

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**  
**SPECIAL MEETING**  
**MINUTES**  
**June 11, 2020**

The special meeting was held online via Zoom on June 11, 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, Duwan Garrett, and Charlie Mifflin, Director Joe Kane, Planners Mikaela Gerry and Matt Summers, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Byron Moran.

Motion by Smith, second by Stone, to approve the May invoices. Motion carried.

Motion by Mifflin, second by Singer, to approve the May 14, 2020 minutes. Motion carried.

Motion by Smith, second by Vest, to approve the June 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Sulski stated that the application for Newman Property (FSP-2020-22) and Dearinger Property (PDP-2020-23) has been withdrawn and the applications for Hunt Property (FSP-2020-10), Snowball Trust Property Amended (FSP-2020-13) and Mitchell Property (FSP-2020-24) have been postponed until the next regular scheduled meeting.

Consent Agenda

A representative of the Richard Dozer Property application (FSP-2020-12) 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 Hughes Estate Property application (FSP-2020-21) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Mizell, second by Stone, to approve the application. Motion carried.

PDP-2020-25 Innovative Holdings, LLC – Preliminary Development Plan for 15,000 square feet building and 151,275 square feet gravel equipment and material storage area located at 185 Industry Road.

Mr. Summers stated the application consists of two phases. He stated in the first phase the applicant would extend Industry Road to the project site and add gravel for a material storage area. He stated in the second phase, a parking lot and building would be constructed.

He stated the project site was rezoned to I-1 and C-1 earlier this year and annexed into the City of Georgetown. He stated surrounding properties are either zoned light industrial or agricultural.

He stated he did receive a landscape waiver agreement from the neighboring Two Alpha property. He stated the applicant did ask for a landscape waiver for the northern property line due to that area being zoned C-1 already and having more screening than required by ordinance.

He stated the applicant proposes to meet all other landscaping requirements.

He stated the applicant has asked for early grading.

John Hunt, representing applicant, stated he would answer any questions.

Commissioner Mifflin questioned the kind of materials that will be stored at the site. Jeff Metze, representing applicant, stated mostly equipment will be stored at the project site when not in use at job sites.

Commissioner Mifflin questioned the timeline between the two phases. Mr. Metze stated hopefully to start phase 1 in the fall and phase 2 within a year.

Chairman Sulski questioned if there are any environmental concerns with the project. Mr. Summers stated EMA did not have any comments about the site.

After further discussion, **Motion by Smith, second by Singer, to approve the Preliminary Development Plan (PDP-2020-25) subject to six (6) conditions of approval and three (3) variances. Motion carried.**

Motion by Mifflin, second by Smith to adjourn the meeting.

Attest

  
Charlie Perkins, Secretary

  
Mark Sulski, Chairman