

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

January 13, 2000

The regular meeting was held in the Scott Fiscal Courtroom on January 13, 2000. The meeting was called to order by Chairman Pete Gritton at 7:00 p.m. Present were Commissioners Barry Brock, Robert Hopkins, Omer Lee, William Peters, John Sharpe, Sara Sutton, James Thomason, Elizabeth Williams, Planning Director Kelley Klepper, Attorney Charlie Perkins, and Planner Steven Biel.

Motion by Thomason, second by Sutton, to approve the December invoices.
Motion carried.

Motion by Lee, second by Hopkins, to approve the December 9, 1999 minutes.
Motion carried.

Motion by Thomason, second by Williams, to approve the January agenda.
Motion carried.

Postponements/Withdrawals

Chairman Gritton announced that the applicant for the Drake Property rezoning request has requested postponement to the February meeting. Mr. Klepper stated that the staff report regarding proposed amendments to the Zoning Ordinance establishing kennels as a conditional use is also postponed to the February meeting.

Consent Agenda

A representative for Hoover Wire Products agreed to staff's conditions of approval, and no concerns about their project were expressed by the Commission or the public.

Motion by Sutton, second by Lee, to approve the application on the Consent Agenda, subject to its conditions of approval. Motion carried.

ZMA-1999-101 Medical Vision Group - Rezoning request for 3.443 acres from R-3 Residential to B-2 Highway Commercial, located on the south side of Mt. Vernon Drive, east of South Broadway. PUBLIC HEARING

Chairman Gritton opened the public hearing. Mr. Biel reviewed the staff report, which recommended approval based on consistency with the Comprehensive Plan and compatibility with adjacent land uses.

Commissioner Williams asked if the conditions of approval should include a requirement that the property be developed for a medical use. Mr. Biel stated that that will be addressed during the development plan stage.

There being no comments from the applicant or public, Chairman Gritton closed the public hearing.

Motion by Sutton, second by Thomason, to recommend approval of the rezoning of 3.443 acres from R-3 Residential to B-2 Highway Commercial, subject to the five conditions of approval, and based on its consistency with the Comprehensive Plan. By roll call vote, motion carried 8-0.

PSP-1999-83 Dores and Agnes Wise Property - Preliminary Subdivision Plat for six (6) rural residential tracts on 30.98 acres, located on the west side of Locust Fork Road, north of Stamping Ground.

Mr. Biel requested that the application be postponed because the easement issue has not been worked out with the adjacent property owner.

Dores Wise, applicant, stated that he has talked to Mike Easley, adjacent property owner, twice about the easement and an agreement has not been reached. Randall Polly, surveyor for the applicant, stated that he thought an agreement had been made.

Mr. Biel stated that staff also had concerns about the small building area in Tract 6 and had requested that tract to be reconfigured. Mr. Polly disagreed that the building area is too small.

Motion by Sharpe, second by Sutton, to postpone the application to the February meeting. Motion carried.

FSP-1999-99 C & R Farm - Final Subdivision Plat for 15 rural residential tracts plus the parent tract, located on the northeast side of Cedar Road (KY 368), northwest of Stamping Ground.

Mr. Biel reviewed the staff report. He stated that lot 15 has not been reconfigured to the satisfaction of staff, and therefore they are recommending denial.

Brent Combs, Thoroughbred Engineering and representing the applicant, felt that the plat complies with the regulations. The configuration of lot 15 was discussed. Mr. Perkins stated that even though the lot does not violate the regulations, the Commission could make the finding that its configuration creates unusable area, and as such is not an appropriate subdivision.

Delbert Barber, applicant, felt the proposed configuration is acceptable. The location of lagoon systems was discussed.

Motion by Sutton, second by Thomason, to postpone the Final Subdivision Plat to the February 2000 meeting so that the applicant can reconfigure lot 15. Motion carried.

PSP-1999-102 Gaines Estate - Preliminary Subdivision Plat for 11 rural residential lots, located on the west side of Mulberry Lane, south of KY 32 (Sadieville Road), south of Sadieville

Mr. Klepper reviewed the staff report, which recommended denial. Commissioner Williams agreed with the recommendation.

The applicant was not represented.

Motion by Thomason, second by Williamson, to deny the Preliminary Subdivision Plat because the applicant did not submit revised/corrected copies of the plat prior to the corrections deadline, there is inadequate infrastructure to support the additional lots, and the design of several lots does not meet the requirements of the *Subdivision and Development Regulations* and *Zoning Ordinance* regarding setbacks, building line requirements, and access easements. Motion carried.

FSP-1999-103 Quantro Partners - Final Subdivision Plat for five (5) rural residential tracts, located on the north side of Paris Pike (U.S. 460), west of Newtown Pike.

Mr. Biel reviewed the staff report. He noted that there are approximately six sinkholes on the property that are not shown on the plat. He stated that a condition of approval should be added stating that all sinkholes be located and shown on the final plat; and in addition, the building lines shall be relocated at or above the next contour line from the closed contour of the sinkhole.

Bruce Lankford, representing the applicant, addressed the fire hydrant and sinkhole issues. He asked for approval with an understanding that the applicant must agree with the conditions as discussed and agreed upon with the Planning staff.

Jane Allen Offutt, adjacent property owner, asked about access to Tract 2 and Tract 5. She has shared use and maintenance of the gravel road running along the east side of the property, which is access to her major barn, and is concerned about continued use of the road after the property is sold. It was noted that an entrance permit has already been obtained for access from U.S. 460 to Tract 2. Mr. Lankford explained the terms of the written easement, which indicates that future property owners must share in maintenance of the road. It was agreed that a condition of approval will be that the future owner of Tract 5 will share in the maintenance of the access road.

Mr. Biel stated that he verified with County officials that it is County policy that installation of a fire hydrant on a public road shall be for public use. He also clarified that contour intervals of five feet shall be required for the sinkholes.

Cecil Bell, applicant, explained the reason for the odd configuration of Tract 1.

Motion by Sharpe, second by Sutton, to approve the Final Subdivision Plat for five tracts subject to the five conditions listed in the staff report plus the condition that the owner of Tract 5 must share maintenance of the access road, and the condition that the sinkholes be located and shown on the final plat and in addition, the building lines shall be reconfigured so that they are located at or above the next contour line from the closed contour of the sinkhole. Motion carried.

PDP-1999-94 Hatfield Storage Buildings - Preliminary Development Plan for the construction of four (4) light industrial buildings (3,200 sq. ft. per building) and the relocation of one (1) storage building, located on the north side of Delaplain Road, north of Cherry Blossom Way, west of Sims Road.

Mr. Biel stated that the applicant has not responded to the concerns from the December meeting. It was decided to postpone the matter until the February meeting.

Motion by Sharpe, second by Williams, to postpone the application to the February meeting. Motion carried.

PDP-1999- 105 Scott Industrial Storage Building - Preliminary Development Plan for 70,216 sq. ft. warehouse addition, located on the east side of Triport Road, south of Hoover Court.

Mr. Klepper reviewed the staff report. He noted that he received approval from Phoenix Transportation regarding the drainage issue, and that Commissioner Brock was reviewing drainage calculations.

Mr. Klepper also noted that the applicant has begun construction prior to obtaining Preliminary Plan approval. He has discussed this with Mr. Perkins.

Ralph Oliver, applicant, stated that he understood that after he received State approvals, he did not need Planning Commission approval. The matter was discussed at length with Mr. Oliver and Mr. Palmer of Palmer Engineering. Chairman Gritton made it clear that, despite Mr. Oliver's blatant disregard for Planning Commission directives, the Commission would continue to review his application with in accordance with all regulations.

The conditions of approval were discussed. Mr. Perkins suggested that the Commission vote to authorize staff to proceed with charges for the violations that have been made. Mr. Klepper clarified that the possible civil action and the development plan were two separate issues and should be reviewed as such.

Motion by Williams, second by Peters, to authorize staff to file charges for the applicable violations of the Zoning Ordinance and/or Subdivision and Development Regulations related to this project. Motion carried.

Motion by Sutton, second by Lee, to approve the Preliminary Development Plan subject to the conditions of approval listed in the staff report, with the exception of number three.

2000 APA National Conference

Mr. Klepper requested approval for he and Mr. Biel to attend the 2000 APA National Conference in April. Chairman Gritton and the Commission were very supportive and recommended approval.

Motion by Sutton, second by Thomason, to approve Mr. Klepper's and Mr. Biel's attendance at the 2000 APA Conference. Motion carried.

Mr. Klepper reminded the Commission that he will start signing minor subdivision plats after they have been reviewed and approved by Mr. Biel, since Mr. Biel has now been reviewing them for six months. He also asked the Commission for the authority to sign Mr. Perkins's paycheck. Chairman Gritton agreed that Mr. Klepper should have authority to sign Mr. Perkins's paycheck because he is often unavailable to do so.

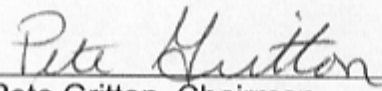
Mr. Klepper updated the Commission on the G.I.S. capabilities.

Motion by Sutton, second by Williams, to authorize Mr. Klepper to sign Mr. Perkins's paychecks. Motion carried.

Update of previously approved projects and agenda items

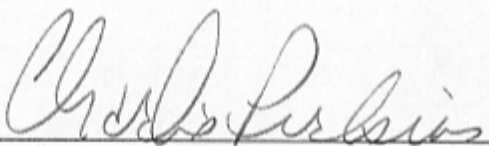
The meeting was then adjourned.

Respectfully,



Pete Gritton, Chairman

Attest:



Charlie Perkins, Secretary