

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
**MINUTES**  
**July 12, 2018**

The regular meeting was held in the Scott County Courthouse on July 12, 2018. The meeting was called to order by Chair Rob Jones at 6:00 p.m. Present were Commissioners Regina Mizell, Byron Moran, Charlie Mifflin, Jeff Caldwell, and James Stone, Director Joe Kane, Planners Matt Summers and Mikaela Gerry, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Mark Sulski, Frank Wiseman, and Steve Smith.

Motion by Mizell, second by Caldwell, to approve the June invoices. Motion carried.

Motion by Moran, second by Mizell, to approve the June 14, 2018 minutes. Motion carried.

Motion by Caldwell, second by Mifflin, to approve the July agenda. Motion carried.

Motion by Mizell, second by Caldwell, to add two items under other business to the July agenda. Motion carried.

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

Mr. Perkins stated that new Commissioner James Stone was sworn in before start of meeting.

Postponements/Withdrawals

Chairman Jones stated that the Self-Storage application (FDP-2017-33) and Universal Piping (PDP-2018-28) has been postponed to the regular August meeting.

Consent Agenda

A representative of the International Crankshaft – Warehouse Addition application (PDP-2018-27) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mifflin, second by Mizell, to approve the Preliminary Development Plan. Motion carried.

A representative of the Penn Memorial Baptist Church application (PDP-2018-29) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Moran, second by Caldwell, to approve the Preliminary Development Plan and variance for landscaping along the southern boundary. Motion carried.

A representative of the Wise Holdings LLC application (FSP-2018-30) agreed with their conditions of approval, and no comments were made by the Commission or public. Motion by Mizell, second by Mifflin, to approve the Final Subdivision Plat. Motion carried.

PDP-2018-25 Bluegrass RV (Revised) – Preliminary Development Plan to construct 89 parking spaces for RVs and 53,640 square feet of self-storage.

Mr. Summers reviewed the staff report. He stated the zoning is B-2. He stated access is from Connector Road and the project site is just north of the recently approved Bluegrass RV development plan.

He stated the applicant needs to reconfigure the lot lines and submit a minor plat for approval by Planning staff.

He stated there is a potential secondary access along the eastern part of the boundary that is an existing paved road.

Mr. Summers stated the sidewalks are along the parking spaces near the office.

He stated applicant has requested a variance to reduce the number of parking spaces from 35 to 19.

He stated in the first phase applicant proposes building approximately half of the enclosed storage for RV parking.

He stated that the applicant has requested two variances for the landscaping. A waiver to reduce interior landscaping from 19,871-square feet to 18,679-square feet and a waiver to allow a 15,879-square foot interior landscaped area.

Commissioner Mifflin questioned the reasoning of the southern landscape boundary.

Jonathan Hale, Thoroughbred Engineering, representing applicant, stated he can answer any questions regarding the application.

Henry Finley, adjoining neighbor, stated the location of the blacktop on the property floods during a storm. He stated the eastern side of the property also has a survey error.

Chairman Jones stated he has concern about the traffic on Connector Road.

**Motion by Mifflin, second by Moran, to approve the Preliminary Development Plan (PDP-2018-25) subject to six (6) conditions of approval and three (3) variances. Motion carried 5-1.**

PDP-2018-26 TAI North Access Road – Preliminary Development Plan for an access road serving the rear of the Toyota Tsusho site.

Mr. Kane reviewed the staff report. He stated the road would connect the rear of the Toyota Tshusho property to Rogers Gap Road and was proposed to be used only in emergency situations. He stated in 2015 Toyota Tsusho received Planning Commission approval to expand their coil storage and stamping operations.

He stated the proposed road would cul-de-sac at the property line of the future training facility. The end of the cul-de-sac would be gate controlled.

He stated the applicant intends to dedicate the proposed road to Scott County for public use. He stated it would be subject to the Scott County Road Acceptance policy. The policy does not obligate the county to accept the road.

He stated that Rogers Gap Road is a state road and would require state approval for a new entrance. He stated if in the future, the applicant wants to open the road up for public use, it would need approval from the Planning Commission and a traffic study would need to be done at that time. He stated if the road became public, Rogers Gap Road, would have to be improved to KYTC standards.

Chairman Jones questioned if Rogers Gap Road meets county specifications. Mr. Kane stated it is a state road but parts of it are not to county standards.

Mark Sefchck, design engineer for Toyota Tshusho, stated applicant agrees with the conditions of approval. He stated the road is only to be used in emergency situations.

Matthew Nunn, Toyota Tshusho employee, stated the proposed road is for use if an accident shuts down Triport Road. He stated if they can not transport parts to Toyota that it could shut the plant down.

Chairman Jones questioned if the railroad could be used to transport parts. Mr. Nunn stated it would take time to be able to use a railcar and they have a time limit on getting parts in and out.

Commissioner Mifflin questioned if the state was aware of the proposed entrance onto Rogers Gap Road. It was stated a representative from District 7 was at the Technical Review Meeting and plans had been submitted to District 7.

John Lacy, Rogers Gap resident, stated he has concern with additional traffic on Rogers Gap Road.

Brian Hall, Highview Path resident, stated he has concern if the road becomes a public road.

Commissioner Jones questioned Mr. Hall if he would be interested in Highview Path connecting to the proposed road.

Adam Klein, Highview Path resident, stated Mr. Hall expressed his feelings.

Alford Tackett, Highview path resident, stated that Highview Path was not built correctly. He stated he approves of the proposed road so that Highview Path would be able to connect and that Rogers Gap Road would be improved. He stated he had been informed by Toyota Tsusho that the long term goal was for employees of the training facility to be able to use the road.

Mr. Nunn stated there is no long term goals for the proposed road. He stated it would not make sense to have trucks use that road then drive US 25 (Cincinnati Road). He stated the cost if Toyota shuts down far exceeds the cost of the proposed road. He maintained the road would be only for emergency situations.

Chairman Jones questioned the length of the road. Mr. Sefchck stated it is 4,000 feet from Rogers Gap Road to the coil storage area.

Chairman Jones questioned how far from Cherry Blossom Way is the entrance to Toyota Tsusho. Mr. Sefchck stated approximately 1,000 feet. Chairman Jones stated he feels improving Triport Road would be more beneficial.

Commissioner Mifflin questioned if the residents of Highview Path would be able to use the proposed road. It was stated if the road was taken over by the county, the residents could use the road. Until then permission would have to be granted from the property owner that the proposed road is to be built on.

Pat Juett, Rogers Gap Road resident, stated he owns the land where the proposed road is to be built and the property of the proposed training facility. He stated he is to maintain ownership of the property of the proposed road, and in his agreement with Toyota Tsusho, it states trucks are only to be allowed on the road in case of emergency.

Mr. Juett stated if the road becomes a county road, he would donate the property to the county. He stated he had been trying to reach an agreement with Toyota Tsusho for almost two years.

Commissioner Moran stated the conditions of approval cover all of his concerns. It was stated the road could not be opened to full-time non-emergency use until it was approved from the Planning Commission.

Mr. Klein questioned how would residents be notified of a change to the road. Mr. Kane stated that notifications would have to be mailed again and a sign posted before the Planning Commission heard a future request.

**Motion by Moran, second by Mizell, to approve the Preliminary Development Plan (PDP-2018-26) subject to the eight (8) conditions of approval. Motion carried 4-2.**

PSP-2018-31 & PDP-2018-32 The Crossings at Wyndamere – Preliminary Development Plan to construct 96 apartment units in 6 buildings and a Preliminary Subdivision Plat to subdivide a 7.91-acre lot into three lots.

Mr. Summers reviewed the staff report. He stated the subdivision plat is dividing the tract into three parcels, with the residentially zoned area being one lot, and remaining two lots will be commercial. He stated the development plan is for the development of 96 apartment units. He stated the project site is south of Paris Pike adjacent to the current Wyndamere Apartment complex.

He stated part of the site was rezoned earlier in 2018 from B-2 to R-3.

He stated the commercial lots will not have direct access to Paris Pike. The residential lot will have the access to Paris Pike via a new proposed entrance.

He stated the proposed development will have a clubhouse, pool, and two garages with 5 garage spaces. When the zone change was approved, a variance was granted to reduce the setback to 15 feet. He stated the applicant has requested a variance to reduce the side and rear yard setback to 5 feet from 15 feet for the garage.

He stated the applicant has met the required landscaping requirements.

Commissioner Moran questioned the setback variance requested. Mr. Summers stated he does not think it would negatively affect the residential property located adjacent to commercial property nor would it affect emergency vehicles having access to the property.

Chairman Jones questioned how many total apartment units is proposed. Mr. Summers stated a total of 96 units.

Nick Pregliasco, with Bardenwerper, Talbott & Roberts representing applicant, stated the two commercial lots were kept in the plan to preserve the feel of Paris Pike. He stated most likely those lots would become restaurants.

He stated the layout for the residential area has had few changes since the zone change.

He stated the requested variance would be affecting the same property owner not a neighboring property owner.

Adam Bender, with CMW representing applicant, explained the number of apartment buildings is only 6 with breezeways attached. He stated the requested variance for the garage is needed to meet the parking requirement. He stated the garage will also serve as a screen to the adjoining property. He stated the wall would match the building exterior and screen the pump house and dumpster.

He stated the applicant has applied to KYTC for the new entrance.

He stated he has not heard anything definite for the occupants of the commercial lots.

Mr. Bender clarified for the commission that a left turn lane and right turn lane would be installed on Paris Pike at the new entrance for Connor Path.

Commissioner Mifflin questioned why only 10 garages. Mr. Bender stated they are supposed to be luxury units.

Mr. Finley stated he had safety concerns with an area of trees that was disturbed when grading had been done previously.

Mr. Pregliasco stated they would address the concern.

Chairman Jones questioned whether landscaping had to be done in that area. Mr. Summers stated not in the residential area.

Jason Shaw, Ellkhorn Green resident, questioned if the applicant can access Wyndamere apartments when he is not the owner of both properties.

Mr. Bender stated the Wyndamere apartments contain an access easement in the south of the property. He stated the owner is building an access that will allow residents of Wyndamere apartments to use the access to leave but not enter the property. The access will have a gate, only emergency personnel can use to enter.

**Motion by Mizell, second by Caldwell, to approve the Preliminary Development Plan (PDP-2018-31) and Preliminary Subdivision Plat (PSP-2018-32) subject to eleven (11) conditions of approval and one (1) variance. Motion carried.**

Sidewalk waiver request for First Methodist Church

Mr. Krebs stated that he was made aware that the Planning Commission had been holding money since 2016 because of missing sidewalks on the property. He stated the church does not want to install the sidewalk.

Mark Whittemore, representing First United Methodist Church, stated the original plans included parking on the northern side and a front sidewalk. They were removed during the excavation process. He stated the church does not feel the sidewalk is necessary. He stated there is also a 100-year old tree in that area that they want to preserve.

After further discussion on the matter, **Motion by Jones, second by Mizell to allow a waiver on sidewalk construction. Motion carried.**

Colony Unit 10 & 11

Mr. Krebs stated that United Bank is not the developer but that they took over the development and have been trying to finish the development. He stated the Planning Commission had gave them 6 months to complete the work. He stated the work has been started but will not be completed by the July 28, 2018 deadline. He stated United Bank is asking for a 3-month extension to finish the sidewalks, broken curbs, and ramps.

After further discussion on the matter, **Motion by Jones, second by Stone to grant the 3-month extension. Motion carried.**

Open Space Standards

Chairman Jones opened the public hearing.

Mr. Summers stated that the Planning Commission had previously requested information regarding how surrounding communities handle Open Space Standards. He stated Lexington bases their open space standards on the size of the development. He stated Scott County's maximum dwelling units per acre is 16 while Lexington has higher density developments.

He stated they require 5% for single-family dwellings and 20% for medium to high density developments similar to numbers the Planning Commission is proposing. He stated if the development is close to a park the required number is halved.

He stated Lexington does require the HOA to maintain all the open space. They do not have a provision for turning over the area to the City.

He stated they require 30% open space in all Planned Unit Developments.

Mr. Summers stated he looked at Louisville's requirements but that they are hard to compare to, because they use form districts.

He stated in their suburban district, a development over 25 acres, they do require 15% open space requirements. He stated if it is a planned village (commercial and residential) they require 25 - 30% open space.

He stated Louisville does require the HOA to maintain the area unless it is agreed by the City to take over the maintenance.

He stated Frankfort uses square feet per lot, or if it is less, to do 5% per gross acreage. He stated they had the same requirement that the HOA maintain the area but could waive the open space requirement if the development is located next to a park.

He stated Bowling Green/Warren County requires open space as optional but has a guidance that if you are providing open space, it needs to be at least 3%.

He stated Owensboro states that multi-family development is required to provide 30% open space area.

He stated Nicholasville has two zoning districts that require open space. They have a specific district for townhomes and a single-family residential district that allow down to a 4,000-square foot lot that both require 10% open space. He stated their PUD requires 20% open space.

He stated previous numbers discussed seem very similar to other cities.

Chairman Jones continued the public hearing until next month.

The meeting was then adjourned.

Attest:  
  
Charlie Perkins, Secretary

  
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Rob Jones, Chair