

## **Georgetown-Scott County Planning Commission**

### Steering Committee Meeting Minutes

Date: Monday, August 16<sup>th</sup>, 2016

In Attendance:                      Joe Kane, Director                      Megan Chan, Staff  
   Rob Jones, Chair                      Matt Summers, Staff  
   Mike Hockensmith                      Christie Robinson  
   Bill Burke                                  Steve Smith  
   Claude Christenson

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The meeting convened in the Planning Office at 5:00 p.m.

#### Welcome & Introductions

Joe Kane welcomed everyone to the meeting and gave a brief overview of the topics to be covered for the evening. These topics include: Process update, timeline options going forward, reviewing the proposed USB, and reviewing the proposed FLU maps.

#### Process Update

Joe updated the committee on where the update process stands as of August 2016. Planning Commission projects have substantially picked up in the last several months, slowing down the available staff time for working on the Comprehensive Plan update.

Joe proposed two different timeline options for moving forward. These are laid out in the meeting packet. The first option is to move along the previously established path, and try to get the entire document approved at once, with a target date of having a final draft complete in December 2016. The second option is to bring the Goals and Objectives to the legislative bodies for approval independent of the text of the plan. This would allow for compliance with KRS 100, and give staff time to put better effort into the text of the Comprehensive Plan, without a December deadline.

Claude felt the second option would be a better idea. Taking time to produce a quality document is more important than meeting the December deadline. There seemed to be consensus with the entire group in attendance that approving the Goals and Objectives separately from the rest of the document would produce a superior final document.

Megan asked the group how often the sub-committees will need to meet under Option 2. The group felt that the sub-committees would not need to meet monthly going forward. Staff will get the goals and objectives to the Planning Commission at the September meeting. From there it will be taken to legislative bodies at their workshops.

### Future Land Use Map

Joe showed the tables of land use information located in the packets. There are two areas of minor expansion and two small areas proposed to be removed from the USB. Staff is recommending removing any areas of the greenbelt from the USB. Staff recommends including a small area on the west side of Georgetown near US 460 and the bypass. There are some areas outside of the bypass shown as inside the USB, and staff is recommending it be removed and adding areas inside the bypass to the USB. Joe outlined the rest of the proposed changes to the USB. Most of the proposed changes follow parcel lines, existing roadways, and waterways/watersheds. Staff will check the exact numbers, but the proposed changes are believed to be an increase of roughly 500 acres.

Joe gave a summary of the proposed USB changes for Sadieville and Stamping Ground. The majority of the changes were to align the USB to follow existing parcel lines. Sadieville's USB is proposed to increase by roughly 10 acres. Stamping Ground's USB is proposed to be reduced by roughly 0.5 acres.

After meetings in both Sadieville and Stamping Ground, there seems to be a good amount of support in these cities for the proposed changes.

Mike Hockensmith asked whether property owners had yet had the opportunity to request their property either be included or excluded from the Urban Service Boundary. Joe outlined the timeline for accepting applications for changes to the proposed USB and FLU map. Mike thought it would be important to emphasize that the current maps are drafts and that final decisions have not yet been made. He felt the majority of the requests to be included in the USB would come from property owners in the area to be impacted by the future leg of the bypass.

The committee felt it would be better to push the USB and Future Land Use map discussions back to avoid conflicts with getting the Goals and Objectives approved by the legislative bodies. It would also give property owners greater time to digest the information contained in the maps.

### Wrap Up

Staff will send out a final version of the Goals and Objectives to the Steering Committee members electronically for approval prior to the goals and objectives being taken to the Planning Commission. Steering Committee members will respond electronically with comments and endorsements.

### Logistics, Details, & Dates

The next meeting will be on October 18<sup>th</sup> from 5-7PM at the Planning Commission Office.

There was no other business to discuss and the meeting was adjourned at 6:15PM