

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
SPECIAL MEETING
MINUTES
May 14, 2020**

The special meeting was held online via Zoom on May 14, 2020. The meeting was called to order by Chairman Mark Sulski at 6:00 p.m. Present were Commissioners David Vest, James Stone, Steve Smith, Regina Mizell, Mary Singer and Charlie Mifflin, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent were Commissioners Byron Moran and Duwan Garrett.

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

Motion by Mizell, second by Stone, to approve the March 12, 2020 minutes. 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Chairman Sulski stated that the application for Georgetown Scott County PRTF (ZMA-2019-50) has been withdrawn and the applications for Hunt Property (FSP-2020-10), Richard Dozer Property (FSP-2020-12) and Snowball Trust Property Amended (FSP-2020-13) have been postponed until the next regular scheduled meeting.

Consent Agenda

A representative of the Spradlin Property application (FSP-2020-14) 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 application. Motion carried.

A representative of Ohnheiser Co LLC application (PDP-2020-18) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Singer, to approve the application. Motion carried.

A representative of Ashton Grove application (PDP-2020-19) agreed with their conditions of approval, after questions were asked by Melissa Yates for Iva Garrison and discussed with the Commission. Motion by Mizell, second by Stone, to approve the application. Motion carried.

PDP-2020-15 Action Equipment – Preliminary Development Plan to construct a 21,373 square foot manufacturing building located at the corner of Demand Court and Supply Court in Lanes Run Business Park.

Mr. Kane stated that property is 2.58 acres and is zoned I-1 enhanced.

He stated the applicant owns the business across the street and is wanting to expand.

He stated because of the conservation easement behind the building, the building cannot meet the setback requirements. He stated the applicant is asking for a variance to make the northern setback 20' instead of the required 50' in order to fit the building on the lot.

He stated the building has been designed with a garage door in front for the trucks to enter, unload, and drive out the back. He stated the northern part of the building will have windows and house the office of the business.

He stated the applicant meets all landscaping requirements.

He stated the business park authority did recommend approval of the application and supported the variance request. He stated the business park authority requested the garage door to be glass and to add an awning over the office area.

Commissioner Mifflin questioned if the neighbors had any complaints about the requested variances. Mr. Kane stated the applicant owns one of the buildings and an overhead door company owns another of the buildings. He stated he did not receive any calls after the notification letters were sent out.

Daniel Rehner, Thoroughbred Engineering, stated the applicant agrees with the conditions of approval.

After further discussion, **Motion by Mifflin, second by Smith, to approve the Preliminary Development Plan (PDP-2020-15) subject to nine (9) conditions of approval and two (2) variances. Motion carried.**

PSP-2020-16 and PDP-2020-17 Clark Central LLC – Preliminary Subdivision Plat to create a 1.45-acre tract with a 3.01-acre remainder tract and a Preliminary Development Plan to construct a gas station with nine fuel pumps and a 4,900 square foot convenience store located at 385 Cherry Blossom Way.

Ms. Gerry stated the property is zoned B-2. She stated the site access is from Cherry Blossom Way.

She stated the subdivision plat meets all the requirements and will be accessible from an easement from the hotel next door.

She stated the preliminary development plan for the convenience store and canopy for the pumps do not meet setback requirements.

She stated the applicant has proposed 19 parking spaces. She stated the applicant has asked for an interpretation to include the 18 parking spaces at the fuel pumps to meet parking requirements.

She stated the applicant has requested a variance to reduce the required interior VUA landscaping and number of interior trees.

She stated the applicant has submitted a revised plan reducing the canopy and is no longer requesting a variance to reduce the front yard setback for the canopy.

Ron Johnson, representing applicant, stated he did not have anything to add.

Commissioner Smith questioned the stacking distance at the access entrance. Mr. Johnson stated the issue should be addressed with the state. Mr. Kane stated the issue should be discussed with state transportation. Mr. Krebs stated the applicant could do a traffic study and submit it to the state.

Chairman Sulski questioned if there was a drive-thru window on the building. Mr. Johnson stated there was a drive-thru window and it circled around the building.


After further discussion, **Motion Mifflin, second by Singer, to approve the Preliminary Subdivision Plat and Preliminary Development Plan (PSP-2020-16 and PDP-2020-17) subject to eight (8) conditions of approval and three (3) variances. Motion carried.**

Election of Officers

Chairman Sulski stated that at Monday's workshop the slate of officers was discussed. He stated that he was recommended to remain as Chairman and Steve Smith as Vice-Chairman. The slate recommended for the other (3) seats on the Executive Committee are James Stone, Charlie Mifflin, and David Vest.

Motion by Stone, second by Mizell, approve James Stone, Charlie Mifflin, David Vest, Steve Smith, and Mark Sulski to the Executive Committee. Motion carried.

The meeting was then adjourned.

Attest:

Charlie Perkins, Secretary


Mark Sulski, Chairman

