

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

October 13, 2005

The regular meeting was held in the Scott County Courthouse on October 13, 2005. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, John Carter, Melissa Gregory, Robert Hopkins, John Lacy, William Peters, Jimmy Richardson and Elizabeth Williams, Planning Director Rachel Phillips, Planners Drew Ardary and Rhonda Cromer, Engineer Ben Krebs, and Attorney Charlie Perkins.

Ms. Phillips introduced the two new planners, Drew Ardary and Rhonda Cromer.

Motion by Carter, second by Gregory, to approve the September invoices.
Motion carried.

Motion by Richardson, second by Carter, to approve the September 8, 2005 minutes. Motion carried.

With the postponement of the Personnel Review under Other Business - New, motion by Gregory, second by Williams, to approve the November agenda.
Motion carried.

Postponements/Withdrawals

Mr. Brock reported that the Rite-Aid Pharmacy, The Colony Multi-family - Poe Property, Kentuckiana Farms, and the House of God applications have been postponed to the November meeting. The George Davis - Tract 3 application will be postponed to the December meeting.

Motion by Williams, second by Gregory, to accept the five items for postponement. Motion carried.

Consent Agenda

Representatives of the Hawthorne Grove, Victoria Estates Phase 3, Section B, Block 2, and Ruark Property applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Williams, second by Carter, to approve the three items on the Consent Agenda subject to their respective conditions of approval. Motion carried.

ZMA-2005-56 Kelly/Owens Property - Rezoning request from A-1 Agriculture to P-1 Professional Office for 7.02 acres located on the south side of McClelland Circle (U.S. 62 Bypass), west of U.S. 25, northeast of U.S. 62. PUBLIC HEARING

Mr. Lankford submitted documentation of notification requirements. Chairman Brock opened, then continued the public hearing to the November meeting.

PSP-2005-57 Spirek Property - Preliminary Subdivision Plat for three (3) rural residential lots, located on the west side of Lloyd Road, southwest of Longlick Road (KY 32), northeast of Stamping Ground Road (KY 227).

Ms. Phillips reviewed the staff report, including the issue regarding access.

Gary Wright, adjacent property owner, asked if the County will maintain the road. Chairman Brock stated that the road will be constructed to County standards, and once it is constructed, the County will decide whether they will accept it. Ms. Phillips added that they must wait two years after it is constructed to request that the County accept it.

Mrs. Justice, adjacent property owner, stated that they are now sharing the cost of the road maintenance with the two other users of the easement. If the road is not accepted by the County after it is improved, she does not wish to continue to contribute one-third of the cost of the maintenance. Ms. Phillips stated that typically the maintenance is shared by all of the users. An agreement would have to be established if and when the County declines taking over maintenance.

John Spirek, applicant, stated that he would be willing to include a maintenance agreement with the sale of the two new lots that he intends to sell. Mr. Perkins suggested that he look at the current agreement for maintenance of the road as a gravel road to determine whether it can be changed to an agreement for maintenance of a road built to County standards. It was noted that about 2/3 of the proposed road is the current gravel road.

Mr. Perkins stated that if the two current adjacent property owners do not participate in maintaining the proposed road, then the two new property owners must be responsible. The road agreement should not delay approval of the plat. Chairman Brock suggested that the final subdivision plat come back before the full Commission so that it is understood what the agreement will be. Mr. Spirek agreed to that additional condition.

Motion by Richardson, second by Carter, to approve the Preliminary Subdivision Plat, subject to the seven conditions, plus the eighth condition that the Final Subdivision Plat be reviewed by the full Commission so that the Commission understands exactly what will happen if the County does not accept the proposed road. Motion carried.

PDP-2005-59 Collins/Wathen Property - Preliminary Development Plan for a 17,050 sq. ft. retail center on 1.48 acres, located on the east side of Connector Road (KY 2906), north side of Magnolia Drive, west of I-75.

Ms. Phillips reviewed the staff report, including issues regarding shared parking, landscaping, and signage. Striping a pedestrian crossway from the Lowes parking lot was discussed.

The applicant agreed with the conditions of approval.

Motion by Carter, second by Gregory, to approve the Preliminary Development Plan subject to the eleven condition of approval. Motion carried.

PDP-2005-60 H & R Mechanical - Preliminary Development Plan for an 8,400 sq. ft. manufacturing facility and office on 2.0 acres, located on the west side of Demand Court, east side of Cherry Blossom Way, south of Delaplain Road.

Ms. Phillips reviewed the staff report. She stated that the Development Authority has approved the plan. She noted that all storage is enclosed.

After brief discussion, **motion by Williams, second by Bradley, to approve the Preliminary Development Plan subject to the seven conditions of approval. Motion carried.**

PSP-2005-56 Scott/Popp Property - Preliminary Subdivision Plat for three (3) rural residential lots on 18.851 acres, located on the south side of Switzer Road, west of Owenton Road (KY 227), southeast of Snavelly Road.

The applicant was not present.

Motion by Williams, second by Carter, to approve the Preliminary Subdivision Plat, subject to the six conditions, plus the seventh condition that if the applicant does not agree with the conditions of approval, then the application will be heard at the November meeting. Motion carried.

Update of previously approved projects and agenda items

Ms. Phillips noted the active project status list provided each month.

Michele Restainer, County resident, asked who reviews the impacts of new development on services and the costs of those services. Chairman Brock replied that the City Council and County Magistrates consider those issues. He stated that the Commission reviews the technical issues of the development. Ms. Phillips added that those impacts are considered by the Commission when the Comprehensive Plan is reviewed.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:

Charlie Perkins, Secretary