

**GEORGETOWN-SCOTT COUNTY PLANNING COMMISSION
REGULAR MEETING
MINUTES
February 8, 2024**

The regular meeting was held in the Scott County Courthouse on February 8, 2024. The meeting was called to order by Chairman Charlie Mifflin at 6:00 p.m. Present were Commissioners James Stone, Dann Smith, Harold Dean Jessie, David Vest, Brad Green, Mary Singer and Director Joe Kane, Planner Elise Ketz, Engineer Ben Krebs, and Attorney Charlie Perkins. Absent was Commissioner Duwan Garrett. There was/is one vacancy.

Motion by Smith, second by Singer, to approve the January invoices. Motion carried.

Motion by Singer, second by Stone, to approve the January 11, 2024 minutes. Motion carried.

Motion by Smith, second by Vest, to approve the February agenda. Motion carried.

Consent Agenda

A representative of Tevis Property Tract 11 (FSP-2024-03) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Vest, second by Smith, to approve the application. Motion carried unanimously.

A representative of David Jacobs Property (FSP-2024-04) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Jessie, second by Stone, to approve the application. Motion carried unanimously.

A representative of Drake & Ditardi Partnership (PSP-2024-06) agreed with their conditions of approval, and no comments were made by the Commission or Public. Motion by Singer, second by Smith, to approve the application. Motion carried unanimously.

All those intending to speak before the Commission were sworn in by Mr. Perkins.

FSP-2023-58 Wilder Property - Final Subdivision Plat to subdivide two 5-acre parcels and one 27.8-acre parcel from a 134-acres leaving an 85-acre remainder located at 2301 N Yarnalton Pike.

Ms. Ketz stated the proposed parcels would have an Ironworks Road address and zoned agricultural. She stated there was a final subdivision plat approved in 2008 that has not been recorded. She stated this division would leave no road frontage on Ironworks Road for the applicant.

She stated there is one requested variance for the distance between the two 5-acre parcels entrances. She stated there is sufficient site distance. She stated there are two proposed entrances and two existing entrances.

Rita Jones, realtor for applicant, stated she is there to represent the applicant.

After further discussion, **Motion by Singer, second by Smith to approve the Final Subdivision Plat (FSP-2024-02) subject to (4) conditions of approval and one variance. Motion carried unanimously.**

FSP-2024-05 Ball Investments LLC – Final Subdivision Plat to subdivide a 51-acre farm into four parcels located on Barkley Road.

Ms. Ketz stated the proposed lots would be from 11+ acres to 13+ acres in size. She stated each lot would have their own entrance off Barkley Road. She stated entrance two needs to have brush cleared to improve sight distance.

Commissioner Green questioned if the lots could be subdivided again after they were bought. Ms. Ketz stated they could be with an access easement to the back lot.

Commissioner Green stated he had concern due to the road size and potential number of lots. Ms. Ketz stated she did have several phone calls from neighbors with concerns about the road.

Marvin Ball, applicant, stated a hydrant will be installed between parcels 2 and 3. He stated he does not think the lots would be wide enough to subdivide and he has no plans to subdivide the lots. He stated he would clear the brush to improve the site distance.

Kevin Gregory, 1223 Barkley Road, stated he has concerns about the size of the road. He stated he thinks the additional traffic will be bad for the people who have lived there a long time.

Commissioner Singer asked for clarification about subdividing the lots. Ms. Ketz stated since the lots are greater than ten acres they could be divided into five acre tracts or apply for a permit to have a secondary residence for a family member.

Commissioner Vest stated he understood Mr. Gregory's concerns and agrees but the application meets the requirements.

Ms. Jones stated she represents a lot of older farmers and selling a 5-acre tract is a way for them to make some money for retirement.

Commissioner Jessie questioned how changes could be made to limit the number of subdivisions of lots in the county. Mr. Kane explained the process of dividing land in the county.

After further discussion, **Motion by Singer, second by Smith to approve the Preliminary Development Plan (PDP-2023-59) subject to (5) conditions of approval. Motion carried 5 -2 with Mifflin and Green dissenting.**

Bylaws Discussion

Mr. Kane presented a proposed change to section 3 of the Bylaws on page 7 regarding the length of speakers during meetings. He stated the proposed limit is for three minutes per speaker. He stated that the limit could be at the Chairman's discretion.

After further discussion, motion by Singer, second by Jessie, to approve the updates to the Bylaws. Motion carried unanimously.

Approval of FY 24-25 Draft Budget

Deferred to March 2024 meeting.

Approval of Audit 22-23

Mr. Kane stated a clean audit was presented at the workshop on February 5th, by the auditor, Greg Miklavciz with Charles Mitchell CPA. **Motion by Singer, second by Smith, to approve the audit of FY 22-23. Motion carried unanimously.**

Chairman Mifflin adjourned the meeting.

Attest:

Charlie Perkins, Secretary


Charlie Mifflin, Chairman