

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

December 14, 2000

The regular meeting was held in the Scott Fiscal Courtroom on December 14, 2000. The meeting was called to order by Chairperson Sara Sutton at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, John Sharpe, James Thomason, Elizabeth Williams, Planning Director Kelley Klepper, Attorney Charlie Perkins, Planner Steven Biel, and Engineer Brad Frazier.

Motion by Gritton, second by Thomason, to approve the November invoices. Motion carried.

Motion by Thomason, second by Lee, to approve the November 9, 2000 minutes. Motion carried.

Motion by Hopkins, second by Williams, to approve the December agenda with the addition of one item at the end of the agenda: the APA National Planning Conference. Motion carried.

Postponements/Withdrawals

Chairman Sutton reported that the applicant for St. John's Church has requested postponement to the January meeting. Motion by Hopkins, second by Gritton, to postpone St. John's Church. Motion carried.

Consent Agenda

Representatives for the Cross Property and Speedway Fueling Station applications agreed to staff's conditions of approval, and no concerns about their projects were expressed by the Commission or the public.

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

PSP-2000-63 Cedar Hills, Phase 3 - Preliminary Subdivision Plat for 80 cluster lots and 2 preserved lots, located on the east side of U.S. 25 N., west side of I-75, east of Wright Lane.

Mr. Klepper reviewed the status of the project. He explained that the current plan preserves a substantial amount of wooded portion of the property, and reviewed the requested variances.

The variance which waives the perimeter fencing requirement was discussed. Commissioner Sharpe wished that the preserved area be designated "conservation" area because of its unsuitability for agriculture use. Commissioner Williams suggested an eleventh condition stating that the perimeter fencing will be waived as long as the land is maintained as a non-agricultural, open space.

Judy Claypool, area resident, asked for clarification of the fencing issue.

Motion by Williams, second by Sharpe, to approve the Preliminary Subdivision Plat, including the two variances, subject to the 10 conditions listed in the staff report, plus an 11th condition that the perimeter fencing of the cluster lots be waived as long as the preserved land is maintained as non-agricultural, open space. Motion carried.

PSP-2000-65 Daniel Goodman Estate - Preliminary Subdivision Plat for ten (10) rural residential lots on 210.43 acres, located on the west side of Pea Ridge Road, north of U.S. 460, south of Woodlake Road.

Mr. Biel reviewed the staff report, including the drainage and access issues. He noted that any further subdivision of tracts with access easements shall be required to install internal roads constructed to current road standards. Wes Moody, representing the applicant, asked for clarification of that condition. He asked if it applied to Tract #1, which is a 78-acre farm. Mr. Biel replied that additional access points on Tract #1 would create the multiple accesses on Pea Ridge road that staff was trying to avoid. Mr. Moody felt that that would be too restrictive on Tract #1 in a case where a buyer wished to divide the tract into 3 lots with one shared access.

Discussion continued on that issue. Mr. Klepper noted that future subdivision of Tract #1 would be subject to design guidelines set forth for the entire tract, which includes no further potential for shared access points.

Motion by Sharpe, second by Hopkins, to approve the Preliminary Subdivision Plat for ten (10) residential lots, subject to the twelve conditions outlined by staff. Motion carried.

PSP-2000-85 Lowell Siders Property - Preliminary Subdivision Plat for 11 rural residential lots, located on the west side of Lisle Road, east of McClelland Circle (U.S. 460 bypass), south of Cassidy Heights.

Mr. Klepper reviewed the staff report. He noted that the project was approved by the Wellhead Protection Committee, but that they requested that the septic systems be maintained and inspected every five years. Also, the GMWSS Board requested that they be allowed to install a 16" water main through the existing easement along tracts #1 and #11.

The applicant agreed with all the conditions.

Motion by Brock, second by Gritton, to approve the Preliminary Subdivision Plat subject to the 11 conditions listed in the staff report, plus condition #12 that the septic systems be inspected and maintained every five years, and condition #13 that GMWSS be allowed to install a 16" water main through the existing easement along tracts #1 and #11. Motion carried.

PDP-2000-78 Commonwealth Truck Driving School - Preliminary Development Plan for a 1,140 sq. ft. temporary modular office building, located west of U.S. 25, northwest of Moonlake, south of Harbor Village.

Mr. Biel reviewed the staff report. He stated that the issues with the Health Department have been resolved; but because of the matter concerning the consolidation of tracts 1 and 2, he recommended that the final plan be reviewed by the full Commission.

Charles Tudor, applicant, explained his intent with the project.

Motion by Williams, second by Peters, to approve the Preliminary Development Plan subject to the nine conditions listed in the staff report. Motion carried.

Presentation for proposed Scott County Park expansion (Molly Davis)

Mr. Klepper reported that Fiscal Court has made it policy that any major County projects be reviewed by the Planning Commission, even though it is not legally required. He introduced Molly Davis, Landscape Architect for Parsons Brinkerhoff, who designed and reviewed the plan for the park.

Proposed amendments to the *Subdivision and Development Regulations*, Article X, regarding private road standards. PUBLIC HEARING

Chairperson Sutton opened the public hearing. Mr. Klepper reviewed the proposed amendment, which requires future private roads to be constructed to the same standard as public roads due to increased requests for the County to accept private roads into their system.

Commissioner Sharpe asked about the increase in the right-of-way in cluster developments from 40 feet to 50 feet. Commissioner Brock suggested clarifying in the ordinance that a 40-foot right-of-way is still allowable in cluster developments.

It was noted that the local engineers and surveyors were notified of the proposed amendment. With no further comments, Chairperson Sutton closed the public hearing.

Motion by Williams, second by Brock, to recommend approval to Fiscal Court of the proposed amendment, including the revision that a 40-foot right-of-way will still be the standard for cluster developments. By roll call vote, motion carried 8-0.

Clabe Mosley property - request to eliminate paving requirement and construction of cul-de-sac

Mr. Biel reported on Mr. Mosley's wish to waive the paving requirement and eliminate the cul-de-sac required by the Preliminary Development Plan. Commissioner Williams expressed concern about the change in location of the buildings on the revised plan.

Mr. Mosley explained that the locations are more accurate and better fit the building sites. He stated that he wishes to gravel the road because of the expense of paving.

Mr. Frazier pointed out on the plan the entrance and the back portion of the development where he felt that pavement is needed, as discussed at the workshop.

Commissioner Sharpe suggested that Mr. Mosley submit a formal amended plan. It was agreed that he would do so.

Mr. Biel reported that he is a member of Bluegrass ADD's Regional Planning Council and that they wish to have more area Planning Commissioners attend their meetings. He invited the Commissioners to attend the next meeting and will inform them of the date when it is set.

Update of previously approved projects and agenda items

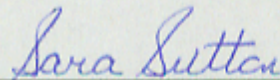
Mr. Klepper noted several new development activities.

Mr. Klepper discussed the upcoming 2001 APA National Conference in New Orleans. He presented the estimated costs and asked the Commission for approval for him and Mr. Biel to attend.

Motion by Gritton, second by Brock, to authorize Mr. Klepper and Mr. Biel to attend the National APA Conference in March, 2001. Motion carried.

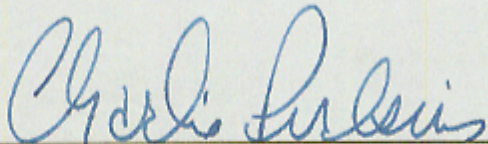
The meeting was then adjourned.

Respectfully,



Sara Sutton, Chairperson

Attest:



Charlie Perkins, Secretary