

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
August 9, 2018**

The regular meeting was held in the Scott County Courthouse on August 9, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Regina Mizell, Byron Moran, Charlie Mifflin, Frank Wiseman, James Stone, and Steve Smith, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Mark Sulski and Jeff Caldwell.

Motion by Mizell, second by Stone, to approve the July invoices. Motion carried.

Motion by Mifflin, second by Mizell, to approve the July 12, 2018 minutes. Motion carried.

Motion by Smith, second by Stone, to approve the August agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Jones stated that the application for Universal Piping (PDP-2018-28) and Murphy Property (FSP-2018-33) has been postponed to the regular September meeting.

Consent Agenda

A representative of the Marshall Property application (FSP-2018-34) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mizell, second by Smith, to approve the Final Subdivision Plat. Motion carried.

A representative of the Bealmer Property application (FSP-2018-35) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Moran, second by Mifflin, to approve the Final Subdivision Plat. Motion carried.

A representative of the Margaux Farm application (PDP-2018-36) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mizell, second by Smith, to approve the Preliminary Development Plan. Motion carried.

A representative of the Kroger Store Parking Addition application (PDP-2018-37) agreed with their conditions of approval, and no comments were made by the Commission or

public. Motion by Smith, second by Mifflin, to approve the Preliminary Development Plan. Motion carried.

A representative of the Vuteq Parking Lot Expansion application (PDP-2018-40) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mizell, second by Stone, to approve the Preliminary Development Plan. Motion carried.

FDP-2017-33 Self-Storage – Final Development Plan for a 900-square foot office and 50,195 square foot self-storage facility located at 1047 and 1053 Paris Pike.

Mr. Summers reviewed the staff report. He stated the Preliminary Development Plan was approved in October 2017. He stated he had tried to contact State Transportation regarding the entrance on Paris Pike, but that he had not talked to them yet. He stated during the previous Planning Commission meeting there was concern about the site distance at the entrance. He stated there is another proposed entrance located on East Main Street.

He stated the applicant plans to build in two phases. He stated the sidewalk along the front of the property on Paris Pike was waived due to the slope.

He stated the applicant has asked for a waiver for the trees on the western property line. He stated the applicant plans to install a privacy fence.

He stated the applicant has asked for a waiver on the required interior landscaping but stated the applicant will plant the trees elsewhere on the property.

He stated that staff needs confirmation about whether the property falls under the jurisdiction of the Army before work can be done in that area.

He stated the minor plat to consolidate the two lots together is currently in the process of being completed.

Commissioner Mifflin questioned the buffer on the western property line. Mr. Summers stated it is a retaining wall to be built.

Commissioner Mifflin questioned the location of the stream on the property. Commissioner Stone questioned if the water will be tunneled underneath the buildings. Mr. Summers stated it will be directed under the pavement. Commissioner Moran questioned if the direction of the water will be diverted. Mr. Summers stated there is a culvert that will direct the water north under Paris Pike and ultimately into Elkhorn Creek.

Jihad Hallany, with Vision Engineering representing applicant, stated the applicant has put up the bond and is waiting on the permit from State Transportation regarding the entrance on Paris Pike. He stated the applicant agrees with the conditions of approval.

Mr. Hallany stated the drainage water will follow the natural flow and go toward Elkhorn Creek. He stated their calculations show that they will reduce the flow of water and help with flooding in the area.

Rick Wilson, representing his mother at 1058 Paris Pike, stated they are concerned about the stream. He stated it comes underneath Paris Pike and into the back of his mother's property with a heavy rain. He stated he has concerns with the amount of runoff that will come from the property.

Chairman Jones questioned Mr. Wilson about his feelings of the proposed Paris Pike entrance. He stated he feels it should be an entrance and Main Street be the exit.

Commissioner Mifflin asked Mr. Wilson to clarify the direction of the water runoff. He stated it comes from Maddox Street to the back of the proposed property, under Paris Pike and into the back of his mother's property.

Kevin Wilson, representing his mother at 1058 Paris Pike, stated that silt and debris builds up behind his mother's house.

Mr. Krebs stated that the area behind Ms. Wilson's home acts like a detention pond when a big rain event occurs.

Mr. Perkins questioned how the water is going into the detention pond and how it would be filtered out.

Mr. Krebs stated they have a pond on upper part of property that will slow down the runoff.

Denise Harris, representing her mother at 1058 Paris Pike, stated that all of the water will go straight to her mother's property.

Mr. Perkins clarified that the applicant can not send a higher volume of water at any one time across the street.

Rick Wilson stated that the water from the roofs of the buildings and asphalt will go directly towards his mother's property.

Mr. Hallany, stated that the applicant will detain the water at their location and reduce the flow toward the property located across Paris Pike.

Commissioner Smith asked if the flow of water off the rooftops and parking lot would go toward the detention basin. Mr. Hallany stated the water would be slowed down and released through the detention basin.

Betty Eades, 721 East Main, questioned the size of the detention pond. She stated she has concern with the proposed entrance on East Main Street.

Ms. Eades questioned what is a quit claim deed of conveyance. Mr. Perkins explained quit claim deeds and stated the deed expresses whatever the seller wants to convey. The seller does not guarantee anything but is giving up their interest in the property.

Ms. Eades questioned if TA Truckstops of America was notified of this application.

David Lusby, property owner, stated that he explained to TA Truckstops of America the plan for the property. He stated that he is trying to improve the area.

Ms. Eades stated that the application should be denied until the State approves only a right-in and right-out entrance on Paris Pike. Chairman Jones stated the decision would be made by the State.

Mr. Lusby stated he understands the Wilson's concerns but said he plans to build a nice facility and to help the water situation.

Commissioner Mifflin questioned the stormwater runoff of the northwest portion of the property and how it would be controlled.

Greg Johnson, property owner, explained how the detention pond would slow down the stormwater runoff.

Ms. Harris stated there would be more water on her mother's property and for a longer time from the project site.

Chairman Jones stated other properties being developed could be contributing to the waterflow and the water flows to the lowest spot.

Mr. Lusby stated the water will flow quicker through the neighbor's property and will be cleaner.

Mr. Hallany stated the detention pond will be approximately 200,000 cubic foot of storage or 130 foot by 90 foot.

Woody Eades, 721 East Main, stated there are five gas tanks close to where the detention pond is to be located. He stated there is also a high pressure water line that runs toward the Johnson Control water tank.

Commissioner Mifflin questioned if the city engineer had been involved with the project. Mr. Krebs stated they both had walked the property and they had the same concerns.

Motion by Smith, second by Mizell, to approve the Final Development Plan (PDP-2017-33) subject to seven (7) conditions of approval and two (2) variances and a recommendation to the state for a right-in and right-out only at Paris Pike. Motion carried 5-2.

PSP-2018-38 Sutton Place Remaining – Preliminary Subdivision Plat for 84 residential lots and 3 HOA lots.

Mr. Summers reviewed the staff report. He stated the property is located east of School House Road and south of Harmony Ridge. He stated it is zoned R-1C PUD and R-2 PUD and is 14.79 net acres. He stated the applicant has asked for one variance.

He stated this application needs to be compared to the two previous applications in this area. He stated the average lot size is 7,433 square feet.

He stated the applicant requests to reduce the front and rear yard setbacks to 20-foot for lots 1 - 8.

He stated the proposed roads will be 50-foot wide, which would allow parking on one side of the street. He stated the applicant has proposed 4-foot wide sidewalks along both sides of the street.

He stated the applicant has asked for a non-PUD Variance. A variance to the intersection angle to allow the road to align with Dusk Court.

Mr. Summers stated he advised the applicant to discuss with Lemons Mill Elementary concerning the stub sidewalk on the school property and the possibility of connecting this application for access.

He stated applicant meets the landscape requirements with the proposed street trees. He stated open space requirements will be met with three proposed HOA lots.

He stated they have requested two more PUD variances consisting of lot size reduction to 6,058 square feet and lot width reduction to 49-foot.

He stated he added condition number eleven that the road layout for lots 1 – 8 must receive both City and Planning Commission engineer approval.

Commissioner Wiseman questioned the location of the area for the new development. He requested clarification about the average lot size with the previous development and the proposed development.

Commissioner Mifflin questioned the distinction between Road "A" and the driveway of Lot 1. Mike Craft, Anderson Communities, stated there would be curb and gutter along the street.

Chairman Jones questioned if the two driveways would have signage at the intersections. Mr. Craft stated there would be a stop sign when coming from the north and Dusk Court at the intersection.

Chairman Jones questioned if the driveways would be part of the two lots properties. Mr. Craft stated that the lots angle toward Harmony Ridge and are included in the lot size.

Commissioner Mifflin questioned the open space location and the size of Road B. Mr. Craft stated the open space will be landscaped and the road is approximately 15-foot wide.

Chairman Jones questioned the variance for lot width reduction to 49-feet. He stated one lot is 42-foot and one lot is 48-foot. Mr. Craft stated the 42-foot lot is a corner lot so actually it is 63-foot in width. Mr. Craft stated they would check the lot widths.

Dennis Anderson, Anderson Communities, stated to look at the building line for the correct lot width.

Richard Murphy, attorney representing applicant, stated that the applicant agrees with all the conditions of approval and variances.

Mr. Summers stated that if the Planning Commission approves the applicant's layout, the applicant had requested the north side of the lot be considered the front yard, and the south side the back yard. Mr. Anderson stated they did not want the houses backing towards School House Road.

Chairman Jones questioned future road tie in to the development.

Motion by Mifflin, second by Mizell, to approve the Preliminary Subdivision Plat (PSP-2018-38) subject to eleven (11) conditions of approval, one (1) variance, three (3) PUD variances and designating lots 1 and 2 will face north. Motion carried.

Open Space Standards

Chairman Jones opened the public hearing.

Mr. Summers stated to help the confusion developers have had basing their open space on net or gross density, he proposes to use gross density for future developments.

He stated he based his calculations on that approximately 20% of 100 acres developed would be used for right-of-way, roads, and other infrastructure requirements.

He stated the gross density is 80% of the current net density.

He stated he looked at Parks and Rec requirements for open space in their 2007 Master Plan. Currently they require about 5 acres open space for every 1000 people.

He stated to determine open space for P.U.D.s, 25% was added to the 5 acres bringing total to 6.25 acres needed for open space per 1000 people for the R-1C district.

He stated if developers proposed a R-2 or R-3 single-family development they would treat it like R-1C zoning.

Commissioner Moran questioned the definition of open space.

Mr. Summers stated they are wanting to apply the open space requirements to developments of 20 or more lots. He stated the open space should be dedicated and maintained by the HOA or City.

Commissioner Wiseman questioned why the City would want to take over the open space. Mr. Summers stated the open space could be used for parks.

Mr. Summers stated they would require that applicants dedicate the open space on their preliminary and final plats.

He stated that plans and plats should show all trails included in plans that have been approved by the Planning Commission.

He stated that Greenbelts should be a minimum of 100-foot wide. He stated any residential lots created should be located within a half mile of the open space.

He stated anything the applicant proposes must be built by the applicant. He stated open spaces should be pedestrian accessible.

He stated when talking to Parks and Rec, they were concerned that in the past, developers tried to dedicate non-usable land as open space. He stated dedicated open space should be at least 50% usable land.

Chairman Jones continued the public hearing until next month.

The meeting was then adjourned.

Attest:



Charlie Perkins, Secretary



Rob Jones, Chair