

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

May 13, 2004

The regular meeting was held in the Scott County Courthouse on May 13, 2004. The meeting was called to order by Chairperson Barry Brock at 7:00 p.m. Present were Commissioners Mike Bradley, Robert Hopkins, John Lacy, Omer Lee, William Peters, John Sharpe, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent was Vice Chair Sara Sutton.

Chairman Brock announced the resignation of Brad Frazier. Mr. Frazier will be taking the position of City Engineer for the City of Georgetown. Chairman Brock thanked Mr. Frazier for his hard work and dedication and wished him well.

Motion by Williams, second by Lacy, to approve the April invoices. Motion carried.

Motion by Hopkins, second by Lee, to approve the April 8, 2004 minutes. Motion carried.

Motion by Williams, second by Sharpe, to approve the May agenda. Motion carried.

Postponements/Withdrawals

Chairperson Brock reported that the Doug Smith Retail Center application has been withdrawn at the applicant's request.

Motion by Hopkins, second by Lee, to accept the withdrawal of the Doug Smith Retail Center application. Motion carried.

Consent Agenda

Representatives of the Wiley Property, Cherry Blossom Village Townhouses Phase II, Scott County Development Achievement Center, and Ruby Tuesday 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 Peters, to approve the four applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.

Update regarding subdivision plats for Pioneer Plaza and First Baptist Church

Mr. Klepper reported that Bruce Lankford updated the Commission at the Planning Commission workshop on May 10, 2004 GMWSS's position on the easement issue.

Mr. Lankford reported that condemnation was discussed as a way to alleviate the problem of providing an access easement to First Baptist Church. After considerable discussion, the GMWSS Board authorized him and Bob Riddle, Manager of GMWSS, to propose to the church that a grinder pump be used in an area not on the property involved in the controversy. They did not want to authorize condemnation.

Reverend Houston of First Baptist Church stated that they have not received a letter from GMWSS. He asked Mr. Lankford to explain how a grinder pump works.

Mr. Lankford described the pump, adding that it is less expensive to install and operate, and in many cases is a temporary arrangement until a permanent connection to the City sewer is possible. Brent Combs, Thoroughbred Engineering, further discussed a grinder pump system.

Discussion continued on the matter at length. Mr. Lankford stated that he would report back to GMWSS at their next meeting.

Reverend Houston expressed his concern that the proposed grinder system is not desirable and that the situation will continue unresolved at the expense of the church.

Chairman Brock stated that he understood the frustration and hardship the church has undergone, but again stated that the Commission has limited authority in the matter. Revocation of the plat is the only course of action the Commission could pursue, which would not necessarily resolve the problem.

Discussion continued on the matter being continued unreasonably. Commissioner Williams suggested that Bob Riddle, Manager of GMWSS, be invited to report to the Commission on the decision of their Board after their next meeting. Attorney Perkins suggested circulating e-mails to notify the parties of any progress on the matter.

Reconsideration of Jim Dwyer Zone Change - Conditions of Approval

Mr. Klepper reported on Mr. Dwyer's request to delete the self-imposed condition of his zone change received in July 2002 to "only lease" his commercial property on U.S. 25 South (ZMA-202-24). He asked that he be able to sell the property in

order to better market it. Mr. Klepper stated that he has no problem with the request. All other conditions will still apply.

Bruce Lankford, representing Mr. Dwyer, was available for questions.

There being no concerns expressed by the Commission or public, **motion by Williams, second by Bradley, to remove Condition #1 of the Addendum to Rezoning Application (application ZMA-2002-24) stating that the property will not be sold, as requested by the applicant. Motion carried.**

Consideration of zoning map amendment

Mr. Klepper reported on a situation involving how the floodplain of Elkhorn Creek is configured on the zoning map. He asked that the matter be continued to the June meeting.

Update of previously approved projects and agenda items

Mr. Klepper reported that Sabra Garmon, the new Construction Inspector, has been doing an excellent job.

He announced that Sara Sutton's term expires at the end of this month. Due to the City's ordinance regarding appointments, she will not be re-appointed. He reminded the Commission that if the City and County do not make a joint appointment within 60 days, the appointment can be made by the Commission.


The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary