

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
September 10, 2020**

The special meeting was held online via Zoom on September 10, 2020. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners James Stone, Regina Mizell, Mary Singer, Steve Smith and David Vest, Director Joe Kane, Planner Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Byron Moran, Charlie Mifflin, and Duwan Garrett.

Motion by Smith, second by Mizell, to approve the August invoices. Motion carried.

Motion by Stone, second by Smith, to approve the August 13, 2020 minutes. Motion carried.

Motion by Smith, second by Vest, to approve the September agenda. Motion carried.

All those intending to speak before the Commission were sworn in by Mr. Perkins individually prior to their comments and questions.

Postponements/Withdrawals

Chairman Sulski stated that the application for Mitchell Property (FSP-2020-24) has been withdrawn.

Consent Agenda

A representative of the Bourbon 30 & ESI application (PDP-2020-34) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Mizell, to approve the application. Motion carried.

A representative of the Dawson Property application (FSP-2020-36) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Vest, to approve the application. Motion carried.

A representative of the Davis Property application (FSP-2020-37) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Smith, second by Vest, to approve the application. Motion carried.

A representative of the Persley Property application (FSP-2020-39) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Vest, second by Smith, to approve the application. Motion carried.

FDP-2020-38 Aphix Grounds Maintenance – Amended Development Plan to add gravel parking lot and additional landscaping to an existing business located at 390 Paynes Depot Road.

Mr. Kane stated that in 2014 the business was approved for a Conditional Use Permit.

He stated earlier this year a neighbor called to complain. He stated the owner had bought two run down houses, demolished the homes, and had built a gravel employee parking lot.

He stated the owner was served notice that he needed to get approval from the Scott County Board of Adjustment for the expanded business and obtain Development Plan approval from the Planning Commission for the parking lot.

He stated an Amended Conditional Use Permit was approved by the Board of Adjustment, they requested landscaping to be added along the neighboring residential property.

He stated the business had been in that location since approximately 2006.

He stated the business has requested a variance to allow the employee parking lot to be gravel. He stated the entrance needs to be better defined. He stated he added condition seven stating the entrance must be maximum 40' wide, paved, and meet KYTC approval. He stated he had received an email stating the applicant had contacted KYTC for permit approval and KYTC requested the entrance be paved within their right-of-way and the removal of the gravel along the roadway.

He stated if the Planning Commission approves the variance for the gravel parking lot, that he recommends a variance for interior landscaping.

Tony Barrett, representing applicant, stated the applicant agrees to the conditions of approval including the seventh condition added today. He stated he does request a variance of the interior landscaping.

After further discussion, **Motion by Mizell, second by Smith, to approve the Final Development Plan (FDP-2020-38) subject to seven (7) conditions of approval and two (2) variances. Motion carried.**

Small Cell Towers Ordinance

Chairman Sulski opened the public hearing.

Mr. Kane stated he made changes based on the feedback from last month's meeting.

He stated he changed the tower ordinance to allow staff level approval only for existing structures that are adding antennas or equipment.

He stated any new structure or appeal would be heard by the Planning Commission Board.

He stated he removed the section regarding the City issuing permits for the small cell towers. He stated they are not going to issue permits.

Chairman Sulski stated that at workshop there was a question about the amount of the fee that could be charged. Mr. Perkins verified that a \$500.00 fee is the maximum amount that could be charged.

Matthew Brown, concerned citizen, stated that he still has concern where the proposed tower is going to be located on his property. He questioned if Mr. Kane could help him understand where his easement is located. Chairman Sulski asked Mr. Summers if he could look at the plat for Mr. Brown's property.

Steve Lockridge, Bailey Road, stated he had been interested in the earlier application of the Persley Property. Chairman Sulski and Mr. Summers explained the applicant's request.

Mr. Summers showed Mr. Brown his plat and the utilities easement. Mr. Brown questioned if the sidewalk is part of the utility easement and Mr. Summers stated the sidewalk is part of the right-of-way.

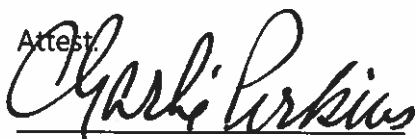
Mr. Brown questioned how far a small cell tower had to be from a house. Mr. Kane stated our ordinance has a 30-foot setback from a residence. Mr. Brown stated they are digging 27-foot away from his home. He stated approving the ordinance would be his only hope of the small cell tower moving farther away from his house. Mr. Kane stated if passed then any new cell tower applicant would have to apply for a variance to be closer than 30-foot from a home.

Chairman Sulski closed the public hearing.

After further discussion, Motion by Vest, second by Mizell, to recommend approval of the Small Cell Tower Ordinance. Motion carried 5-1, with James Stone dissenting.

The meeting was then adjourned.

Attest



Charlie Perkins, Secretary



Mark Sulski, Chairman