

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

JULY 13, 2006

The regular meeting was held in the Scott County Courthouse on June 8, 2006. The meeting was called to order by Chairperson Barry Brock at 6:00 p.m. Present were Commissioners Mike Bradley, Melissa Gregory, Robert Hopkins, John Lacy, Helen Mitchell, Jimmy Richardson and Elizabeth Williams, Planners Drew Ardary and Rhonda Cromer, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Janet Holland.

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

With one name correction, motion by Hopkins, second by Mitchell, to approve the June 8, 2006 minutes. Motion carried.

Motion by Williams, second by Gregory, to approve the June 26, 2006 minutes. Motion carried.

Motion by Richardson, second by Lacy, to approve the July agenda as presented. Motion carried.

Postponements/Withdrawals

Mr. Brock reported that the Gunnell Road Subdivision, Majestic Village, Mission Gear Indoor Racing, Victory Life Church, and Kiser Property applications have been postponed to the August meeting. He stated that the applicant for the Lynn Residential application has requested withdrawal.

Motion by Gregory, second by Lacy, to accept the six items for postponement or withdrawal. Motion carried.

Consent Agenda

Representatives of the Gaines Property, AAA Bypass Self-Storage Amended applications agreed to their respective conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Motion by Lacy, second by Richardson, to approve the two items on the Consent Agenda subject to their respective conditions of approval. Motion carried.

ZMA-2006-53 Grand/Sakwa Project – Rezoning request for 9.99 acres from A-1 (Agricultural) to B-2 (Highway Commercial), located on the east side of Connector Road, north of U.S. 460 E. (Paris Pike). PUBLIC HEARING

Chairman Brock opened the public hearing.

Ms. Cromer reviewed the staff report, including issues regarding access and traffic. She recommended approval based on its consistency with the Comprehensive Plan and compatibility with the surrounding uses.

Bruce Lankford, representing the applicant, agreed with the conditions of approval. He stated that the required traffic study is underway. He submitted documentation requiring notification requirements.

Commissioner Gregory asked how traffic will be managed, specifically if traffic signals will be installed. Mr. Lankford stated that the traffic issue will be analyzed with the Planning Commission Engineer, and the applicant will comply with any recommendations.

There being no further questions or comments from the Commission or public, Chairman Brock closed the public hearing.

Motion by Williams, second by Mitchell, to recommend approval of the rezoning request from A-1 to B-2 for 9.99 acres, based on its consistency with the Comprehensive Plan, compatibility with the surrounding properties, and availability of urban services, subject to the five (5) conditions of approval. By roll call vote, motion carried 7-0.

ZMA-2006-56 Lemons Mill Development Zone Change – Rezoning request for 5.001 acres from A-1 (Agricultural) to (R-1C PUD Residential), located on the north side of Lemons Mill Road, east of Violet's Trace subdivision, west of I-75. PUBLIC HEARING

Chairman Brock opened the public hearing.

Mr. Ardary reviewed the staff report.

Joel Day, representing the applicant, agreed with the conditions of approval.

Betty Eads, the daughter of E. McMillen, adjacent property owner, submitted a drawing showing the location of a 20' telephone/cable easement running from Lemons Mill to I-75, four residences between their property and I-75, and topography that she stated are not shown on the applicant's plat. She stated that stormwater, cable, and the residences that will be affected by the development need to be considered. She requested that a fence be constructed between the development and the McMillen property at the start of the development at no expense to the McMillens.

Chairman Brock stated that the issues she is concerned about will be addressed at the Preliminary Subdivision Plat stage.

It was agreed that a condition #8 would be added, stating that fencing between this development and the adjacent A-1 property will be considered at the Preliminary Subdivision Plat stage. Ms. Eads agreed to that.

Chairman Brock closed the public hearing.

Motion by Richardson, second by Gregory, to recommend approval of the rezoning request from A-1 to R-1C PUD based on its consistency with the Comprehensive Plan, compatibility with the surrounding properties, and availability of urban services, subject to the seven (7) conditions of approval, plus the eighth condition regarding fencing as noted above. By roll call vote, motion carried 7-0.

PSP-2006-57 Woodland Estates – Preliminary Subdivision Plat for twenty-six (26) cluster residential lots, three (3) preserved tracts, and one (1) ten-acre tract, located north of U.S. 460 and west of Pea Ridge Road.

Ms. Cromer reviewed the staff report, including acreage, access, and road improvements. She stated that the application meets all cluster regulations and recommended approval.

Bart Asher, Engineer for the applicant, agreed with the conditions of approval.

Missy Winchell, Pea Ridge Road resident, expressed concern about increased traffic on that road. She stated that accidents occur regularly between her property and U.S. 460 because the road is curvy and hilly. She stated that she would like to see the entrance moved off Pea Ridge Road. She submitted a petition signed by almost every homeowner on Pea Ridge Road expressing their similar concern.

Chairman Brock asked Ms. Cromer if the applicant has received entrance permits from KYTC-District 7. Ms. Cromer was not aware of whether the permits had been received yet.

Terry James, Pea Ridge Road resident, also expressed concern about increased traffic. He cited statistics regarding the increase in new homes and accidents on the road. He also questioned the acreage calculations on the plat.

Ms. Cromer stated that the internal road and right-of-way accounts for seven (7) acres of the property. She noted the improvements that will be made to the road.

David Brewer, Pea Ridge Road resident, expressed concern about the entrances being on that road. He asked if a construction entrance could be built off U.S. 460 W. that could be used until the subdivision is complete.

Sara Hendrick, Pea Ridge Road resident, stated that she and her husband moved here last year partly because of the 5-acre zoning restrictions. She felt there is not adequate visibility on the road even for the current traffic. She asked if environmental concerns have been evaluated regarding the spring on the property. She also expressed concern about the cumulative impacts of other developments being considered in the area.

Commissioner Hopkins noted that the density of cluster development is no more than that of 5-acre tracts.

Commissioner Williams added that one entrance on Pea Ridge is preferable to the possibility of 30 separate entrances if it were to develop as 5-acre tracts.

Missy Winchell stated that the speed limit on Pea Ridge is the same as on U.S. 460 W., and site distance would be much better on U.S. 460 W.

Todd Winchell, Pea Ridge Road resident, expressed concern about the inadequacy of that road to handle additional traffic.

Chairman Brock noted that the road improvements to Pea Ridge would need to be complete before lots can be sold or homes constructed.

Commissioner Bradley asked the applicant if a temporary construction entrance could be built off U.S. 460. The applicant replied that they could do that.

Robert Privitt, Pea Ridge Road resident, also expressed concern about the safety of the road. He felt that if the road improvements to Pea Ridge will be the same as those done to Fishers Mill, they will be less than adequate.

Mary Marion, Pea Ridge Road resident, stated that most lots on Pea Ridge are larger than 5 acres because of the regulation limiting access by private drives to three lots.

Ms. Thompson, Pea Ridge Road resident, stated that they are concerned about the safety of school buses traveling on Pea Ridge.

The applicant stated that they are also concerned about the safety of the road and will be doing all the required improvements.

Commissioner Williams asked that a seventeenth condition be added stating that a temporary construction entrance permit will be applied for from KYTC-District 7.

It was asked if the lots can be reconfigured to have them access U.S. 460 W. Chairman Brock stated that the applicant can choose to do that, but the Commission can only consider the current plan at this meeting.

One of the residents asked why the entrance was put on Pea Ridge instead of U.S. 460. The applicant stated that drainage and the remaining acreage worked better with the access on Pea Ridge.

A Pea Ridge Road resident reported on his discussions with the State about widening the road and reducing the speed limit. He expressed his opposition to the entrance being on Pea Ridge.

It was asked if the application could be postponed to give the developer time to look into placing the entrance on U.S. 460.

The applicant agreed to the seventeen conditions of approval.

Motion by Hopkins, second by Gregory, to approve the Preliminary Subdivision Plat, subject to the sixteen (16) conditions, plus the seventeenth condition that the applicant shall obtain from KYTC-District 7 a construction entrance permit on U.S. 460, and that all construction traffic shall use that entrance until the development is 80% built out or until they are granted a release by the Planning Commission. Motion carried.

PDP-2006-48 Icon Properties - Preliminary Development Plan for a 150,000 sq. ft. retail center on 21.6 acres, located north of Ikebana Path, east of Blossom Park Drive, and east of Connector Road.

Mr. Ardary reviewed the staff report, noting issues regarding landscape buffers and traffic impacts.

Andy Watson, representing the applicant, presented drawings of the site, noting landscaping, dumpster pick-up schedule, lighting, and phasing. He reviewed the proposed road improvements to Blossom Park Drive and Connector Road. He submitted a revised traffic study.

Discussion continued on traffic in the area. Diane Zimmerman, transportation planning engineer with Jordan, Jones, and Golding Engineers, reviewed the traffic study and proposed improvements.

Michael Burke, Blossom Park Drive resident and representing the Cherry Blossom Village Homeowners Association, expressed concern about the times that the traffic study targeted. He described the traffic problems at various times and days and expressed concern about the buffer between the commercial and residential properties.

Louann Hutchinson, Riviera Drive resident, expressed concern about the buffer. She stated that she was informed that there was a 150' buffer between commercial and residential.

Mr. Watson stated that the tree lines will not be disturbed. He described in detail the buffer and dumpster location. Ms. Hutchinson then expressed concern about the safety of school buses coming into the subdivision.

The traffic issue was discussed further. It was agreed that condition of approval #28 would state that all construction traffic would enter the site off Ikebana Path.

Linda Angel, Spyglass Drive resident, asked what types of tenants will occupy the site. Mr. Watson replied that restaurants, banks, department stores, dry goods, and hardware stores have been solicited.

Bev Mudd, Riviera Drive resident, expressed concern about the development being a strip center that could fail to remain maintained. She asked if restrictions could be placed on what kind of tenants will be there.

Glenn Hoskins, representing the Townhomes of Cherry Blossom on Riviera Drive, expressed their wish that the extension of Ikebana Path line up with the eventual connection to Old Oxford road, and the entire extension of Ikebana be constructed with Phase 1 of the new commercial center. Mr. Watson stated that they agree to comply with those concerns and they can be added as conditions of approval #29 and #30.

Mr. Watson assured Ms. Mudd that the commercial center will not fall into disrepair.

Mr. Burke asked additional questions about the buffer.

Conley Ford, Riviera Drive resident, expressed concern about security and felt that a high fence should be required.

Another Riviera Drive resident expressed concern about the need for more retail business in the area.

A resident asked if a wood fence can be required. Mr. Watson replied that their experience shows that fencing provides hiding places and places for graffiti.

Mr. Krebs addressed the traffic issue, stating that the applicant's improvements are necessary, but will not solve the problem in the area. Continued meetings with the State and transportation engineers need to occur.

It was discussed whether, prior to approval of the final development plan, additional information in separate traffic studies for Phase 1 and Phase 2 should be required.

Commissioner Bradley asked if postponing the application for a month would be advantageous in finding better solutions to the traffic problem. Ms. Zimmerman stated that there is no other solution except to widen U.S. 62 to three lanes in each direction. It is a State road with only eighty feet of right-of-way. Connector Road needs five, if not six, lanes. She stated that even a thorough traffic study of the larger area will be expensive and should be shared by the State and City.

Commissioner Bradley felt that it would be irresponsible to approve a project when the proper infrastructure is not in place. Chairman Brock stated that any solutions might be outside the scope of what a developer can be required to do.

Motion by Bradley to postpone the application to the August meeting so that the Planning Commission Engineer can meet with the City and State Engineers to come up with a better solution to the traffic problem. Motion died for lack of a second.

Motion by Lacy, second by Mitchell, to approve the Preliminary Development Plan subject to the thirty (30) conditions of approval. By roll call vote, motion carried 6-1 with Bradley dissenting.

Amended FY 06-07 Budget

Chairman Brock noted that the final budget was approved by City Council.

Private Street Standards - PUBLIC HEARING

Chairman Brock opened the public hearing.

He reported that the Committee to draft the proposed private street standards consisted of himself, Mr. Krebs, Brad Frazier (City Engineer), Tom Bradley (Thoroughbred Engineering), and Doug Smith (developer).

Brief discussion followed on how the standards apply to the County,

Motion by Richardson, second by Lacy, to recommend approval of the proposed private street standards to the legislative bodies. Motion carried.

Update of previously approved projects and agenda items

Chairman Brock reported that Michael Sapp will begin as the new Director of Development Services on July 24.

The meeting was then adjourned.

Respectfully,



Barry Brock, Chairperson

Attest:



Charlie Perkins, Secretary