

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

December 13, 2001

The regular meeting was held in the Scott Fiscal Courtroom on December 13, 2001. The meeting was called to order by Chairman Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Omer Lee, William Peters, Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Commissioners Robert Hopkins, John Sharpe, and James Thomason.

Motion by Gritton, second by Peters, to approve the November invoices. Motion carried.

Motion by Williams, second by Lee, to approve the November 8, 2001 minutes. Motion carried.

With the addition of Commissioner Brock's educational seminar and an Executive Session to discuss personnel under Staff Reports, motion by Brock, second by Peters, to accept the December agenda. Motion carried.

Postponements/Withdrawals

Chairperson Sutton noted that the public hearing for the Lisa Stevens Property – 147 Crumbaugh Pike will be opened and continued until the January meeting, and that the applicants for the Jenkins Property and Trump's Restaurant applications have requested postponement to the January meeting. It was also noted that sign ordinance will be continued to the January meeting. Motion by Peters, second by Gritton, to accept those items for postponement. Motion carried.

Consent Agenda

Representatives of the Neal Property, BellSouth Central Office Addition, and the Mi Mexico Restaurant applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

**Motion by Gritton, second by Brock, to approve the three applications on the consent agenda subject to their respective conditions of approval.
Motion carried.**

ZMA-2001-72 Lisa Stevens Property – 147 Crumbaugh Pike – Rezoning request for 5.06 acres from A-1 Agricultural to R-1A PUD Single Family Residential, located on the west side of Crumbaugh Pike, south of U.S. 460/Paris Pike.
PUBLIC HEARING

Chairperson Sutton opened the public hearing and continued it to the January meeting, per the applicant's request.

PSP-2001-65 Canewood, Unit 4 (Amended) – Preliminary Subdivision Plat for 36 residential lots, located on the east side of General John Payne Blvd., north of Sawgrass Court, north of U.S. 460 W.

Mr. Klepper reviewed the staff report, including the proposal to remove the existing landscape buffer and double fence row.

Commissioner Williams asked if a condition could be added requiring that the buffer area be maintained as much as possible, and that the arbiter of what is permissible will be the Planning staff.

Fred Easteridge, representing the applicant, and Jim Barlow, applicant, discussed the buffer issue in relation to the redesign of the golf course. He agreed to let Planning staff approve what portion of the buffer is removed. Carol Goes, Barlow Homes, stated that she submitted a landscape sketch that showed which trees they intend to remove or relocate.

It was agreed that Condition #15 state that the applicant will work with staff to minimize the loss of trees in the buffer area.

Motion by Williams, second by Brock, to approve the Preliminary Subdivision Plat subject to the 14 conditions in the staff report, plus the 15th condition that the applicant work with staff to minimize the loss of trees in the buffer area. Motion carried.

PSP-2001-71 Canewood, Unit 1-C-3 – Preliminary Subdivision Plat for 35 residential lots, located on the west side of the terminus of The Masters, northeast of General John Payne Blvd., south side of S. Elkhorn Creek.

Mr. Klepper reviewed the staff report, including the concern about the need for a release from KYTC District 7 of the bypass right-of-way. The latest information from District 7 was that they are still working on the environmental portions of their study to relocate the bypass, and are unable to formally release the property at this time.

Commissioner Williams felt that it is premature to approve the application until District 7 releases the right-of-way. Attorney Perkins agreed due to the potential that the release might not be granted, and added that he didn't recall a right-of-way access point designated at this location by the local ordinance.

It was agreed that Mr. Klepper will send a letter to District 7 expressing the Commission's concern over the application and also expressing Mr. Barlow's desire to have a decision made in the near future so that the development can proceed.

Chairperson Sutton continued the application to the January meeting.

Amendment to the Subdivision and Development Regulations, Form Q in Appendix III, regarding Fire Department Certification PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper reviewed the need for the amendment. He stated that both Fire Chiefs are very supportive of having an initial review prior to actual final plat approval to ensure that adequate fire protection, fire hydrants, water pressure, etc. are in place prior to construction on residential sites.

There being no comments from the Commission or public, Chairperson Sutton closed the public hearing.

Motion by Williams, second by Brock, to recommend approval of the amendment to the Subdivision and Development Regulations regarding Form Q, Appendix III, regarding Fire Department Certification. By roll call vote, motion carried 5-0.

Proposed Goals and Objectives for the Growth, Environmental, and Education Elements of the Comprehensive Plan PUBLIC HEARING

Chairperson Sutton opened the public hearing.

Mr. Klepper asked the Commission to review the materials for the January meeting for discussion and input at that time.

Chairperson Sutton continued the public hearing until the January meeting.

Variance request - Highview Path

Brad Frazier explained the request for a variance on the paving specifications for Highview Path made by Danny Sexton and Jerry Jarrell. The applicant provided

documentation from Thoroughbred Engineering and Hinkle Contracting supporting the request.

Commissioner Brock added that it should be noted that this is an experimental pavement at this time and will not be accepted procedure in the future.

After discussion, **motion by Brock, second by Lee, to approve the variance, based on staff's recommendation, and with the notes that 1) the applicant must document the structural integrity of the pavement; 2) all the homeowners affected by this variance must sign off for approval of the experimental pavement; and 3) the pavement is experimental at this time and will not be an accepted specification in the future. Motion carried.**

2002 APA Conference

Mr. Klepper asked for approval to make motel reservations for the 2002 APA National Conference in Chicago.

Motion by Gritton, second by Williams, to authorize Mr. Klepper to make hotel reservations for the 2002 APA National Conference. Motion carried.

Update of previously approved projects and agenda items

H.B. 55 Education Workshop for Commissioner Brock

Mr. Klepper reported on the two education workshops (Ethics and Floodplains) attended by Commissioner Brock. Mr. Klepper recommended approval of those hours toward his H.B. 55 requirements.

Motion by Williams, second by Lee, to approve the workshops attended by Commissioner Brock as credit toward his H.B. 55 education requirement. Motion carried.

Commissioner Brock removed himself from the discussion and vote.

Motion by Williams, second by Gritton, to go into Executive Session to discuss a personnel item. Motion carried.

Chairperson Sutton stated that a motion was made by Williams and seconded by Gritton to come out of Executive Session.

Motion by Gritton, second by Peters, to accept the evaluation by the Executive Committee of Mr. Klepper. Motion carried.

Mr. Klepper provided the Commission with their H.B. 55 Continuing Education hours.

He announced that staff will be hosting the Box City program again in January for fourth and fifth grade students.

The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary