

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

APRIL 12, 2007

The regular meeting was held in the Scott County Courthouse on April 12, 2007. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Greg Hampton, Janet Holland, John Lacy, and Jimmy Richardson, Planning Director Michael Sapp, Assistant Director Eric Larson, Planners Drew Ardary and Rhonda Cromer, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Robert Hopkins.

Chairman Brock noted that Helen Mitchell has resigned as a Planning Commissioner so that she may take care of her elderly mother. He thanked her for her admirable service to the community, on both the Planning Commission and the Board of Adjustment.

Motion by Gregory, second by Hampton, to approve the March invoices. Motion carried.

Motion by Lacy, second by Holland, to approve the March 8, 2007 minutes. Motion carried.

With the addition of Personnel Issues under New Business, motion by Richardson, second by Holland, to approve the April agenda as presented. Motion carried.

Postponements/Withdrawals

Mr. Brock reported that the Juett Property Amended Cluster Subdivision, Lake Forest Phase 1, Brown Property Townhomes, and the Whispering Hills RV Campground applications have been postponed to the May meeting.

Motion by Lacy, second by Holland, to accept the four items for postponement. Motion carried.

Consent Agenda

Representatives of the Paynes Landing Amended, Ward Hall Property Amended, and Kevin Turner Property applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Holland, second by Gregory, to approve the three (3) items on the Consent Agenda subject to their respective conditions of approval. Motion carried.

ZMA-2007-06 Longview Land Company – Rezoning request for 42 acres from A-1 (Agricultural) to R-1A PUD (Single-family residential), located west of Galloway Road and north of U.S. 460 W. (Frankfort Road). PUBLIC HEARING

Chairman Brock opened the public hearing.

Ms. Cromer reviewed the staff report, stating that the request is in compliance with the Comprehensive Plan because of a specific exception for this property from the general policy of discouraging expansion of PUDs in the rural area.

It was noted that all required documentation regarding notice requirements was submitted.

Bill Pulliam, applicant, clarified that the access will be from the Longview Golf Course entrance, not Longview Drive in Longview Estates.

Jim Nance, Galloway Road resident, expressed concern that the drainage problem on his property and on Galloway Road will be worse. Mr. Pulliam stated that the new master plan shows an executive golf course on the corner of U.S. 460 and Galloway, instead of houses, which should alleviate that concern. In fact the drainage from this 42 acres will drain to a pond to the west and away from Galloway Road.

There being no further concerns, Chairman Brock closed the public hearing.

Motion by Lacy, second by Holland, to recommend approval of the rezoning request for 42 acres from A-1 to R-1A PUD, based on its compliance with the Comprehensive Plan, and subject to the four (4) conditions of approval. By roll call vote, motion carried 6-0.

PSP-2006-75 Crestwood Ironworks, LLC – Preliminary Subdivision Plat for twenty-one (21) cluster residential lots on 500 acres zoned A-1, located on the south side of Ironworks Road near Etter Lane.

Bruce Lankford, representing the applicant, submitted documentation regarding notice requirements. Mr. Perkins stated that an inspection of the site revealed that the sign meets the criteria in the ordinance, but the topography of the site prevents it from being seen from Ironworks Road. The applicant was willing to relocate the sign and postpone the hearing to the May meeting. He stated that Mr. Lankford indicated that the person who brought attention to the matter did receive notice and are present at the meeting, but Mr. Perkins suggested still

postponing the hearing. Mr. Bruce Smith, representing the Newton family, felt it was appropriate to postpone the matter.

Motion by Lacy, second by Holland, to postpone the application to the May meeting. Motion carried.

PSP-2007-13 Victoria Estates, Phase 3B, Section B-1, Block 2 – Preliminary Subdivision Plat for 14 single family residential lots, located on the west side of Overlook Pass in Victoria Estates Subdivision.

Mr. Ardary reviewed the staff report, including the variance regarding the length of the cul-de-sac.

William Daugherty, representing the applicant, agreed with the fourteen (14) conditions of approval.

Motion by Richardson, second by Gregory, to approve the Preliminary Subdivision Plat, including the requested variance, subject to the fourteen (14) conditions of approval. Motion carried.

PSP-2007-14 Pursel Property – Preliminary Subdivision Plat for five single family detached residential lots on 26.92 acres, located on the north side of Johnson Mill Road, just east of its intersection with Crumbaugh Road.

Mr. Ardary reviewed the staff report, including the requested variance regarding spacing between driveways.

The access agreement between Tracts 1 and 2 was discussed.

Brent Combs, Thoroughbred Engineering and representing the applicant, stated that they intend to record only two of the tracts for transfer to their two children, and asked that the improvements to Johnson Mill be delayed until the remaining three tracts are sold. Chairman Brock stated that the road would need improved even if just one tract were recorded. Mr. Perkins agreed that each tract shown on a final plat must have road improvements to its frontage.

Chairman Brock suggested added an eighth condition stating that, as final plats are submitted, a note shall be shown on the plat stating that road improvements to the frontage of those lots will be completed prior to recording of the plat. The applicant agreed to the condition.

Motion by Bradley, second by Richardson, to approve the Preliminary Subdivision Plat, including the requested variance, subject to the eight (8) conditions of approval. Motion carried.

PDP-2007-08 Great Crossing Cell Tower – Preliminary Development Plan for 250' free standing lattice telecommunication tower, located approximately 1,000 ft. south of U.S. 460 W. (Frankfort Road).

Mr. Ardary reviewed the staff report, including the requested variances. He noted that the variance for the access easement was stricken.

Adam Howell, Nextel Partners, agreed with the thirteen (13) conditions of approval.

Larry Wood, adjoining property owner, expressed concern about the possible health hazard of living close to a cell tower, and felt that the applicant or school board should have discussed the matter with them.

Commissioner Lacy expressed concern about the setback variances. Commissioner Holland expressed concern about the location of the tower in the event that it would fall. Mr. Howell stated that it would only fail in a catastrophic disaster which would also destroy the surrounding property. Matt Ward, Nextel Partners, provided for the record a letter from the manufacturer indicating that the tower meets the federal structural standards.

Mr. Ardary reviewed the KRS 100 statute that limits the authority of the Planning Commission in the placement of cellular communication towers. The first limitation prohibits the Planning Commission from regulating placement on the basis of the environmental effects of radio frequency emissions, which addresses Mr. Wood's concern.

Mr. Howell stated that there will be two carriers on the tower thus far.

Commissioner Bradley felt that the requested setback variances are not justified. Mr. Howell stated that the School Board indicated that they cannot accommodate the tower if the setbacks cannot be reduced to the requested distances.

Motion by Lacy, second by Gregory, to approve the Preliminary Development Plan, to provide better wireless communication and networking opportunities to Scott County students, subject to the thirteen (13) conditions of approval, and including the three (3) variances regarding setbacks. Motion carried 4-2, with Richardson and Bradley dissenting.

2006 Comprehensive Plan Update – PUBLIC HEARING

Chairman Brock opened the public hearing.

Mr. Sapp presented the 2006 Comprehensive Plan. He specifically reviewed areas that have changed on the updated Land Use Map, including three properties to be added to

the urban service boundary. He reviewed the efforts that will continue this year to provide on-going updates.

Carolyn Oldfield, Rural Committee member, stated that the Conservation District in Scott County has over 200 followers who have signed a petition stating that they want to learn more about farmland preservation programs.

With no other comments from the Commission or public, Chairman Brock closed the public hearing.

Motion by Lacy, second by Bradley, to recommend approval of the 2007 Comprehensive Plan and Land Use Map as presented. By roll call vote, motion carried 6-0.

Mr. Sapp introduced Eric W. Larson, the new Assistant Director of Development Services.

Personnel Issue

Motion by Gregory, second by Richardson, to go into Executive Session to discuss personnel matters. Motion carried.

Motion by Gregory, second by Richardson, to come out of Executive Session. Motion carried.

Motion by Bradley, second by Holland, to approve full time status for Todd Reidenbach, GIS Technician, and Perry Johnston, Engineering Technician. Motion carried.

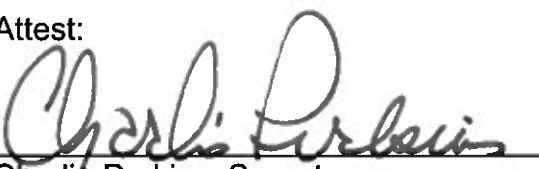
The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary