

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

April 14, 2011

The regular meeting was held in the Scott County Courthouse on April 14 10, 2011. The meeting was called to order by ~~Vice~~ Chair John Lacy at 6:00 p.m. Present were Commissioners Janet Holland, Rob Jones, Jimmy Richardson, Ralph Tackett, Bias Tilford, and Melissa Waite, Director Earl Smith, Planners Brian Shorkey and Joe Kane, Engineer Brent Combs, and Attorney Charlie Perkins. Absent were Commissioners Greg Hampton and Horace Wynn.

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

Motion by Tackett, second by Holland, to approve the March invoices. Motion carried.

Motion by Tilford, second by Holland, to approve the March 10, 2011 minutes. Motion carried.

With the addition of Item F., Georgetown College Letter of Guarantee, under Other Business, motion by Tackett, second by Waite, to approve the April agenda. Motion carried.

Postponements/Withdrawals

There were no items for postponement or withdrawal.

Consent Agenda

Representatives of the Mills Chiropractic Office application agreed to their conditions of approval and there were no concerns expressed by the Commission or public. Motion by Richardson, second by Holland, to approve the one item on the Consent Agenda. Motion carried.

PSP-2011-07 Wright Property – Preliminary Subdivision Plat for one 5-acre tract subdivided from a 65-acre parent tract, zoned A-1, located on the north side of Frogtown Road at its intersection with North Rays Fork Road.

Mr. Shorkey reviewed the staff report. There were no outstanding issues with the subdivision, and approval was recommended with four standard conditions.

Motion by Richardson, second by Holland, to approve the Preliminary Subdivision Plat subject to the four conditions of approval. Motion carried.

PSP-2011-09 Gunnell Road Subdivision – Amended Preliminary Subdivision Plat for six (6) 10-acre and larger lots, located on the west side of Gunnell Road, approximately one-half mile north of Cynthiana Road (U.S. 62).

Mr. Kane reviewed the staff report. The amendment reduces the number of lots from fifteen (15) to six (6), requests no road improvement be required, and proposes three access points. He noted that since the asphalt edging has been added to the sides of Gunnell Road, the road now meets County standards, although the shoulder and ditch profile do not. Typically 5+ acre subdivisions are not required to do road improvements.

Barb Curtis, Gunnell Road resident and Real Estate Agent for the property, stated that most of the neighbors support the idea of 10-acre lots and the road remaining at the present width.

Ronald Headley, adjacent property owner, expressed his support for the larger lots. He asked if the 46-acre lot can be further subdivided into nine 5-acre lots. Mr. Shorkey replied that an application to further subdivide any of the lots would have to be brought back before the Commission.

Motion by Tilford, second by Holland, to approve the Amended Preliminary Subdivision Plat subject to the eight (8) conditions of approval. Motion carried.

PSP-2011-10 Stamping Ground Dollar General Store – Preliminary Subdivision Plat for one 1.4-acre tract subdivided from a 6.6-acre parent tract, zoned B-2, located on the southwest side of Main Street (KY 227), just west of its intersection with Locust Fork Road in Stamping Ground.

Mr. Shorkey reviewed the staff report. He recommended approval subject to ten (10) condition of approval.

Bruce Lankford, representing the applicant, stated that he would consult with the applicant's engineer to ensure they understand the conditions.

The location of the entrance was clarified for an area resident.

Mr. Lankford submitted for the record the list of approximately 60 area residents to which he sent notices.

Mr. Perkins suggested adding an eleventh condition stating that the conditions will be signed after Mr. Lankford or another representative receives approval to do so from the applicant.

Motion by Jones, second by Richardson, to approve the Amended Preliminary Subdivision Plat, subject to the ten (10) conditions of approval, plus the eleventh condition stating that the Conditions of Approval will be signed after approval to do so is received from the applicant. Motion carried.

PDP-2011-11 Stamping Ground Dollar General Store – Preliminary Development Plan for a Dollar General Store no 1.4 acres, zoned B-2, located on the southwest side of Main Street (KY 227), just west of its intersection with Locust Fork Road in Stamping Ground.

Mr. Shorkey reviewed the staff report. He addressed issues regarding access, parking, stormwater, signage, lighting, landscaping, and the dumpster enclosure.

Mr. Combs stated that the low-lying area between the proposed building and KY 227 contains an existing man-made channel, which will be filled with this development. He stated that the pipe that will be installed should carry the water, but if not, it will come down toward Main Street where there is a detention pond that will slow it down before continuing to the creek. He added that they will install a structured water quality unit that will filter the water from the parking lot before flowing into the creek.

Bruce Lankford, representing the applicant, stated that he sent out approximately 60 notices to area residents. As with the previous subdivision application, he will sign the conditions of approval when they authorize him to do so.

Motion by Jones, second by Richardson, to approve the Preliminary Development Plan subject to the seven (7) conditions of approval, plus the eighth condition stating that the Conditions of Approval will be signed after approval to do so is received from the applicant. Motion carried.

Bridge Street bridge closure – report and recommendation

Mr. Shorkey reviewed the staff report. He stated that the reason the issue is being reviewed by the Planning Commission is because the nature of the closing requires, per KRS 100, a review to determine if it is in agreement with the Comprehensive Plan.

He then reviewed positive findings on connectivity and the fundamental principal of the Transportation Element of the Comprehensive Plan, which does not support closing of the bridge.

Mr. Shorkey stated that considering only how the Comprehensive Plan relates to the closing, staff recommends finding that the closure of the Bridge Street bridge is not in conformance with the Comprehensive Plan, due to four reasons: The closure 1) does not serve the needs of an increasingly mobile public; 2) does not maintain community integrity; 3) adversely affects nearby neighborhood quality of life; and 4) does not maintain the neighborhood's sense of place.

Commissioner Tilford expressed his opposition to the closing of the bridge.

Motion by Tilford, second by Jones, to find that closing the Bridge Street bridge is not in conformance with the Comprehensive Plan for the reasons stated in the staff report. Motion carried.

Johnson Controls plat

Mr. Smith explained that no commercial or industrial minor subdivision plats can be approved in house; therefore, he has brought the plat before the Commission. There are no major improvements or changes, and it has been reviewed by Planning and Engineering staff.

Brian Dunn, representing Johnson Controls, stated that the subdivision will allow them to sell the building and 21.73 acres of Tract 2.

Motion by Waite, second by Holland, to approve the subdivision of the Johnson Controls Property plat. Motion carried.

Comprehensive Plan update

Mr. Shorkey stated that updated Goals and Objectives will be completed soon. Two public input meetings have been scheduled (Tuesday, April 19 at 2:00 and 6:00 at the Scott County Extension Office).

Update on drawn letters of credit

Mr. Combs updated the Commissioners on the recent bids that were accepted to complete projects.

Update of previously approved projects and agenda items

Mr. Smith reported that the Kroger plan with the connections to Grisham Drive and to Marshall Park would be heard by City Council on April 25.

Discussion on the Georgetown College Letter of Guarantee

Mr. Combs reported on the pre-construction meeting with the College about the dorms on Dudley Avenue. One of the requirements of the ordinance that was passed last November is that the erosion control measures be calculated by the engineer, the amount be doubled, and a letter of credit or other surety be obtained to guarantee the work. The College is asking to provide a letter of guarantee instead of a Letter of

Credit, since the ordinance uses the language "or other instrument" to provide the surety.

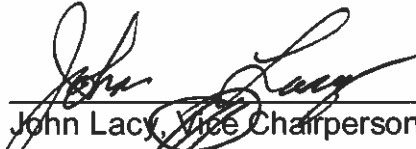
Mr. Perkins stated that if the Commission feels confident that the College will complete the work, then the language in the ordinance will allow a letter of agreement, as opposed to requiring a Letter of Credit or commercial bond.

Bruce Lankford, representing Georgetown College, stated that he was authorized to pledge the College's guarantee of the erosion control methods up to \$38,000. If approved, he will have the letter to the Commission office as soon as possible. Mr. Perkins suggested that the motion to approve state that the language in the letter be approved by staff.

Motion by Waite, second by Tilford, to accept a letter of guarantee from Georgetown College as surety for erosion control measures on Dudley Avenue, subject to staff review of the language. Motion carried.

The meeting was then adjourned.

Respectfully,



John Lacy, Vice Chairperson

Attest:



Charlie Perkins, Secretary