

MINUTES OF REGULAR MEETING
GOODLETTSVILLE PLANNING & ZONING BOARD

Date: October 4, 1993
 Time: 5:00 P.M.
 Place: City Hall

Present:

Jim Driver
 Charles Moore
 Bobbie Wilson
 Gary Webster

Also Present:

Bob Nichols
 Rocky Montoya
 Michael & Karen Rippetoe
 Charlie Lowe
 David Wilson
 Bill Terry

The meeting was called to order by Acting Chairman Driver. Prayer was offered. The minutes of the September meeting ~~were~~ approved as submitted.

Acting Chairman Driver noted that the board was short one member due to a vacancy and that one member was on medical leave. Therefore, the board consisted of eight members. Since four members constitutes one/half of the membership, a quorum was declared present for the official conduct of business. There were no objections.

Item 1 (#12-92), consider a request by Bob Nichols, Ragan-Smith-Associates representing the owners, for approval of the final master development plan of Dry Creek Pointe residential planned unit development. Staff reviewed. The preliminary master plan has been approved. The next step in the approval process is the submission of a final master plan meeting the requirements spelled out in the zoning ordinance. Also, a final subdivision plat will have to be approved for recording purposes. This can be done either with the final master plan or after its approval.

The following additions and modifications should be required:

1. details and specifications for the entrance sign,
2. exact use and ownership of the common open space,
3. draft of the restrictive covenants with detail of the maintenance responsibility for the common open space and landscaped elements,
4. show all drainage and utility easements including the line connecting at Draper Drive,
5. show general extent of the existing tree line along the boundary with the lots fronting Draper Drive and any additional fill-in plants,
6. reduce the height of the berm at the rear of lots 39 & 40 by about two feet,
7. determine which is the best direction to face the house on lot 40 to avoid having the rear of the house face the entrance to the development,
8. shorten the length of the median at the entrance in order to allow access to the driveway for lot 1,
9. indicate areas for any fill in the floodplain and the off-set area,
10. relocate drain pipe outlet and drainage ditch in the unbuilt section of Nathan Drive to the side of the future paved street,

11. show exterior architectural details of the type of house to be built to the extent that the planning board and future buyers will know what to expect for the appearance of all houses.

Nichols stated that the owners had no problems with changes but asked if the architectural plans and the covenants could be submitted at the same time as the final plat. This was agreed. The orientation of the house on lot 40 was discussed. It was noted that an angle toward the intersection might be the best way to face the house. Webster moved that the plan be given conditional final approval subject to all the above additions and submission of the architectural plans and restrictive covenants with the final plat. Wilson seconded, and motion carried unanimously.

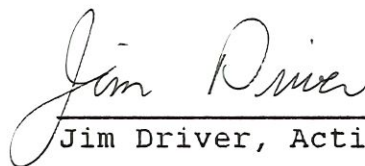
Item 2 (#14-93), consider a request for approval of a final plat of the resubdivision of lots 28 and 29, Section I Mansker Creek Estates by Rocky Montoya, surveyor representing the owner. Staff reviewed. The original builder of the house located on lot 29 bought both lots and built the house in the middle. This was done before the city annexed the area. Now the owner would like to sell both lots but the location of the house requires that the lot line dividing the two be relocated in order to maintain the minimum side yard setback.

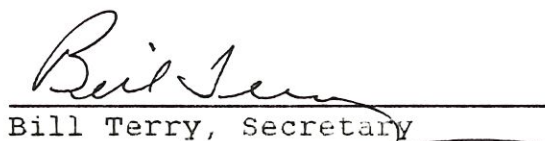
There are a number of minor technical drafting corrections that must be made to the plat as drawn. The major issue for the board to decide is whether the lot line angle that results in the corner of the property being located in front of the existing house is acceptable and where the house on lot 28 will be located to comply with the 100 foot lot width at the building line requirement. This would force the front of the new house to be at the rear of the existing house. There is also a wet, boggy area somewhat in the rear middle of lot 28 that will have to be addressed when a house is built. The drain that runs across lot 28 may have to be relocated and if so, an easement will be needed along the new property line.

Moore moved that the plat be conditionally approved subject to all required changes and final staff review and approval. Webster seconded, and motion carried unanimously.

Item 3, consider the request of staff for review of a letter of credit submitted by National City Bank of Louisville, KY on behalf of the developers of Long Hollow Place, Section II. Staff submitted same since this was an out of state bank. After discussion, Moore moved that the letter of credit in the amount of \$430,000 be accepted. Webster seconded, and motion carried unanimously.

The meeting adjourned at 6:00 P.M.


Jim Driver, Acting Chair


Bill Terry, Secretary