

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
March 9, 2023**

The regular meeting was held in the Scott County Courthouse on March 9, 2023. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Also present were Commissioners Rhett Shirley, James Stone, Duwan Garrett, Brad Green, David Vest, Dann Smith, Mary Singer, Harold Dean Jessie and Director Joe Kane, Planners Matt Summers and Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Smith, second by Singer, to approve the February invoices. Motion carried.

Motion by Shirley, second by Smith, to approve the February 9, 2023 minutes. Motion carried.

Motion by Stone, second by Green, to approve the March agenda. Motion carried.

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

Postponements/Withdrawals

Chairman Mifflin stated that the applications for Big Pine Land (ZMA-2022-57), AWG (American Welding & Gas Supplies (PDP-2023-05) and Redwood Apartment Neighborhood (PSP-2023-07) are postponed until the next regularly scheduled meeting and to continue the Text Amendment – RV Campgrounds until the next regularly scheduled meeting.

Chairman Mifflin opened the public hearing for the Text Amendment – RV Campgrounds and continued until the next regularly scheduled meeting. Motion passed unanimously.

Consent Agenda

A representative of the Burchfield Property (FSP-2023-02) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Singer, to approve the application. Motion carried unanimously.

Chairman Mifflin announced that Attorney Perkins swore in the new Commissioner Harold Dean Jessie prior to the start of the meeting.

PDP-2022-56 Worldwide Equipment – Preliminary Development Plan for three (3) buildings (215,000 SF total) for the operations of a heavy truck dealership and a 105,298 SF gravel storage area for trailer parking located on West Yusen Way.

Ms. Ketz stated the application is for a vacant lot in the Triport Industrial Park zoned I-1. She stated the project site is 29.639 acres. She stated the applicant is requesting one waiver for gravel trailer parking area. She stated there are three proposed buildings and two proposed entrances. She stated a traffic study was submitted and the facility should have minimal impact on traffic. She stated the project site is in the Dry Run Watershed Area.

She stated landscaping is shown along the south but not the required buffer. She stated a buffer is shown along the interstate and along the right-of-way. She stated interior VUA is shown and would be addressed before Final Development Plan approval.

She stated the first building will be a heavy truck dealership. She stated buildings two and three and the uses will be addressed before the Final Development Plan approval.

She stated the applicant did receive approval from Bluegrass Water & Utility Service and would need to connect to the public sewer.

She stated another condition of approval has been added. She stated the Final Development Plan should include adequate off-street parking.

Commissioner Jessie questioned if staff did receive the traffic study with the appropriate stamp. Ms. Ketz stated that staff did receive another traffic study with the correct stamp.

Trey Baston, Bedrock Engineering, stated he is available for questions. Chairman Mifflin questioned the application states it is for a heavy truck dealership, but the applicant is also requesting 169 vehicle spaces. Mr. Baston stated 56 spaces are for a display lot and the other spaces will be for employees and customers. He stated the rest of the parking will be for trailers that will be in the back.

Mr. Baston stated the off-street parking should be sufficient but since he does not know what the other buildings are going to be used for, if needed he can make changes to parking. He stated the applicant agrees with the conditions of approval.

Jay Fightmaster, 237 Sims Pike, questioned if this was a relocation. Mr. Baston stated it is an additional facility.

After further discussion, **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2022-56) subject to (11) conditions of approval and (1) waiver. Motion carried 8 -1 with Stone dissenting.**

ZMA-2023-03 Hale Property – Zoning Map Amendment to change the zoning district from A-1 to R-1A located at 255 Sebree Road.

Chairman Mifflin opened the public hearing.

Mr. Summers stated the application is to change the zoning district for approximately a half-acre from A-1 to R-1A. He stated access is from Sebree Road. He stated water and sewer are available at the site. He stated the R-1A zone along Sebree Road is already annexed into the city. He stated the applicant plans to add a single-family home in the R-1A zone.

He stated the application is supported by the Comprehensive Plan. He stated the property is within the future land use for Urban Residential.

Chairman Mifflin closed the public hearing.

After further discussion, **Motion by Vest, second by Garrett to recommend approval of the rezoning request (ZMA-2023-03) on the basis that it complies with the comprehensive plan. Motion carried unanimously.**

PDP-2023-04 Turfmasters Landscapes – Preliminary Development Plan for gravel parking lot and plantings related to the operations of a landscaping business located at 2461 Frankfort Road.

Ms. Ketz stated the project site is 10.12 acres and zoned A-1. She stated an application was approved by the Scott County Board of Adjustments in December with one of the conditions of approval being approval by the Planning Commission.

She stated the applicant is requesting a waiver for gravel in the parking area and they are proposing 12 parking spaces.

She stated much of the property is in the floodplain. She stated the development will be at the front of the property out of the floodplain.

She stated since the property adjoins A-1 property, landscaping is not required, but she stated Condition 10 and 11 of the Conditional Use Permit require plantings along the floodplain and the west property line to reduce impact to the surrounding property owners. She stated there will be interior and VUA landscaping. She stated the application does meet the canopy requirement.

Commissioner Jessie questioned if there would be retail operations at the project site. Tony Barrett, landscape architect, stated there will be no retail operations at the site.

After further discussion, **Motion by Jessie, second by Singer to approve the Preliminary Development Plan (PDP-2023-04) subject to (8) conditions of approval and (1) waiver. Motion carried unanimously.**

PDP-2023-06 D Crane Development – Preliminary Development Plan for a 10,000 SF maintenance/office building and a 64,500 SF gravel storage area located at 224 Sims Pike.

Mr. Kane stated the project site is a 10-acre lot on the west side of Sims Pike approximately ¼ mile north of Old Delaplain Road. He stated the development plan shows a proposed 100' x 100' building sitting 200' from Sims Road. He stated the application was heard in October for rezoning of the property and is now zoned I-1 and annexed into the city. He stated to the south of the property is Online Transport.

He stated they are proposing a 50' wide concrete driveway off Sims Pike as access. He stated they are proposing a partial gravel parking lot for crane and material storage.

He stated a 15-foot-wide landscape buffer is required between I-1 property and A-1 zoned property. He stated adjoining property owners could waive the screening requirement. He stated the property owner also owns the property to the north. He stated the railroad is to the west and the south is another light industrial of the subject property business, so staff supports the request to waive the perimeter buffer between I-1 and A-1 zoned property.

He stated the applicant has requested a reduction in the amount of required interior VUA trees from 6 to 2. He stated staff supports the variance due to the long wide driveway needed for the site which inflates the VUA area square footage.

He stated the third waiver requested by the applicant is to allow gravel for the crane storage and truck parking.

He stated the project area is within the Urban Service Boundary and the surrounding area is planned industrial. He stated that was reasoning for the prior approved zone change.

He stated the main concern of the staff is the width of Sims Pike. He stated Sims Pike does not meet the minimum standards for industrial roads. He stated either the Planning Commission can deny the application or require the applicant to widen the road along their road frontage to meet the requirements. He stated staff recommends approval with the applicant widening the road.

He stated currently sewer is not available but there is enough land available for on-site sewage. He stated when sewer becomes available the applicant would be required to connect.

He stated he added a condition of approval to limit crane truck traffic during school bus hours.

Chairman Mifflin asked Mr. Kane to explain lawful non-confirming. Mr. Kane stated it is a use that does not conform to zoning but has been in use since prior to zoning or 10 years or longer with no enforcement.

Commissioner Green asked for clarification of distance the applicant would be required to widen on Sims Pike. Mr. Kane stated approximately 300' but 250' to the site entrance along the property frontage on Sims Pike.

Commissioner Jessie questioned what legally can be done to enforce limiting traffic during school bus transportation hours. Mr. Perkins stated if the applicant signs the conditions of approval it could be a legal matter for a court to decide.

Steve Baker, Midwest Engineering, stated he is available for questions.

Rob Domaschko, applicant, stated approximately 2 to 3 cranes would be going out and entering each day. He stated some days could be more.

Mr. Domaschko questioned if adding two feet to widen the road is all he needed to do. He stated he did not have a problem with that. He stated he could try to limit cranes on the road during school bus times but the business is open at that time and he could not guarantee that a crane would not be on the road. He stated he does a lot of business on county roads and has not had a problem yet.

Chairman Mifflin questioned the size of the cranes. Mr. Domaschko stated the width is approximately 8 foot and with mirrors 10 foot wide. Commissioner Garrett questioned if wide load vehicles accompany the cranes. Mr. Domaschko stated that in Kentucky accompanying vehicles are required.

Commissioner Singer questioned if a staging area could be located on Cherry Blossom Way. Mr. Domaschko stated no that is the purpose for him purchasing this to use it as a local site to stage cranes.

Commissioner Shirley questioned if there is a reference to what one of the cranes looks like. Mr. Domaschko stated he buys most of his cranes from Linkbelt.

Mr. Baker clarified that on the preliminary development plan the applicant would be responsible for widening 12' from the centerline of Sims Pike which would be an additional 2' of pavement.

Larry Jarrell, 808 Sims Pike, stated the company did a job for him before and his concern is that the road would not be wide enough for the cranes and vehicles to pass each other.

George Watson, 714 Delaplain Road, stated approximately 15 years ago fire trucks and ambulances were stranded on Sims Pike because of traffic from Online Transport and the additional cranes could create more traffic problems. He stated an ordinance was passed concerning the traffic.

He questioned the stormwater the site would create and how that would be handled. Mr. Kane stated that the applicant would be required to comply with the stormwater ordinance.

Mr. Kane stated he is not sure an ordinance was passed but according to the records on Online Transport they were cited for the entrance onto Sims Pike and had to return to the Planning

Commission. He stated that entrance was restricted to employee traffic only or agricultural traffic. He stated he thinks it was a Condition of Approval.

Phyllis Gibson, 862 Sims Pike, stated she has been living there since 1984. She stated Online Transport previously was Eastside Auto. She stated sometimes the semi-trucks miss their turn and go on down the road and turn around. She stated when meeting a semi-truck on the road they take up the whole road.

Jay Fightmaster, 237 Sims Pike, stated he is directly across from the development. He stated Online Transport uses the Sims Pike entrance just for trucks. He stated Online Transport will not widen their part of Sims Pike.

Sharon Pennington, 547 Sims Pike, stated her problem is the semi-trucks that travel Sims Pike. She stated they get lost and would back down Sims Pike. She stated she is concerned for the neighborhood's safety. She stated she does not want to see another business on that road.

Greg Schickel, 384 Sims Pike, stated he has concern with the entrance from Online Transport onto Sims Pike. He stated he wishes industrial would stay off Sims Pike and closer to the interstate.

Dallin Gibson, 862 Sims Pike, stated he was in a bad wreck on Sims Pike in 2020. He stated he feels the business should be in the industrial park.

David Norton, 1791 Rogers Gap Road, stated that two trucks cannot pass on that road. He stated the semi-trucks take up the whole road and if you meet one you are stuck.

Ed Moore, property owner, stated that cranes have been on all roads in the county. He stated the road is 20' wide from the proposed application to Cherry Blossom Way. He stated the owner of D Crane Development would like to stay in Georgetown, but he lost the last space he was renting.

Commissioner Singer questioned Mr. Moore if he still owns property on Sims Pike. Mr. Moore stated he owns adjacent property to the proposed development.

Chairman Mifflin questioned Mr. Moore how much more land he has zoned industrial. Mr. Moore stated the property is not zoned industrial but is in the future land use map as industrial.

Commissioner Singer questioned Mr. Moore if he would be willing to help widen the road for the properties he owns. He stated he would be willing to give right-of-way to help the road to get widened.

Commissioner Stone questioned what the wait time is at the intersection of Cherry Blossom Way. Mr. Moore stated there is a traffic light at the intersection.

Laird Stevens, former resident of Rogers Gap Road, stated that the decision would affect the traffic for all that live on Sims Pike as well as Rogers Gap Road. She stated she has concern for all who travel the road.

Belinda Brown, 549 Sims Pike, stated she has concern about the additional traffic affecting the school buses and making the buses late.

Juan Carpio, 549 Sims Pike, stated he has concern about the traffic. He stated the semi-trucks scare him and adding additional cranes would make the traffic worse.

Bob Viach, 740 Sims Pike, stated he has concerns about the proposed industrial use for the area without infrastructure in place. He stated he also does not understand the mixed uses for the area. He stated the intersection with the semi-trucks entering is a dangerous area.

Juliet Robertson, 458 Sims Pike, stated her concern is the traffic on Sims Pike and the road being able to handle this type of business.

Michael Brown, 549 Sims Pike, stated he is concerned about the delay the trucks/cranes could cause the school buses. He stated the additional trucks/cranes would block the intersection at Cherry Blossom Way. He stated he feels the road is not more than 18' wide.

Commissioner Jessie stated he has concern about condition of approval number 4 regarding the school buses.

Mr. Moore stated he does not feel like the cranes will block the road.

Commissioner Shirley asked for clarification of what businesses could be in the industrial zoned area. Mr. Kane stated contractor type business that require warehousing on site or mini warehouses. Mr. Kane stated that the business park does not allow heavy trucking or warehousing. He stated the reason that the businesses are going to this area is because it is the only area that allows trucking businesses. He stated there is no industrial type of land left in Georgetown.

After further discussion, **Motion by Jessie, second by Green to deny the Preliminary Development Plan (PDP-2023-06). Motion carried 7-2 with Vest and Garrett dissenting.**

Election of Officers

Motion by Green, second by Garrett, to approve the slate of officers with Charlie Mifflin as Chairman, Mary Singer as Vice Chairman, and David Vest, Rhett Shirley, and Dann Smith on the Executive Committee. Motion carried unanimously.

Approval of FY 23-24 Draft Budget

Mr. Kane presented the draft budget for FY 23-24.

Motion by Singer, second by Smith, to approve the Fiscal Year 2023-2024 proposed draft budget with Mr. Kane doing additional research on salaries and to present it before the Executive Committee. Motion carried unanimously.

Chairman Mifflin adjourned the meeting.

Attest:



Charlie Perkins, Secretary



Charlie Mifflin, Chairman