

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

JANUARY 10, 2008

The regular meeting was held in the Scott County Courthouse on January 10, 2008. 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, Jimmy Richardson, and Ralph Tackett, Planning Director Michael Sapp, Assistant Director Pat Shoemaker, Planners Drew Ardary and Rhonda Cromer, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner John Lacy.

Motion by Holland, second by Gregory, to approve the December invoices. Motion carried.

Motion by Bradley, second by Holland, to approve the December 13, 2007 minutes. Motion carried.

With the additions of a Request by the Lake Forest Applicant, and Recommendations of the Traffic Study Consultant under Other Business - New, motion by Richardson, second by Gregory, to approve the January agenda. Motion carried.

Postponements/Withdrawals

There were no postponements or withdrawals.

Consent Agenda

There were no items on the Consent Agenda.

PDP-2007-49 Thoroughbred Center Cell Tower Relocation – Preliminary Development Plan to relocate an existing cellular antenna tower approximately 850' north of the current location, east of Connector Road (KY 2906) and north of Paris Pike (U.S. 460 E.).

Ms. Cromer reviewed the staff report, including the issue regarding the variance to exceed the maximum height by 50'. There were no questions or concerns from the public

Motion by Bradley, second by Gregory, to approve the Preliminary Development Plan and the requested variance, subject to the six conditions of a approval. Motion carried.

PDP-2007-57 PowerTel/Memphis Telecommunication Tower – Preliminary Development Plan for a 260' telecommunication tower located on a 10,000 sq. ft. lease area zoned A-1 on the west side of Cincinnati Pike (U.S. 25 N.), and north of Champion Way.

Ms. Cromer reviewed the staff report, including the justifications for the requested variances to exceed the maximum height of 200' by 60', and to reduce the rear yard setback from 180' to 57'.

Brent Rice, Attorney representing the applicant, stated that they have co-located in the past, but in this case are not able to because there are no facilities available that would provide the needed coverage. He stated that as a public utility, they are required to provide the most reliable service possible. He stated that this tower will provide a location for four other providers. He described in detail the requirements for the tower and submitted the preliminary approval from the Kentucky Airport Zoning Commission and notification documents for the record.

Greg Greene, Operations Manager for T-Mobile, explained the microwave process and the importance of this tower.

Lathan Logan, radio frequency design engineer for T-Mobile, described the need for the tower and suitability of the location.

Bob Crammer, responsible for site search for T-Mobile, stated that seven properties were investigated and described the process that is followed.

Mark Brown, Galloway Appraisal Company, appraiser of cell tower impacts, described how they appraise impacts.

Harlan Wilson, Pinehurst Drive resident in Stonehedge Subdivision, asked that the Commission continue the application to give the surrounding property owners more time to study the matter. He expressed concern that approval of the variance to increase the height to 260' will set a precedent for future towers to be even higher. He asked who has authority to reduce the setback adjacent to the County park. He asked if the applicant has investigated locating on other structures such as church steeples.

Stewart Hughes, Longlick Pike resident, reported that the Fiscal Court was approached about locating the tower on the County park property, and they were not interested. He felt that the Fiscal Court should be informed that the park

could be encroached upon. He also asked that the Commission continue the matter.

Mr. Sapp clarified that there is no proposed encroachment into the County park, only into the required setback. He also clarified that the Parks Department was notified about the application, and they had no response.

Harlan Wilson stated that he contacted Lois Holmes, Director of Parks and Recreation, and she was not aware of the application until she had talked to the County Judge Executive.

Commissioner Richardson felt that the matter should be continued to allow the neighbors more time to study the matter.

Commissioner Bradley asked why other properties to the north that are at the required elevation were not proposed. Mr. Crammer stated that the dual purpose of the proposed tower would not be served at those locations.

Motion by Richardson to continued the application to the February meeting to give the area property owners more time to study the matter.

Al Hall, Stonehedge Subdivision resident, expressed concern about a nearby sinkhole and well, which indicates an underground water source, which may be negatively impacted by the proposed tower. He also expressed concern about health hazards.

Mr. Rice stated that the Commission, by our ordinance, must act on the application 60 days from the date it was filed. If they do not act, it is deemed approved. He stated that they will agree to a continuance, which will be beyond the 60 days, but they will not agree to re-locate.

Motion by Richardson, second by Holland, to continue the application to the February meeting to give the area property owners more time to study the matter. By roll call vote, motion carried 6-0.

Chairman Brock recommended that the area neighbors meet with the applicant and their representatives to discuss the matter as they have offered.

Request for Lake Forest Subdivision

Mr. Ardary reported that the Lake Forest applicant was given preliminary approval with the condition that the final plat return for review by the full Commission because of the number of proposed lots being 70. He stated that final plat now shows 66 lots, which makes it in compliance with all requirements.

Therefore, he asked that the condition (#11) that the final plat be reviewed by the full Commission be waived.

Motion by Gregory, second by Tackett, to delete Condition #11 of the Lake Forest application, which required the final plat to be reviewed by the full Commission. Motion carried.

Recommendations of the Traffic Study Consultant

Mr. Sapp reported on the preliminary report from the traffic study consultant that is a summary of the short-term plans that are recommended. He stated that the report will be presented to the Traffic Oversight Committee, and then the City Council for their endorsement.

Motion by Richardson, second by Holland, to approve the short-term recommendations and to forward them to the Traffic Oversight Committee. Motion carried.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary