

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

October 12, 2000

The regular meeting was held in the Scott Fiscal Courtroom on October 12, 2000. The meeting was called to order by Vice Chairman John Sharpe at 7:00 p.m. Present were Commissioners Barry Brock, Pete Gritton, Robert Hopkins, Omer Lee, William Peters, James Thomason, Elizabeth Williams, Planning Director Kelley Klepper, Attorney Charlie Perkins, Planner Steven Biel, and Engineer Brad Frazier. Absent was Chairperson Sara Sutton.

Motion by Hopkins, second by Brock, to approve the September invoices. Motion carried.

Motion by Gritton, second by Peters, to approve the September 14, 2000 minutes. Motion carried.

Motion by Thomason, second by Lee, to approve the October agenda. Motion carried.

Postponements/Withdrawals

Mr. Klepper reported that the applicants for Cedar Hills Phase 3 and the Daniel Goodman Estate have requested postponement to the November meeting. Motion by Thomason, second by Williams, to postpone the above projects. Motion carried.

Consent Agenda

Representatives for the Grizzle Property, Ramsey Industrial Park (as previously amended regarding buffering), Jasper Property, Burns Property, and the Great Crossing Baptist Church Parking applications agreed to staff's conditions of approval, and no concerns about their projects were expressed by the Commission or the public.

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

PDP-2000-72 Trading Post Homes - Preliminary Development Plan for a mobile home sales office with displays on 3.57 acres, located on the west side of Connector Road, east of I-75, north of U.S. 460.

Mr. Biel stated that the application was previously presented three times and ultimately denied. He stated the current plan shows 18 displays, of which five encroach into the setback. A Board of Adjustment meeting was scheduled for October 2, 2000, and the applicant did not appear for that meeting. In order to obtain the variance, they will have to refile for the November 6, 2000 BOA meeting. In addition, several issues remain from the previous application, including the agreement with Mr. Murphy regarding the sewer upgrade, the gravel sales lot, and the concrete pads for the display models.

In view of these issues, staff recommended denial of the Preliminary Development Plan.

Motion by Peters, second by Hopkins, to deny the Preliminary Development Plan based on the issues discussed. Motion carried.

Thomason Citgo

Mr. Biel reviewed the status of the project. He stated that an agreement had been reached on an amended plan. Two landscape islands will be installed, and a raised median will be installed along Springview Drive, which will be 34 feet by 7 feet and allow fuel trucks to still access the site. Entrance and exit arrows will be painted on the pavement to improve the traffic flow. Landscaping will also screen the heating and air conditioning units, and be installed along the church property.

Commissioner Williams asked if a condition can be added that the property owner maintain the painting of the entrance and exit arrows so that they remain visible. Mr. Biel stated that a note will be placed on the amended plan that states that the adjacent property owner must approve of the revised parking and circulation plan, and the property owner is responsible for continued upkeep and maintenance of all striping, arrows, etc.

Patrick Thomason agreed with all provisions on the amended plan.

Motion by Williams, second by Gritton, to approve the amended plan for Thomason Citgo. Motion carried.

Variance request regarding landscape buffer for Eastside Plaza Office Building (DP-1998-36) (Doug Smith)

Mr. Klepper reported that the applicant has requested a waiver of the requirement to install a fence along the railroad due to the existing vegetation and the location of an existing fence on the railroad property, and explained why he supports the request.

The Commission discussed the safety and liability issues. Concern was expressed that the applicant is reneging on his original agreement.

Motion by Williams, second by Peters, to postpone the matter until the November meeting so that the Commissioners can inspect the site.

Advertising for bids for FY 1999-2000 audit of Planning Office

Mr. Klepper reported that because the Charles T. Mitchell Company has performed the audit for the Planning Office since 1989, and because they have increased their fee significantly, he felt that the audit for FY 1999-2000 should be advertised for bids. He also suggested that Commissioner Hopkins be appointed to the review committee to determine an appropriate auditor.

Motion by Gritton, second by Williams, to advertise for bids for the FY 1999-2000 audit, and to appoint Commissioner Hopkins to the review board for the matter. Motion carried.

Update of previously approved projects and agenda items

Mr. Klepper reported that Mr. Frazier and Commissioner Brock made a presentation to Fiscal Court and City Council regarding upcoming changes in water quality regulations and the possible creation of a new position in the Planning Office.

Mr. Frazier then reviewed changes in the Clean Water Act and EPA regulations regarding stormwater runoff, and how they will affect Georgetown/Scott County. He stated that a stormwater management manual will be written for new and existing development.

Jerry Richardson, Scott County resident, asked if these federally-mandated regulations are federally funded. It was stated that they are not. Mr. Richardson supported additional staff to implement the regulations.

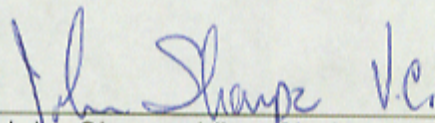
Commissioner Brock presented a plan to create a new position within the Planning Office of project inspector. The inspector would be responsible for inspection of new construction and aiding in taking legal action against developments in non-compliance, among other things. He cited the example of road failure as a way in which a project inspector could reduce future maintenance costs for the City and County.

The Commission discussed the role of an inspector. Commissioner Brock stated that he has already presented the idea to Fiscal Court and City Council and they were supportive of it. The Commission was supportive also, and Mr. Klepper stated that the new position will be included in the upcoming FY 2001-02 budget.

Vice-Chairman Sharpe noted the upcoming move of the Planning Offices to the old library on Main Street.

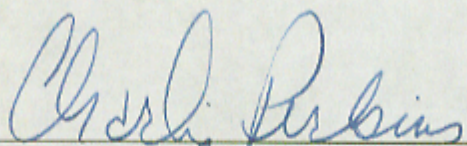
Motion by Gritton, second by Hopkins, to adjourn the meeting. Motion carried.

Respectfully,



John Sharpe, Vice-Chairman

Attest:



Charlie Perkins, Secretary