

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

November 13, 2003

The regular meeting was held in the Scott County Courthouse on November 13, 2003. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Mike Bradley, Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, and William Peters, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Commissioners John Sharpe and Elizabeth Williams.

Mr. Frazier introduced Hillard Newman, an engineer who will be assisting in the review of construction plans.

Motion by Peters, second by Hopkins, to approve the October invoices. Motion carried.

Motion by Hopkins, second by Gritton, to approve the October 9, 2003 minutes. Motion carried.

Motion by Peters, second by Gritton, to approve the November agenda. Motion carried.

Postponements/Withdrawals

Chairperson Sutton reported that the Wilson/Sphor Zone Change and UMAC - Ken Ware applications have been postponed to the December meeting. Motion by Gritton, second by Lee, to accept the items for postponement. Motion carried.

Consent Agenda

Representatives of the Kelly Property, Hudson Property, Ishmael Property, and St. John's Catholic Church applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Peters, second by Gritton, to approve the four applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.

FSP-2003-51 George Davis Farm - Tract 3 - Final Subdivision Plat for three (3) rural residential lots in the George Davis Farm, located on the south side (terminus) of Highview Path (private), south of Rogers Gap Road.

Mr. Klepper reviewed the staff report, which recommended denial for the reasons listed therein.

The applicant was not present.

Motion by Gritton, second by Hopkins, to deny the Final Subdivision Plat based on staff's recommendation. Motion carried.

PSP-2003-68 Jennings Property (Revised) - Preliminary Subdivision Plat for 236 single family detached residential lots, located on the south side terminus of Redding Road, south side terminus of Seminole Trail, north side of McClelland Circle, east side of Paynes Depot Road.

Mr. Klepper reviewed the staff report, noting the realignment of Seminole Trail and the requested variance regarding intersection separation distance.

Mike Woolum, applicant, agreed with the conditions of approval.

Motion by Brock, second by Gritton, to approve the Preliminary Subdivision Plat and the variance request based on staff recommendation and subject to the fourteen conditions. Motion carried.

PSP-2003-71 Stonecrest (formerly Risk Property) - Revised Concept Plan for the Risk Property for 137 single family detached residential lots, located east of U.S. 25 South, south of U.S. 460 Bypass, east side (terminus) of Berkshire Lane.

Mr. Klepper reviewed the staff report, including issues regarding open space, utilities, and the requested variance regarding right-of-way width. Staff noted that, regarding the variance request to construct sidewalks on one side of the road, the applicant agreed to construct them on both sides of the road.

Nick Bentley, applicant, agreed with the fifteen (15) conditions of approval.

Motion by Brock, second by Lee, to approve the revised concept plan and requested variance regarding a 45' right-of-way width, based on staff's recommendation and subject to the fifteen (15) conditions of approval. Motion carried.

PDP-2003-66 Stamping Ground Wood Products - Preliminary Development Plan for 42-unit, multi-family residential development, located on the west side of Woodlake Pike, south of Main Street (KY 227), southeast of Spring Street.

Ms. Phillips reviewed the staff report. She reported that the applicant addressed most of the concerns expressed at the last meeting, including construction of the access road off Woodlake Pike directly to the adjacent Ward property (Tract 6). She supported the requested variance to reduce the right-of-way from 50' to 45', but noted that sidewalks must be constructed on both sides of the road.

Brent Combs, Thoroughbred Engineering and representing the applicant, asked if the requirement for sidewalks on both sides of the road applies to the section within the development or to the entire length of the road to Woodlake Pike. Ms. Phillips responded that it applies to the entire length of the road. Mr. Combs agreed to the thirteen (13) conditions of approval.

Motion by Hopkins, second by Bradley, to approve the Preliminary Development Plan, including the variance to reduce the right-of-way from 50' to 45', subject to the thirteen (13) conditions of approval. Motion carried.

PDP-2003-75 American Mini-Storage - South - Preliminary Development Plan for a 103,600 sq. ft. mini-warehouse development (8 buildings, office and covered storage), located on the north side of McClelland Circle (U.S. 62 bypass), west of S. Broadway (U.S. 25/Lexington Road).

Mr. Klepper reviewed the staff report, including issues regarding access, sanitary sewer, and water service. He stated that the Commission could agree to allow the development of Phase I with a temporary sewage system in place, but restrict or withhold approval of Phase II until sanitary sewer is available and the applicant has connected to the system.

Brent Combs, Thoroughbred Engineering and representing the applicant, addressed the issue of water provision.

Greg Johnson, applicant, noted that Phase I would include one-half of the RV storage area. He stated that they are reluctant to tie Phase II of the development to the provision of sanitary sewer service because of the uncertainty of it being provided. He described how his mini-storage operation on Oxford Road operates with a septic system.

Mr. Perkins addressed the situation regarding Etterwood Subdivision and the provision of sanitary sewer in the area.

Commissioner Brock clarified that the applicant can request approval at a later date for Phase II even if sewer service is not in place. Mr. Perkins suggested adding that clarification to the conditions of approval.

Condition sixteen (16) was added which states that there will be no sewage pump-out station for the RVs stored on the site.

It was noted that condition #9 does not apply to this application, which makes the additional condition #15. Greg Johnson agreed with the fifteen conditions of approval.

Motion by Brock, second by Gritton, to approve the Preliminary Development Plan based on staff's recommendation, subject to the fifteen (15) conditions of approval, with condition #2 being amended to read "The applicant may re-apply for Phase II approval at a later date if sewer is not available," striking the ninth condition, and adding a condition that states that there will be no sewage disposal from the RVs stored on the property. Motion carried.

PDP-2003-77 TRM Mini-Warehouses - Preliminary Development Plan for a 63,260 sq. ft. mini-warehouse development (7 buildings), located on the southeast side of U.S. 62 (Cynthiana Pike), north and northwest side of Oxford Road.

Mr. Klepper reviewed the staff report, including issues regarding access, sanitary sewer service, which is similar to the previously heard application (American Mini-Storage, PDP-2003-75), the overhead power lines, and landscaping.

Tom Moon, applicant, asked for full approval based on their intent to run a sewer line to where they will be able to tap onto it when it becomes available. He also asked if the application could be re-reviewed pending additional information. Mr. Klepper stated that restricting or withholding approval of Phase II as was done with the previously heard application will ensure that the development will proceed as intended.

Mr. Moon stated that Spade Corporation was approved being on a septic system until sanitary sewer was available. It was debated whether the applicant should postpone the application to the December meeting in order to research that issue.

The applicant agreed with the conditions of approval.

Motion by Brock, second by Gritton, to approve the Preliminary Development Plan based on staff's recommendation, subject to the fifteen (15) conditions of approval, the fourteenth condition stating that it will be a

phased development, the first phase being a maximum of 50% of the storage units, and the applicant can apply for Phase II approval at a later date if sanitary sewer is not available; and the fifteenth condition stating that there will be no sewage disposal from the RVs stored on the property. Motion carried.

Appointment of OSHA Representative

Mr. Klepper reported that Rachel Phillips attended a 2-day OSHA training seminar and is now the OSHA representative for the office (a position recommended by the City and County). He requested that her salary be increased by \$600 per year to compensate for the increased responsibilities.

Ms. Phillips stated that the duties involved are primarily record-keeping, but also include instituting any applicable policies and submitting a summary of any required activity to the County.

Motion by Gritton, second by Lee, to approve a salary increase of \$600 for Rachel Phillips for her increased responsibilities as OSHA representative. Motion carried.

Update of previously approved projects and agenda items

Mr. Klepper reported on two cases against which he is going to file a formal complaint with Mr. Perkins: 1) The developers of the McCullough Cluster off Leesburg Pike have failed to maintain an access for the adjacent residents. 2) Johnny Saunders has abandoned his construction site in Harbor Village.

He then reported that staff is in the process of discussing a proposal regarding water quality and quantity measures with CDP Engineers.

The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson



Attest:



Charlie Perkins, Secretary