

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

JANUARY 11, 2007

The regular meeting was held in the Scott County Courthouse on January 11 2007. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Janet Holland (arrived late), Robert Hopkins, Helen Mitchell, and Jimmy Richardson, Planning Director Michael Sapp, Planners Drew Ardary and Rhonda Cromer, and Engineer Ben Krebs. Absent were Commissioner John Lacy and Attorney Charlie Perkins.

Motion by Richardson, second by Gregory, to approve the December invoices. Motion carried.

Motion by Hopkins, second by Mitchell, to approve the December 14, 2006 minutes. Motion carried.

With the additions of a request by Beazer Homes under Staff Reports/Old, and the formation of a committee to study the current B-2 ordinance under Staff Reports/New, motion by Gregory, second by Bradley, to approve the January agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock reported that the Lemons Mill Development, Crestwood Ironworks, LLC, Mintwood Estates, Golf Townhomes of Cherry Blossom, Phases A, B, and C, December Estate, Price Farm, and Sunrise Estates applications have been postponed to the February meeting. It was noted that the Crestwood Ironworks application is continued rather than postponed.

Motion by Richardson, second by Mitchell, to accept the seven items for postponement/continuance. Motion carried.

Consent Agenda

Representatives of the James Property application agreed to their conditions of approval, and no concerns about the project were expressed by the Commission or the public.

Motion by Bradley, second by Holland, to approve the item on the Consent Agenda subject to its conditions of approval. Motion carried.

PSP-2006-85 Ward Hall Property, Phase 1, Section C – Preliminary Subdivision Plat for 26 lots on 1.36 acres, located on the south side of U.S. 460 W. (Frankfort Road), west side of Paynes Depot Road.

Mr. Ardary reviewed the staff report, including issues regarding the environmentally sensitive areas, realignment of a road, and adjustment of the property boundaries.

Carol Goes, representing the applicant, provided the Commission with the agreement with the Ward Hall Foundation, and described the buffer between the properties.

Motion by Hopkins, second by Mitchell, to approve the Preliminary Subdivision Plat subject to the fourteen (14) conditions of approval. Motion carried.

FSP-2006-87 Dana Lazaro Property – Final Subdivision Plat for a one-lot rural residential subdivision on 15 acres, located on the east side of Glass Pike, one mile south of the community of Skullbuster.

Mr. Ardary reviewed the staff report, including issues regarding the shared access/utility easement and drainage.

Mike Hoffman, Thoroughbred Engineering and representing the applicant, was available for questions.

Motion by Gregory, second by Holland, to approve the Final Subdivision Plat subject to the ten (10) conditions of approval. Motion carried.

PDP-2006-90 National Renal Alliance – Preliminary Development Plan for 7,223 sq. ft. medical office building, located on the east side of Lexington Road, and south of Mary Lynn Drive.

Ms. Cromer reviewed the staff report, stating that all requirements have been met.

Brent Combs, Thoroughbred Engineering and representing the applicant, agreed to the conditions of approval.

Brad Kimball, representing the property owner on the west side of Lexington Road, expressed concern about stormwater runoff from the property. He described the water problem in the area and stated that the stormwater pipes are not properly maintained. Mr. Krebs stated that he will verify that the owner of Pioneer Plaza is complying with his stormwater plans. He stated that the

drainage plans for this development should reduce the amount of water downstream.

The drainage issue was further discussed.

Neil Marshall, owner of the property in question since the 1940's, reviewed the history of the existing drainage structures and further described the water problem, including the traffic accidents it has caused.

It was suggested that a letter be written to KYTC-District 7 citing the drainage problems at the location.

Motion by Hopkins, second by Mitchell, to approve the Preliminary Development Plan subject to the six (6) conditions of approval. Motion carried 4-2 with Richardson and Gregory dissenting.

Mallard Point – waiver of conditions requiring fencing and tree planting

Mr. Sapp reported that he did not hear from the applicant. The matter was postponed to the February meeting.

Beazer Homes request

Mr. Sapp described the situation at Pleasant Valley, stating that grading of the property has left the tree line, which was to be preserved, at a higher grade and unattractive with exposed roots. The applicant has agreed to plant two trees per lot in lieu of preserving the treeline.

Motion by Richardson, second by Bradley, to grant the requested waiver, subject to replacing the treeline with two trees per lot. Motion carried.

Update of previously approved projects and agenda items

Mr. Sapp reported on his discussion with City Council and Canewood residents regarding the bypass being constructed adjacent to that subdivision.

Committee to study B-2 (Highway Commercial) regulations

Chairman Brock reported on the need to examine the B-2 (Highway Commercial) regulations.

Motion by Bradley, second by Mitchell, to form a committee to study the B-2 (Highway Commercial) regulations. Motion carried.

Chairman Brock appointed Commissioner Bradley to the committee. He recommended Elizabeth Williams be on the committee also. They can then appoint other members and ask a staff member to participate.

Personnel

Chairman Brock reported that Mr. Sapp had his six-month review, and recommended that he be placed on permanent status.

Motion by Richardson, second by Bradley, to place Mr. Sapp on permanent status. Motion carried.


The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary