland.

Sherri McMurray, 107 Ashwood Circle, stated that the Willowbrook HOA supports the 4-acre transfer of land.

After further discussion, **Motion by Wiseman, second by Vest, to approve the Final Subdivision Plat (FSP-2020-07) subject to two (2) conditions of approval and one (1) variance to allow the 4.12-acre transfer of preserved land. The transfer of land still conforms to the regulations and maintains the preserved acreage. Motion carried unanimously.**

FSP-2019-46 Rita Jones Property - Final Subdivision Plat to divide one tract into five tracts located on Willow Brook Lane.

Ms. Gerry stated Ms. Jones did receive preliminary approval for 4 tracts of land. She stated with the addition of the 4.12 acres of land from the previous application she is proposing another 5-acre tract of land.

She stated she is proposing to extend Willowbrook Lane and bring the road to county standards.

Rita Jones, applicant, stated she will answer any questions.

After further discussion, **Motion by Vest, second by Stone, to approve the Final Subdivision Plat (FSP-2019-46) subject to seven (7) conditions of approval. Motion carried unanimously.**

PDP-2020-01 Foley Multi-Family Development - Preliminary Development Plan for eight apartment units on a 32,648 square foot lot located at 111 Clayton Avenue.

Ms. Gerry stated the property is zoned R-2. She stated surrounding property is either zoned R-2 or R-1B. She stated the property meets the density and parking requirements.

She stated the applicant proposes to remove the existing access from Clayton Avenue to the lot. She stated the applicant has made changes to the plan that were discussed at workshop. She stated the building was moved forward, the parking was relocated to the rear of the building, and access to Clayton Avenue was proposed on the eastern side of the project site.

She stated they are proposing two buildings of four apartments each connected by a breezeway with 14 parking spaces.

She stated the plan does not show all the landscaping requirements but would be required for the final development plan.

Steve Baker, Midwest Engineering, stated the applicant prefers access to South Broadway but understands the traffic concern. He stated the applicant agrees with the conditions except having to return before the Planning Commission for Final Development Plan approval.

Ms. Gerry stated she did receive a letter concerning this application and submitted it to the record.

Chip Foley, applicant, stated he would prefer to build one building. He stated it would be aesthetically pleasing to look at.

Pat Lair, neighbor, questioned if the parking lot will be elevated like the building. He stated he has concern that the back of his property will flood.

Mr. Baker stated he does not think the parking lot will have to be the same elevation as the first floor of the building. He stated they will design to handle the water runoff from the parking lot.

Dr. Gary Mills, 407 South Broadway, stated he had concern with water runoff and that the building will not blend in with the historic properties in that area.

David Barron, 209 Camelot Court, stated he had concern with the water runoff and the property he owns at the corner of Rucker Avenue and South Broadway.

Mr. Baker stated that they cannot create more water than what is presently at the site.

John Hammrich, 213 Maplewood Drive, stated he had concern with the water runoff, traffic, and the historic area that the apartments would affect.

William Wilkerson, 602 South Broadway, stated his concern is the water runoff the development would create.

Mr. Perkins explained that the applicant must meet the stormwater plans for Georgetown.

Lisa Lair, neighbor, stated that they always expected the lot to be developed. She stated her concern is the flooding that might happen due to the parking lot. She stated she fears the water will come into their house if it is developed.

Commissioner Wiseman asked for clarification about stormwater management.

Mr. Perkins stated the applicant cannot make the runoff worse than the present problem. He suggested if the applicant gets preliminary approval, coming back to the commission for final approval so the neighbors could see the stormwater management plan.

Commissioner Vest questioned if the application should be postponed until the stormwater problem is addressed. Mr. Perkins stated that if the application is meeting all requirements that not necessarily the application should be postponed.

Ms. Gerry stated that for preliminary approval a site plan is required. She stated for final development approval a stormwater management plan must be submitted and reviewed before approval is given.

Commissioner Sulski has arrived at the meeting.

A neighbor stated that after hearing how the approval process works, he agrees with preliminary approval.

After further discussion, **Motion by Vest, second by Garrett, to approve the Preliminary Development Plan (PDP-2020-01) subject to eight (8) conditions of approval. Motion carried 4-1.**

PDP-2020-06 100 Ikebana Drive – Preliminary Development Plan for a 17,559 square foot retail building located at 100 Ikebana Drive.

Mr. Summers stated the applicant wants to redevelop the site of the former Golden Corral business. He stated the application is for the development of one building for two businesses. He stated a proposed restaurant and a retail store.

He stated the zoning is B-5 and the lot is approximately 1.78 acres.

He stated access will be from Ikebana Drive.

He stated the applicant is asking for a variance for a reduction in the required parking spaces.

He stated the applicant is proposing two entrances to the site from Ikebana Drive and a third access from the hotel on the adjoining property.

He stated sidewalks already exist along Ikebana and Blossom Park Drive.

He stated the proposed plan meets the landscaping requirements.

He stated the proposed use for the site is a reduction in the amount of traffic when comparing it to the former Golden Corral.

He stated the entrance meets the local requirements.

A question was asked if the number of handicap parking spaces was enough. Mr. Summers stated the amount of spaces meets the requirement.

He stated the requested waiver of the reduction in the number of parking spaces is a reasonable request. He stated in the future if more parking is needed the applicant will need to provide more parking as on street parking is discouraged.

Commissioner Vest questioned if the commission asked the previous applicant to make the first entrance off Ikebana Drive a right in/right out only. Mr. Summers stated he reviewed the previous application and commission asked the applicant to work with staff regarding the entrance before final development plan approval.

Jihad Hallany, Vision Engineering, stated that the property had been zoned B-5 for many years. He stated the proposed trips is less than half that Golden Corral generated.

He stated they are proposing a pet store that will not require as much parking. He stated an agreement is in place with the next-door hotel that overflow parking can park at the hotel.

He stated a semi-truck can make the turn into the property from either entrance.

Bill Keller, 132 Sunningdale Drive, stated that more development in the area will increase the traffic problem.

David Lusby, applicant, stated that he also has traffic concerns. He stated that the state said before as development happens on Connector Road, they would address the situation and the possibility of a traffic light.

He stated he plans to develop a nice building that hopefully will house a pet store, 1,600 square foot restaurant and possibly a medical office.

He stated that a relationship exists with the Marriott hotel next door. He stated their peak traffic will be at night while his developments peak traffic will be during the day.

Patricia Fannin, president of Cherry Blossom HOA, stated the neighborhood still has concern with the traffic.

Linda Angel, 100 Spyglass Drive, stated she still has concerns with the traffic.

Matt Welch, applicant, stated they want to build a nice building and improve the appearance of the area.

Commissioner Sulski stated that he agrees with the traffic situation and hopes a traffic light will eventually be installed.

Kim Fields, 101 Spyglass Drive, stated that semi-trucks are parking on Blossom Park Drive to attend Planet Fitness. She stated the lighting from Planet Fitness is too bright.

After further discussion, **Motion by Sulski, second by Garrett, to approve the Preliminary Development Plan (PDP-2020-06) subject to six (6) conditions of approval and one (1) variance. Motion carried unanimously.**

Approval of 18-19 Audit

Mr. Kane discussed a need to approve the FY 18-19 audit prepared by Charles T. Mitchell CPA and presented at Mondays workshop meeting.

Motion by Sulski, second by Wiseman, to approve the Fiscal Year 2018-2019 audit. Motion carried.

The meeting was then adjourned.

Attest:


Charlie Perkins, Secretary


Mark Sulski, Chairman

Stephen Smith, Vice-chair