

**MURRAY PLANNING COMMISSION MINUTES
MARCH 15, 2005**

The Murray Planning Commission met in regular session on Tuesday, March 15, 2005 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Ed Davis, Loretta Jobs, Tom Kind, Howard Koenen, Mike Lovins, Nelson Shroat, Dave Ramey and Richard Vanover

Commissioners Absent: Ed Pavlick and Marc Peebles

Also Present: Candace Dowdy, David Roberts, Sam Perry, Mike Pitman, Mayor Rushing and public audience

Chairman Vanover called the meeting to order and welcomed the guests. Chairman Vanover asked for any corrections to the February 15, 2005 minutes. **Nelson Shroat made a motion to approve the minutes as presented. Ed Davis seconded the motion and it carried by an 8-0 voice vote.**

Chairman Vanover asked for there were any corrections to the February 22, 2005 special meeting minutes. **Nelson Shroat made a motion to approve the minutes as presented. Dave Ramey seconded the motion and it carried by an 8-0 voice vote.**

Request For Preliminary Plat Extension—Hunters Pointe—Harold McReynolds and Larry Hurt: Candace Dowdy stated that Hunters Pointe subdivision was located at the intersection of Robertson Road North and Highway 94 West. Ms. Dowdy also stated that the preliminary plat was approved by the Planning Commission on December 16, 2003. Ms. Dowdy stated that the planning department had not been contacted by the developer and failed to realize the one-year time limit had expired on December 16, 2004. Ms. Dowdy stated that sanitary sewer was currently in the process of being installed and that the water and gas lines still needed to be installed in the subdivision. Ms. Dowdy showed the commissioners an aerial view of the location of Hunters Pointe Subdivision. Ms. Dowdy stated that Hunters Pointe consisted of 98 lots. Ms. Dowdy stated that 92 of those lots were zoned R-2, and the remaining lots on the southeastern corner were zoned Agriculture until the developer had more definite plans for these lots. Ms. Dowdy stated that the developer's original intention was to use the lots for small neighborhood type businesses. Ms. Dowdy stated that she believed Mr. McReynolds planned to present a final plat to the Commission sometime this year. Ed Davis asked if the request was for an extension until December 16, 2005. Candace Dowdy confirmed. **Loretta Jobs made a motion to grant a one-year extension on the preliminary plat for Hunters Pointe which would expire December 16, 2005. Nelson Shroat seconded the motion. The motion carried by an 8-0 vote.**

Sam Underwood entered the meeting at 5:07 P.M.

Request To Amend Recorded Final Plat for Bailey Road Apartments PDP—Sam Underwood: Candace Dowdy stated that this development was located on Bailey Road. Ms. Dowdy stated that the final PDP plat was approved by the Planning Commission in

June 2002, and that the plat had been recorded in the County Clerk's office in July 2002. Ms. Dowdy stated that the original PDP plat that was approved by the Planning Commission had a total of 57 units; 41 – one (1) bedroom units and 16 - two (2) bedroom units. Ms. Dowdy stated that the project was required to have 171 parking spaces and that the BZA granted a 28 space variance through the conditional use process. Ms. Dowdy stated that Mr. Underwood is requesting to add two more one bedroom units and that this would require an additional six parking spaces. Ms. Dowdy reminded the commission that according to the City of Murray Zoning Ordinance, no changes or alterations could be made to the PDP plat without prior approval from the Planning Commission and the Board of Zoning Adjustments. Ms. Dowdy stated that Mr. Underwood is also requesting a change in 911 addressing on two of the apartments.

Chairman Vanover swore in Sam Underwood. Mr. Underwood stated that the reason for changing the numbering was that all the mail was delivered at a multi-box location and this would make it easier for the mailperson to deliver mail since apartments typically house somewhat transient occupants, and duplicate building numbers made it difficult to make accurate mail delivery. Mr. Underwood also stated that occupants requesting maintenance usually referred to their apartment by the number only not stating the street name. Mr. Underwood also stated that there were plenty of extra parking spaces due to the ordinance requirements for visitor parking, and that there was never a time when each tenant had a visitor on the premises. Mr. Underwood stated that the two units he is requesting to add were on the original plat, but were left off due to the potential need for a detention basin to meet stormwater drainage requirements. Mr. Underwood stated that the engineer's design did not use this space for detention, so now that land is available. Chairman Vanover asked if the commissioners had any questions for Mr. Underwood. Commissioner Nelson Shroat asked Mr. Underwood how many parking spaces were required for a one bedroom apartment. Mr. Underwood stated that three would be required. Candace Dowdy stated that the City of Murray Zoning Ordinance requires two parking spaces for one and two bedroom units plus an additional space per unit for visitor parking. Mr. Underwood stated that at most any time there would be at least 20 parking spaces not being used. Chairman Vanover asked the commissioners if they had any more questions for Mr. Underwood.

Mike Pitman stated that the difference between this request and a previous request made by Gary Crass, to change a planned development project, is that this PDP has already been recorded. Mr. Pitman stated that he recommended that the Planning Commission be cautious in approving changes to approved planned development projects to avoid a slippery slope that would suggest ease of future changes. Mr. Pitman also stated that he recommended discussion about the fact that this particular amendment was minor in relation to the entire project. Mr. Pitman also stated that future amendments to planned development projects should probably be limited to only minor changes and that any major changes would require the project to go through the entire process again.

Commissioner Tom Kind asked if changing the 911 addressing was a problem. Candace Dowdy, City Planner and City E-911 Coordinator, stated that the requested numbers were within range, but were different from those assigned on the final plat. Ms. Dowdy stated that she did not see a problem with the change if the Commission approved this request. Chairman Vanover asked if there were any more questions. **Tom Kind made a motion to grant the request to amend the final recorded plat for Bailey Road Apartments**

PDP, in light of the facts: (1) the detention basin did not have to be constructed and (2) the amendment is minor in relation to the entire project, contingent upon approval by the BZA of the six (6) parking space variance. Mike Lovins seconded the motion and the motion carried by an 8-0 vote.

Chairman Vanover asked if there were any other items that needed to be discussed.

Candace Dowdy stated that City Administrator, Don Elias requested that the Planning Commission be presented with a picture of what the proposed Chamber of Commerce monument sign with electronic reader board would look like. Candace Dowdy stated that the total sign area was 87 ½ square feet. Ms. Dowdy showed a picture of the proposed sign and explained that the middle area would be the electronic reader board, which is 51% of the total sign area. Ms. Dowdy stated that the proposed sign regulation changes, which had passed the first reading through the City Council, proposed a maximum of 30% of total sign area for the electronic reader board section of a monument sign. Ms. Dowdy explained that the proposed changes required monument-style signage on 12th Street not to exceed 55 square feet, except for shopping centers and businesses behind frontage roads. Ms. Dowdy also reminded the Planning Commission that the Chamber of Commerce property was owned by the city and zoned Government. Nelson Shroat asked what color the LEDs would be. Ms. Dowdy stated that the color would be amber, in accordance with the proposed regulations for electronic reader board signs. Ms. Dowdy stated that the purpose of the sign was to advertise community events and festivals, not for business advertisements. Mayor Rushing came forward and expressed his gratitude to the commissioners for what they do and to the many donors who had made this sign possible. Mayor Rushing stated that it was admirable that this sign was made possible without any cost to the city or county. Mayor Rushing also stated that this sign was very professionally done and that he felt it would bring pride to our community. Chairman Vanover asked if there were any other comments on the sign.

Candace Dowdy reminded the commissioners about the upcoming Code Enforcement Workshop this Friday for those that needed continuing education hours. Ms. Dowdy also made the commissioners aware of a planning and zoning workshop in Marion, Kentucky. Ms. Dowdy announced that the KAPA Spring Conference was at Lake Cumberland State Park on May 18-20, 2005, for those that would be interested.

David Roberts, Director of Planning and Engineering, stated he is publicly designating Sam Perry as zoning official, as Candace Dowdy was similarly designated in the past. Mr. Roberts stated that as director, he has the authority to designate individuals, as necessary, to answer zoning questions, as well as enforce the City of Murray Zoning Ordinance.

Chairman Vanover asked if there were any other questions or comments.

Chairman Vanover recognized Sam Underwood. Mr. Underwood stated that he questioned the recent decisions of the planning department regarding conditional use permits needed for his properties on Johnson Boulevard. David Roberts stated that his question would need to be addressed by the BZA, not the Planning Commission, and that it was coincidental that Sam Perry was designated tonight as zoning official. Mr. Underwood confirmed.

Being of no further business, Dave Ramey made a motion to adjourn. Mike Lovins seconded the motion and the motion carried with an 8-0 voice vote.

Chairman, Richard Vanover

Recording Secretary, Sam Perry