

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

**March 14, 2002**

The regular meeting was held in the Scott Fiscal Courtroom on March 14, 2002. The meeting was called to order by Chairman Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Robert Hopkins, Omer Lee, William Peters, John Sharpe (arrived during Consent Agenda), Elizabeth Williams, Planning Director Kelley Klepper, Planner Rachel Phillips, Engineer Brad Frazier, and Attorney Charlie Perkins. Absent were Commissioners Pete Gritton and James Thomason.

Motion by Peters, second by Lee, to approve the February invoices. Motion carried.

Motion by Williams, second by Hopkins, to approve the February 14, 2002 minutes. Motion carried.

Motion by Williams, second by Brock, to accept the March agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

Representatives of the Bevins/Canewood Property (Future Units) and the Thoroughbred Acres, Unit 2A applications agreed to staff's conditions of approval, and no concerns about the projects were expressed by the Commission or the public.

Commissioner Sharpe arrived at the meeting.

**Motion by Williams, second by Hopkins, to approve the two applications on the Consent Agenda subject to their respective conditions of approval.  
Motion carried.**

ZMA-2002-05 Land & Timber Property – Rezoning request for 1.22 acres from A-1 Agricultural to B-1 Neighborhood Commercial, located on the east side of U.S. 25 N., north side of KY 620 (Rogers Gap Road), west side of I-75, east of Harbor Village Subdivision. PUBLIC HEARING

Chairperson Sutton opened the public hearing. It was noted that documentation of notice requirements had been submitted.

Ms. Phillips reviewed the staff report, noting the points of compliance with the Comprehensive Plan. She noted staff's concern about the possible 3-bay self-service car wash shown on the concept plan, but stated that issue will be reviewed at the Development Plan stage.

Commissioner Williams asked about the use of Delaplain Disposal for a car wash facility. Mr. Klepper stated that any wastewater from a car wash will have to be pre-treated before it gets into the sanitary sewer system, but that issue is not part of a zone change consideration.

The applicant agreed with the conditions of approval. Chairperson Sutton closed the public hearing.

**Motion by Sharpe, second by Lee, to recommend approval of the zone change from A-1 Agriculture to B-1 Neighborhood Commercial for 1.22 acres on the grounds that it is consistent with the Comprehensive Plan, and subject to the conditions of approval. By roll call vote, motion carried 6-0.**

PSP-2002-09 Wilder Property – Preliminary Subdivision Plat for 26 rural residential lots, located on the south side of Ironworks Road (KY 1973), west side of Yarnallton Road, south of Coleman Lane.

Ms. Phillips reviewed the staff report, including the various access points.

Joel Day, representing the applicant, expressed concern about the conditions restricting access onto Ironworks Pike. He asked if a lot owner proposed additional access onto Ironworks, would it be at the discretion of KYTC District 7. Mr. Klepper replied that typically if major changes are made to the Preliminary Subdivision Plat, the Commission would review the Final Subdivision Plat. Mr. Day asked if only the lots fronting on Ironworks are constructed, can they use the future public road access point. Mr. Klepper replied that there should be no problem with that.

Ed Wilder, applicant, asked if lots 8 and 9 could have access to Ironworks. Mr. Klepper replied that individual access to lots 8, 9, and 26 would be subject to KYTC District 7 approval. Mr. Wilder asked about lot 15. Mr. Klepper stated that

the State has final say on granting entrance permits, but if the Commission included a condition of approval stating that lots 14 and 15 must only have access off the proposed public road, then the applicant would need to come back and ask the Executive Committee for a waiver of that condition.

Discussion continued on possible additional entrances onto Ironworks. Mr. Perkins suggested adding a condition stating that if the State approves entrances onto Ironworks other than as shown on the Preliminary Subdivision Plat, the applicant must file a revised plat reflecting the approved entrances. Mr. Wilder agreed to do that.

**Motion by Hopkins, second by Brock, to approve the Preliminary Subdivision Plat subject to the thirteen conditions of approval, plus a fourteenth condition stating that the applicant will show on the Final Plat any updated entrances that have been approved by the State. Motion carried.**

PDP-2002-10 Ahnquist Medical Office Complex – Preliminary Development Plan for 7,500 sq. ft. medical office complex on 1.0 acre, located on the southeast side of Cherry Blossom Way, northwest side of Oxford Drive, northwest of Connector Road.

Ms. Phillips reviewed the staff report, including the road improvement issue.

Commissioner Williams asked if this applicant is obligated to participate in road improvements if they are deemed necessary in the future. Mr. Frazier responded that since it is a shared entrance, it would depend on the agreement between the two property owners. Mr. Perkins suggested that a right-of-way be shown on the plan for possible future road improvements. Commissioner Brock asked if the Final Development Plan should come back before the full Commission for approval. It was decided that an additional condition be that the applicant must document on the Final Development Plan where possible future road improvements will be located.

**Motion by Williams, second by Sharpe, to approve the Preliminary Development Plan subject to the seven conditions listed in the staff report, plus the eighth condition that possible future road improvements be noted on the Final Development Plan. Motion carried.**

Approval of Continuing Education credit

Mr. Klepper asked the Commission to approve 19.5 hours of continuing education credit for Rachel Phillips, which includes classes she attended in New Orleans at the APA National Conference.

**Motion by Sharpe, second by Brock, to approve 19.5 hours of continuing education credit for Rachel Phillips, as documented. Motion carried.**

Personnel review

Motion by Sharpe, second by Lee, to go into Executive Session. Motion carried.

Motion by Sharpe, second by Hopkins, to come out of Executive Session.  
Motion carried.

**Motion by Williams, second by Brock, to move Rachel Phillips from her evaluation period to permanent status, and grant her the appropriate pay raise. Motion carried.**

Commissioner Williams thanked Ms. Phillips for the excellent job she has done for the Commission.

Update of previously approved projects and agenda items

The meeting was then adjourned.

Respectfully,



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Sara Sutton, Chairperson

Attest:



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Charlie Perkins, Secretary