

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

March 10, 2005

The regular meeting was held in the Scott County Courthouse on March 10, 2005. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Robert Hopkins, John Lacy, Omer Lee, Jimmy Richardson, and Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Planner Lance Estep, and Engineer Ben Krebs. Attorney Charlie Perkins arrived after approval of the invoices. Absent were Commissioners John Carter and William Peters.

As this was Commissioner Omer Lee's last Planning Commission meeting, Chairman Brock recognized him for his dedication and hard work during his ten years of service.

Motion by Williams, second by Richardson, to approve the February invoices. Motion carried.

Motion by Lacy, second by Lee, to approve the February 10, 2005 minutes. Motion carried.

Motion by Hopkins, second by Williams, to approve the March agenda. Motion carried.

Postponements/Withdrawals

Mr. Brock noted that the Bruster's Ice Cream application has been postponed to the April meeting.

Motion by Williams, second by Hopkins, to accept the postponement of Bruster's Ice Cream. Motion carried.

Consent Agenda

There were no applications on the Consent Agenda.

PSP-2005-04 Pleasant Valley - Section II - Preliminary Subdivision Plat for 224 single family detached residential lots, located on the east side of Oxford Drive, north of Cherry Blossom Golf & Country Club.

Mr. Klepper reviewed the staff report, including the phasing, park dedication, the variance request regarding relocation of utility transformers, and pedestrian connections to the trail system and open space. He noted that the applicant will be required to update the Lane's Run Drainage Study as development occurs to ensure that the floodplain/flooding levels are consistent throughout the entire Lane's Run Basin. It was also noted that the applicant will be required to improve Oxford Drive along their frontage to 12' from centerline with the bridge improvement.

Derek Churchill, Quest Engineers and representing the applicant, along with Harold Mullis and Ira Tufts, applicants, were present for questions. Mr. Mullis agreed with the conditions of approval.

Shannon Waitts asked about the improvements to Oxford Drive. Mr. Klepper reviewed those requirements.

Gary Lynn, adjacent property owner, expressed concern about the bridge improvements and whether they would destroy the trees around the bridge. Mr. Churchill stated that they will use the existing structures to widen the bridge and will not be grading any new area within the streamway.

Howard Rhodes, Cherry Hill Drive resident, asked for further clarification of the road improvements.

Gary Lynn asked about stormwater drainage. It was explained that a detention basin must be provided so that "post runoff" will be equal to "pre runoff".

Donny Prather, Cherry Hill Drive resident, expressed concern about the intersection of Oxford Drive and Connector Road, especially when the Toyota work shift ends. He stated that the developer of Cherry Blossom has not completed his improvements and asked what could be done about that. Mr. Klepper stated that no further approvals will be given beyond this construction season, and then if the improvements are not made, the City and/or Planning Commission can finish the improvements at the developer's expense.

Mr. Prather asked what improvements will be made to the portion of Oxford Drive on which these developments do not front, and also what can be done to curtail the traffic cutting through Cherry Blossom Phase 1. Chairman Brock stated that the Planning Commission can only require the developers to make improvements to their road frontage. Mr. Prather felt that the amount of traffic on Oxford Drive is not safe, and requested that the Commission not approve this application until road improvements are made.

Mr. Klepper discussed future road connections that will disperse more of the traffic.

Motion by Hopkins, second by Bradley, to approve the Preliminary Subdivision Plat for 224 single family lots, including variance 1, subject to the 16 conditions of approval. Motion carried.

FSP-2005-05 Merriss Property - Final Subdivision Plat for two (2) rural residential lots located on the east side of Coppage Road, west of Indian Creek Road, north of Gaines Road.

Ms. Phillips reviewed the staff report, including the requested variance regarding the driveway separation distance.

Brent Combs, Thoroughbred Engineering and representing the applicant, agreed to the conditions of approval.

There being no concerns from the Commission or public, **motion by Richardson, second by Lacy, to approve the Final Subdivision Plat, including variance 1, subject to the eight conditions of approval. Motion carried.**

FDP-2005-07 Lancaster Mini-Warehouses - Amended Final Development Plan for a 7,500 sq. ft. paint and body shop on 5.215 acres, located north of Cherry Blossom Way, west of Sims Road, east of I-75.

Mr. Estep reviewed the staff report, including issues regarding paint storage and outdoor storage.

Commissioner Williams requested that the word "should" be changed to "shall" in condition #4 regarding the storage of chemicals.

Brent Combs, Thoroughbred Engineering and representing the applicant, stated that the applicant has noted that no changing or handling of engine fluids will occur on the site.

A Scott County resident expressed concern about hazardous waste from the paint booth. Carol Lancaster, applicant, addressed the type of paint and collection system. It was noted that the EPA and local EMA are responsible for monitoring potentially hazardous sites.

Motion by Bradley, second by Lee, to approve the Amended Final Development Plan, subject to the eight (8) conditions of approval, including

the amendment of the word “should” to “shall” in condition #4. Motion carried.

Proposed amendments to Art. II, Sec. 2.53 of the Zoning Ordinance regarding regulation of signs PUBLIC HEARING

Chairman Brock opened the public hearing.

Mr. Klepper reviewed the process that has resulted in the proposed amendment. He then reviewed the proposed changes in detail, giving examples and highlights.

Commissioner Hopkins asked about signs in the right-of-way and billboards. Commissioner Richardson asked about temporary signs.

Discussion continued on the impact of the changes and the amortization clause. Time and temperature signs were discussed.

Commissioner Bradley expressed concern about the amortization clause, feeling the five-year period for replacing a sign may still cause too much of a financial hardship. Commissioner Williams suggested a ten-year period instead.

Chairman Brock continued the public hearing to the April meeting.

Amendment to Appendix III of the Subdivision and Development Regulations to add a GIS certification to final subdivision plats and development plans PUBLIC HEARING

Chairman Brock opened the public hearing.

Mr. Estep asked for approval for a certification to be placed on all development plans and subdivision plats that ensures its compliance with the digital submittal requirements. Each plan/plat must be signed by the GIS representative prior to final approval.

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

Motion by Williams, second by Lacy, to recommend approval of the amendment to *Appendix III* or the *Subdivision and Development Regulations* to add a GIS certification to final subdivision plats and development plans. By roll call vote, motion carried 7-0.

Update of previously approved projects and agenda items

Mr. Klepper reported on the status of the West Georgetown Small Area Plan. He stated that Ms. Phillips and Mr. Estep will be presenting the plan for formal review and adoption at the April meeting.

Mr. Klepper also reported on GMWSS's plans to upgrade the pump station on the south side of Georgetown that will accommodate development south of the old Wal-mart building.

Mr. Klepper personally thanked Commissioner Lee for his dedication to the Commission during his time as Planning Director. Commissioners Williams and Lacy stated that Mr. Lee's gracious attitude and fine character will be missed.

Personnel Evaluation

Motion by Lacy, second by Bradley, to go into Executive Session. Motion carried.

Motion by Lacy, second by Williams, to come out of Executive Session. Motion carried.

Motion by Richardson, second by Williams, to accept permanent status for Lance Estep. Motion carried.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary