

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
September 12, 2019**

The regular meeting was held in the Scott County Courthouse on September 12, 2019. The meeting was called to order by Vice Chairman Steve Smith at 6:00 p.m. Present were Commissioners Regina Mizell, James Stone, Charlie Mifflin, Jeff Caldwell, and David Vest, Director Joe Kane, Planner Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Planner Matt Summers and Commissioners Frank Wiseman, Byron Moran and Mark Sulski.

Motion by Caldwell, second by Stone, to approve the August invoices. Motion carried.

Motion by Mizell, second by Caldwell, to approve the August 8, 2019 minutes. Motion carried.

Motion by Mifflin, second by Mizell, to approve the September agenda. Motion carried.

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

Postponements/Withdrawals

Jihad Hallany, engineer, requested to postpone the application for Hotel Development - Ikebana Path (PDP-2019-31) 30 days in order to complete the traffic study and to allow time for KYTC to complete road improvements to the area.

After further discussion, **Motion by Mizell, second by Stone, to recommend postponement of (PDP-2019-31) to the regular October meeting. Motion carried.**

ZMA-2019-33 The Estate of Ruth Ishmael Zone Change - Zone change request for property currently zoned A-1 to B-2 located at 113 & 115 Etter Lane.

Vice Chairman Smith opened the public hearing.

Mr. Kane stated the property is zoned A-1 but had been used for commercial use for years. He stated the property had been used commercially since prior to the adoption of the zoning ordinance. He stated the property is a lawfully nonconforming commercial business on an agricultural zoned property.

Chairman Sulski joined the meeting.

He stated the property is shown as commercial on the future land use map. He stated the property is now on septic and any redevelopment would require public sewer. He stated the property would need to be annexed into the City limits. He stated any Preliminary Development Plans for the site would need to include a sidewalk.

Peggy Petty, applicant, stated the family has no plans for the property. She stated the family wants to sell the property to settle her mother's estate.

Rita Green, 101 Dogwood Drive, stated she has concerns about what is to be developed on the property since her home is located by the property, and if a wall could be built between the property and her home.

Mr. Kane stated if the property is redeveloped the application would have to be presented to the Planning Commission and the development plan must include a buffer and landscape. He stated another possible access might be available to the Bypass when redevelopment occurs.

Commissioner Mifflin questioned Ms. Petty if the current business renting the property would be interested in buying the property. She stated she had been told that the business had bought other property. She stated they are on a month to month lease.

Chairman Sulski closed the public hearing.

After further discussion, Motion by Mizell, second by Smith, to recommend approval of the rezoning request (ZMA-2019-33) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried unanimously.

FSP-2019-34 Tina Romano Property - Final Subdivision Plat to subdivide a 5.00-acre lot from a parent tract of 53.844 acres located north of Harbor Village Drive and west of Cincinnati Pike.

Ms. Gerry stated the property is zoned R-3. She stated the applicant received a permit in 2016 for the proposed entrance. She stated there is a proposed access and utility easement to reach the site because the 5-acre tract does not have road frontage.

Kandice Whitehouse stated once the land is divided it is being donated to Elizabeth's Village.

After further discussion, Motion by Mifflin, second by Mizell, to approve the Final Subdivision Plat (PDP-2019-34) subject to four (4) conditions of approval. Motion carried.

ZMA-2019-36 Drake Zone Change – Zone change request for property currently zoned A-1 to R-2 located at 1140 East Main Street Extended.

Chairman Sulski opened the public hearing.

Mr. Kane stated the property is 17.83 acres and the last property before the rock quarry on East Main Street Extended.

He stated the future land use map shows the property as residential. He stated the concept plan shows the site developed into apartment buildings. He stated staff supports R-2 zoning but not this proposed concept plan.

He stated the concept plan shows two sinkhole areas. He stated the area will need to be explored further since those would be non-buildable areas.

He stated the applicant has completed a traffic study, but he asks that when a preliminary plan is submitted, an updated traffic study be included.

Commissioner Smith questioned if a condition needed to be added regarding the note on the concept plan for the ventilation shaft for Nally & Gibson. Mr. Kane stated for the zone change it does not have to be shown on the plan.

Chairman Sulski questioned the density of the concept plan and if something should be added to the zone change noting that. Mr. Perkins stated that when a motion is made, the recommendation should be for the rezoning only. After further discussion, it was decided to add a condition seven stating that the concept plan submitted is not approved due to being in violation of ordinance.

Bruce Lankford, representing applicant, stated that the engineers could address the concept plan later after obtaining zone change approval.

Theta Vinegar, 179 Santa Barbara Boulevard, stated she has concern with apartments being built. She stated she was the first resident in East Main Estates and has seen the increase in traffic. She is concerned with people running the stop signs.

Janet Williams, Richfield Subdivision, questioned what is the largest size unit that could be allowed. It was stated that a 6-unit apartment building or single-family homes could be allowed.

Chairman Sulski closed the public hearing.

After further discussion, **Motion by Smith, second by Caldwell, to recommend approval of the rezoning request (ZMA-2019-36) on the basis that it complies with the Comprehensive Plan. By roll call vote, motion carried unanimously.**

PDP-2019-37 Georgetown Internal Medicine – Preliminary Development Plan to construct a 45,000-square foot medical office building located at 1100 Lexington Road and 140 Mount Vernon Drive.

Ms. Gerry stated the property is zoned B-2. She stated the proposed building would be located off Lexington Road with the overflow parking located off Mt. Vernon Drive.

She stated the applicant meets the threshold for requiring a traffic study but did not submit one.

She stated the proposed number of parking spaces meets the requirement. She stated the 8 proposed parking spaces along Vikram Path and 2 parking spaces closest to Vikram Path intersection, will need to be removed on the Final Development Plan.

She stated that staff would like the proposed gate at the end of Vikram Path to be removed before the Final Development Plan is submitted.

She stated that sidewalk access to Lexington Road and landscaping must be addressed before Final Development Plan approval.

Commissioner Smith questioned if bicycle parking was proposed on the Preliminary Development Plan.

Steve Garland, Integrated Engineering, and Tom Cheek, architect, stated that bicycle parking would be a good idea.

Mr. Garland stated that the easement connection to the hospital is being worked on. He stated they can remove the 8 parking spots along Vikram Path and 2 parking spots close to the intersection.

He stated the interior landscaping will be revised before the Final Development Plan.

He stated due to the grading, they have not decided how to add the sidewalk access to Lexington Road.

He stated due to a miscommunication the traffic study had not been done.

Commissioner Smith questioned if the hospital approves of the access. Mr. Garland and Mr. Cheek stated that the hospital agrees to the access easement and that it is being worked on.

Ronnie Wagner stated that his wife's family owns the property. He stated his wife wanted something to be developed that would benefit everyone.

After further discussion, **Motion by Mizell, second by Caldwell, to approve the Preliminary Development Plan (PDP-2019-37) subject to eleven (11) conditions of approval and one (1) variance. Motion carried.**

The meeting was then adjourned.

Attest:



Charlie Perkins, Secretary



Mark Sulski, Chairman