

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

APRIL 10, 2008

The regular meeting was held in the Scott County Courthouse on April 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, John Lacy, Jimmy Richardson, and Bias Tilford (arrived late), Planning Director Michael Sapp, Assistant Director Pat Shoemaker, Planners Drew Ardary, Rhonda Cromer, and Bonnie MacIntyre, Engineer Ben Krebs, and Attorney Charlie Perkins.

Motion by Gregory, second by Lacy, to approve the March invoices. Motion carried.

Motion by Lacy, second by Holland, to approve the March 13, 2008 minutes. Motion carried.

Motion by Gregory, second by Hampton, to approve the April agenda. Motion carried.

Postponements/Withdrawals

Chairman Brock reported that The Enclave Subdivision Zone Change application has been withdrawn. Motion by Bradley, second by Holland, to accept the one item for withdrawal. Motion carried.

Consent Agenda

Representatives of the Oxford Christian Church, Longview Golf Course Clubhouse and Play & Stay (with the addition of condition #12 that states that the Final Development Plan will not be approved until Units 5 & 6 have been paved), and Speedway SuperAmerica, LLC applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Richardson, second by Holland, to approve the three applications on the Consent Agenda subject to their respective conditions of approval. Motion carried.

It was noted that Commissioner Tilford arrived at the meeting.

PSP-2008-14 Lemons Mill Subdivision - Amendment to a Preliminary Subdivision Plat for a 56-lot subdivision on 17.5 acres, located on the north side of Lemons Mill Road, east of Violet's Trace, west of I-75.

Mr. Ardary reviewed the staff report, stating that the amendment reconfigures the circulation system and entrance from the previously approved plan. He reviewed issues regarding the entrance onto Lemons Mill, traffic calming devices, road improvements to Lemons Mill, wetland determination, and open space.

The Commission briefly discussed the street names and access to open space Area B.

Jonathan Otis, Otis Engineering, stated that by relocating the entrance, there should be no impact on the wetland. He also submitted an email from KYTC-District 7 stating that road improvements to Lemons Mill are not necessary on a project of this scale. He stated that when a road is widened, speeds are increased, not decreased. He felt that piecemeal improvements will not provide the best results in upgrading the road, and that a formal request to KYTC-District 7 should be made for them to provide the improvements.

Mr. Krebs stated that a request has been submitted to KYTC-District 7 for some time. He felt that we cannot depend on the State, but it is possible that a compromise can be made.

A South Broadway resident expressed concern about stormwater drainage and protection of all City residents against flooding.

Fran Wells, Clabberbottom Lane resident, also expressed concern about stormwater drainage and described the problems she has had with flooding. She felt that detention ponds do not completely address the problem.

Mr. Krebs responded stating that peak water flow off the property is required to be reduced. He stated that there are several measures for dealing with the runoff, but those measures have only been required since 2003.

Commissioner Lacy felt that Condition #20 regarding road improvements should be required.

Mr. Otis wished to further discuss the road improvement issue with staff before the Commission votes on the application.

Motion by Lacy, second by Tilford, to postpone the application to the May meeting to give the applicant time to further discuss the road improvement issue. Motion carried.

PDP-2008-12 Original Signs & Graphics – Preliminary Development Plan for a 2,640 sq. ft. office building of .2 acres zoned R-2, located on the west side of S. Broadway and south side of East Jackson Street.

Ms. Cromer reviewed the staff report, which recommended approval.

Stephen Watson, applicant, agreed to the conditions of approval.

There was brief discussion on the use of brick on the exterior of the building, which is what was approved by the Board of Adjustment.

A neighboring property owner on South Broadway who is restoring an historic home expressed concern about flooding in the area.

Mr. Watson stated that the entire lot is currently paved, but he will be returning a portion of it to a green area.

Dan Holman, South Broadway resident, also expressed concern about stormwater drainage on South Broadway. Chairman Brock stated that some of the problems Mr. Holman refers to are larger issues that cannot be addressed by the Planning Commission.

It was noted by Mr. Perkins that the State is only responsible for road improvements and any drainage structures associated with those improvements. Commissioner Tilford suggested writing a letter to the City encouraging them to address the drainage problem.

Motion by Tilford, second by Bradley, to direct Mr. Perkins to draft a letter to the Mayor and City Council stating that the Planning Commission has received public comment about the drainage problem on South Broadway and supports the City in their efforts to help correct the problem, and that the letter be brought before the Commission for approval at the May meeting. Motion carried.

Motion by Richardson, second by Bradley, to approve the Preliminary Development Plan, including the requested variance, subject to the ten (10) conditions of approval. Motion carried.

Report on Center for Advanced Manufacturing – Bluegrass Community and Technical College – Lanes Run Business Park

Michael Jacobs, Omni Architects, reported on the status of the project and its economic development potential. Not only will the facility be a technical college, but also a training facility. It encompasses 20 acres on three lots.

David White, LandPlan Group, described details of the site plan. Jeff Bennett, Omni Architects, described the building plans.

Director's Report

Mr. Sapp presented the FY 08-09 budget and reviewed it briefly. He noted the decrease in projected revenues from development fees and the addition of Board of Adjustment expenses. He also stated that the budget as presented included a 3% employee raise. There were no increases in other line items.

After brief discussion, **motion by Lacy, second by Tilford, to approve the proposed FY 08-09 budget. Motion carried.**

Mr. Sapp then noted the meeting on the PDR program and the status of the floodplain ordinance.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary