

Scott County Planning and Zoning Commission
June 7, 2005
1st Floor Board Room, Administrative Center

Members Present: Ewoldt, Ion, Jansen, Kluever, Paustian, Ridenour, Scheibe

Members Absent: None

Staff Present: Huey and Kononovs

Others Present: Three others

1. **Call to Order** Chair Ion called the meeting to order at 7:30 p.m.

2. **Minutes** Jansen made a motion to approve the minutes from the May 17, 2005 meeting, Ridenour seconded the motion.

Vote: 7-0 All ayes

3. **Site Plan Review-** Heritage Christian School, Section 31, Butler Township

Huey showed the air photo of the property and gave a history of the school coming into existence. The Board of Adjustment said Huey approved a variance to allow the south east corner of the building to be constructed with a front yard setback of nineteen (19) feet in lieu of the twenty five (25) feet required. The Health Department and County Engineer had no comments on this request said Huey. The building inspector will review the plans to insure all code requirements are met said Huey.

Jamie Burt, President of the Heritage Christian School Board spoke regarding this request, explaining their plans for the school's future.

Ion asked if anyone from the public had any questions. No one spoke.

Jansen made a motion to approve the site plan. Ewoldt seconded the motion.

Vote: 7-0 all Ayes

4. **Final Plat-** Chapel Hill Farm Subdivision, Section 12, Buffalo Township

Huey showed the air photo of the property and gave the history of the property, telling the Commission that this subdivision is the replatting of a 43 acre tract that the Commission approved in May 2005. Huey explained the zoning of the subdivision, that approximately thirty (30) acres is zoned Single Family Residential (R-1) and approximately twelve (12) acres. Huey explained the access to the property and the neighbors concerns regarding the existing driveway. Huey said the commission had

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received language prepared by Linwood Mining's attorney that will be placed on the Final Plat regarding mining in the area.

Ion asked if the applicant would like to speak. Piatak said he did not have much to add, only that the dimensions of the lots had somewhat changed from the sketch plan.

Commission discussion took place and the options the Commission has concerning the request. Ewoldt said in addition to the mining issue, and Ag Nuisance waiver should be filed.

Ion asked for staff's recommendation. Huey said staff recommends that the Final Plat of Chapel Hill Farm Subdivision be approved with conditions that; 1). Language be placed on the Final Plat regarding mining in the area; and 2). An Ag Nuisance waiver be part of the restrictive covenant.

Commission discussion took place. Ridenour made a motion to approve the Final Plat with the two conditions recommended by staff. Kluever seconded the motion.

Vote: 7-0 All Ayes

Huey told the P & Z that TRA3H Investment has forwarded their rezoning request to the Board of Supervisors and he would be presenting their recommendation for denial. Ewoldt spoke on the amount of subdivision lots available in the Blue Grass area. Huey also told the Commission the progress being made on the River Highlands erosion issue.

With no new business to come before the Commission, the meeting was adjourned at 8:00 P.M.