

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

August 9, 2001

The regular meeting was held in the Scott Fiscal Courtroom on August 9, 2001. The meeting was called to order by Chairman Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, John Sharpe, James Thomason, Elizabeth Williams, Planning Director Kelley Klepper, Planner Steven Biel, and Engineer Brad Frazier. Absent was Attorney Charlie Perkins.

Motion by Gritton, second by Thomason, to approve the July invoices. Motion carried.

Motion by Hopkins, second by Williams, to approve the July 12, 2001 minutes. Motion carried.

Mr. Klepper added to the agenda the setting of dates for 1) a tour of urban requests to be included in the urban service boundary; 2) a meeting to discuss the urban requests, and 3) a Planning Commissioner/Board of Adjustment member workshop to be hosted by Commissioner Brock. With those additions under Staff Reports/Other Business, motion by Williams, second by Gritton, to accept the August agenda. Motion carried.

Postponements/Withdrawals

Mr. Klepper reported that representatives of the Logan Property application have requested postponement to the September meeting; representatives of the Robert Jones Townhomes application have withdrawn the application; and the sign ordinance public hearing is postponed until September. Motion by Hopkins, second by Sharpe, to accept the postponements and withdrawal. Motion carried.

Consent Agenda

Representatives of the Griffith Property - Frogtown Road 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 Griffith application, subject to the conditions of approval. Motion carried.

Chairperson Sutton announced that Steven Biel has accepted another position, thanked him for his work, and wished him well.

ZMA-2001-40 Rocky Creek Development - Rezoning request for 189.29 acres from A-1 Agricultural to B-4 Commercial (11.73 acres) and R-2 PUD (177.56 acres) located on the north side of U.S. 460 E., north of Crumbaugh Road, east of Connector Road. PUBLIC HEARING

Mr. Klepper reviewed the staff report, including the pedestrian accesses, the bufferings along the Bell property and U.S. 460, and the street connections to the Offutt and Bell properties.

Bruce Lankford, representing the applicant, reviewed the agreement was reached with the Bells on the 20' buffer zones, including the fencing and plantings.

James Drummond, Elkhorn Green resident, felt that there is no need for additional residential land at this time, so the property should not be re-zoned. He expressed concern about stormwater runoff. He also requested that he be notified of any future "planning and zoning changes" for the property prior to their hearings. He cited rulings stating that property does not have to be re-zoned solely because it conforms with the Comprehensive Plan.

Mr. Klepper and Mr. Frazier addressed the stormwater issue in Elkhorn Green of concern to Mr. Drummond. Mr. Klepper also addressed the availability of utilities.

Harley Jones, Elkhorn Green resident, stated that he is not opposed to the development, but is concerned about the stormwater runoff.

Cecil Bell, adjacent farmowner, thanked the neighbors for their time to discuss the issues.

Chairperson Sutton closed the public hearing.

Motion by Williams, second by Brock, to recommend approval of the rezoning request subject to the seven conditions listed in the staff report, the six additional conditions submitted by the applicant, and on the grounds that it is consistent with the Comprehensive Plan and compatible with the surrounding area. By roll call vote, motion carried 6-2, with Sharpe and Thomason dissenting.

Mr. Perkins was now in attendance.

PSP-2001-03 Bruce and Anita Jackson Cluster - Preliminary Subdivision Plat for a seventeen (17) lot cluster residential development plus the parent tract, located on the north side of U.S. 460, west side of KY 922.

Mr. Biel reviewed the staff report, stating that all issues in the cluster ordinance have been addressed. Two concerned adjacent property owners were not able to attend the meeting and requested postponement. Mr. Biel stated that if the Commission feels those property owners should have the opportunity to be present, then the application could be postponed until the September meeting. Otherwise, he recommended approval.

Mike Moyser, representing the Jacksons, stated that they agree with all the conditions of approval. He stated that the lots were configured to address the concerns of the neighbors in question, and that they did not object to the plan. Therefore, he requested that the Commission act upon the application at this meeting.

Chairperson Sutton and Commissioner Sharpe wished to hear directly from the adjacent neighbors before voting on the matter. Greg Johnson, Thoroughbred Engineering, felt that the matter should not be postponed because the neighbors have not indicated that they oppose the plan. Jim Black, adjacent property owner, requested on behalf of the Offutts, Seagrams, and Fisters that the matter be postponed.

Dr. Anita Jackson, applicant, clarified who is actually an adjacent property owner. She stated that the plan was designed to satisfy the adjacent property owners, all requirements have been met, and requested that the application be voted on at this meeting.

Commissioner Gritton expressed concern about the precedent that would be set if the application is postponed because neighbors cannot be present at the hearing.

Dr. Bruce Jackson, applicant, stated that they are in agreement with the twelve conditions listed in the staff report.

Discussion continued on whether to postpone the matter.

Motion by Gritton, second by Brock, to approve the Preliminary Subdivision Plat subject to the twelve conditions listed in the staff report. Motion denied 4-5.

It was noted that if the neighbors in question are not present at the September meeting, it will be likely that the Commission will proceed with a vote on the application at that time. Chairperson Sutton postponed the application to the September meeting.

PSP-2001-47 Rochelle Davis Property - Preliminary Subdivision Plat for five (5) rural residential lots on 37.284 acres, located on the east side of Salem Road, south of Porter Road, north of Burton Pike.

Mr. Klepper stated that Jesse Sams, representing the applicant, and Ms. Davis, applicant, agree to the conditions of approval. There were no questions from the Commission or the public.

Motion by Gritton, second by Sharpe, to approve the Preliminary Subdivision Plat subject to the five conditions of approval listed in the staff report. Motion carried.

PDP-2001-44 Zion Hill Baptist Church - Preliminary Development Plan for a 26,000 sq. ft. church and future expansion, located on the south side of U.S. 421, west of U.S. 62 (Payne's Depot Road).

Mr. Klepper reviewed the staff report, including the parking area issue. He noted that if the church decides to relocate the buildings as has been mentioned, they will need to submit an amended development plan to be reviewed by the Technical Review Committee and the full Commission. Brent Combs, representing the applicant, stated that they were aware that such a change will be regarded as a major amendment and require full review. He requested that this plan be approved, however, to provide the church with assurances and allow Thoroughbred Engineering to continue on with the construction plans.

Clyde Beverly, pastor of Zion Hill Baptist Church, explained that the topography and cost of excavation of the proposed site may necessitate relocating the building.

Commissioners Williams and Sharpe expressed concern about approving a plan knowing that it will be drastically changed. Mr. Klepper stated that by postponing the application, the potential amendment can be reviewed at the upcoming TRC meeting and the Commission can review the application again at the September meeting. By approving the application, the potential amendment will have to be submitted as a new application on September 4, and not reviewed by the Commission until the October meeting.

With the agreement of Pastor Beverly, Chairperson Sutton postponed the matter to the September meeting. It was also agreed that the sidewalk issue be resolved by that time.

PDP-2001-46 Shields Car Wash - Preliminary Development Plan for a 11,500 sq. ft. automated and self-serve car wash facility located on 1.558 acres, located on the southeast side of Lawson Drive, northwest side of Cherry Blossom Way, east of I-75. This site consists of lots 31-35 in Cherry Blossom Centre.

Mr. Biel reviewed the staff report, including the compatibility issue which was discussed in regard to the Lusby Car Wash application at the July 2001 meeting.

John Burris, representing the applicant, objected to condition #2 requiring a connection to the Fifth Third Bank site. Mr. Biel stated that the B-5 guidelines clearly dictate this requirement.

Following extensive discussion regarding the B-5 district and development plan requirements, **motion by Williams, second by Gritton, to approve the Preliminary Development Plan subject to the twelve conditions listed in the staff report, including condition #2 regarding the connection to the Fifth Third Bank site. Motion carried.**

Meeting dates

Monday, August 20, 2001, at 4:30 p.m. was set for a tour of properties that have been requested to be included in the urban service boundary.

Tuesday, August 28, 2001 at 7:00 p.m. was set for a public hearing to discuss the properties that have been requested to be included in the urban service boundary.

Monday, September 10, 2001, at 5:30 p.m. was set for a Planning Commissioner /Board of Adjustment member workshop to be hosted by Commissioner Brock.

Mr. Klepper then updated the Commission on the search to fill the vacant Planner and GIS positions.

Mr. Biel thanked the Commission for their gift and support. He complimented Mr. Klepper for his professionalism and thanked him for maintaining an enjoyable working relationship.

Update of previously approved projects and agenda items

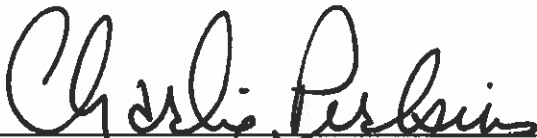
The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary