

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, NOVEMBER 15, 2005**

The Murray Planning Commission met in regular session on Tuesday, November 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, Howard Koenen, Mike Lovins, Marc Peebles, Nelson Shroat, Ed Pavlick and Richard Vanover

Commissioners Absent: Tom Kind and Dave Ramey

Also Present: Candace Dowdy, Sam Perry, David Roberts, Mayor Rushing, Mike Pitman, Pete Lancaster, Hugh Massey, Danny Hudspeth, Bob Hargrove, Steve Stevens, Dave Hornback, Dwain Taylor, Jeff Sparks, Steve Zea, Mitchell Moss, Eddie Johnson, Dale Campbell, Janet Brinn, Dwight Hordike, Bruce Ottway, Howard Brandon, Walter Meyer, Jim Tate, Barbara Campbell, and other public audience

Chairman Vanover called the meeting to order at 5:00 p.m. and welcomed the guests. Chairman Vanover asked for approval of the October 18, 2005 regular meeting minutes. **Marc Peebles made a motion to approve the minutes as presented. Mike Lovins seconded the motion and the motion carried by a 7-0 voice vote. Ed Davis was not present.**

Request For Extension Of Preliminary Plat—Fairfield Subdivision Phase 2—Robertson Road South—Dale Campbell: Candace Dowdy stated that the preliminary plat had expired in October 2005. There are 16 lots in the subdivision located on 6.6 acres. Ms. Dowdy stated that water and sewer has been installed and that streets have been cut and graveled. The curb and gutter, as well as stormwater drainage has been installed. The only item outstanding is street paving. Ms. Dowdy stated that Mr. Campbell plans to present a final plat within the next few months for approval so he can start selling lots. Ms. Dowdy stated that a 6-month extension is being requested. Chairman Vanover asked Mr. Campbell if he would like to make any comments. Mr. Campbell declined. **Loretta Jobs made a motion to grant a 6-month extension of the preliminary plat for Fairfield Subdivision, Phase 2, expiring April 19, 2006. Ed Pavlick seconded the motion and the motion carried with a 7-0 vote. Ed Davis was not present.**

Advisory Meeting—The Vintage Club—Planned Development Project—Jim Tate, Barbara Campbell, Dale Campbell—Robertson Road South: Sam Perry stated that this was a unique development for Murray and was being taken through the PDP process because it will not meet the guidelines for R-2 zoning regarding lot size, setbacks and lot coverage. Mr. Perry stated that approximately 1/3 of the development was currently in the city. There will be 200 patio home units overall, with 63 in the first phase. Mr. Perry presented a sketch of the first phase. The development will be a gated community, with commons areas, tennis courts and a clubhouse. The overall acreage of this tract of land is approximately 29 acres. Mr. Perry stated that the future land use map for the urban service area shows the area to be used for single-family residential. Mr. Perry stated that the density is two (2) to three (3) times that of traditional single-family development. Mr.

Perry stated that there would be two (2) car garages and that there is a required Homeowner's Association (HOA). The HOA maintains all exterior portions of the structure, as well as commons areas and streets. The tennis courts and clubhouse will be relocated to the back of the development.

Ed Davis entered the meeting.

Mr. Perry presented photos of a similar development as well as renderings of sample homes. Mr. Perry stated that the streets are 32' wide with no sidewalks, which is four (4) feet wider than required. Pedestrian and bicycle traffic is intended to use the street. Mr. Perry stated that the development is intended to be a quiet and subdued environment, not a thoroughfare to other neighborhoods. A landscaping plan is required. The main concern is the ability of Robertson Road South to handle additional traffic. An estimate on the cost of widening a portion of Robertson Road South is being calculated. Another concern is an additional access point, for emergency purposes. Commissioner Pavlick asked who a potential buyer for a home would be. Barbara Campbell stated that the development is marketed toward retired, single and married people without children. Commissioner Shroat asked when the homeowner's association would take over maintenance of the development. Ms. Campbell stated that she would be responsible for maintenance until the development is completed. Commissioner Pavlick stated that he was aware of an attempt in the Evansville area for this type of development, which was unsuccessful until it was done in a seniors area. Commissioner Pavlick asked if there would be a place for recreational vehicle storage. Ms. Campbell stated that there would not be, since the development is based on aesthetics. Any storage of vehicles of this nature would have to be off-site. Ms. Campbell stated that they have done research on this type of development for four (4) years, and that in the last 60 days they have compiled a list of 33 buyers. Commissioner Shroat asked if a certain number of homes had to be sold before there would be construction. Ms. Campbell stated that they would build the homes first, regardless if they were sold. The range of size is 1180 square feet to 1992 square feet each. There will be four (4) models ranging from two (2) to four (4) bedrooms each. Chairman Vanover asked Jim Tate and Dale Campbell if they would like to comment. Both declined. Commissioner Jobs asked if the widening of Robertson Road would be an additional lane. Mr. Perry stated that the purpose would be simply to increase safety by adding shoulder width, not any additional lanes. The estimate being calculated is from KY Highway 94 West to Squire Road. Even if this development did not occur the road still needs to be widened. **Ed Pavlick made a motion to send The Vintage Club planned development project to the Board of Zoning Adjustments for a compatibility hearing. Mike Lovins seconded the motion and the motion carried by an 8-0 vote with the abstaining of Loretta Jobs.**

Public Hearing—Proposed Amendments To Sign Regulations—Zoning Ordinance Section III, Article I: Chairman Vanover opened by saying that this meeting is being held to get ideas from the community concerning sign regulations. Candace Dowdy stated that the City has attempted to use multiple methods in notifying the public of this sign regulation hearing. Ms. Dowdy briefed the audience on the process of zoning ordinance changes. Ms. Dowdy went over the recommendations from the sign committee regarding changes to the sign regulations. Ms. Dowdy stated that one of the main items of discussion tonight will be the possible phase out of nonconforming signs along 12th

Street. Ms. Dowdy also briefed the audience on existing regulations concerning the removal of abandoned signs, being the entire structure. Chairman Vanover opened the public hearing. Public comments were made by:

Bob Hargrove - The Murray Bank
Steve Stevens – Pastor and business owner
Hugh Massey - City Councilman
Dave Hornback - The Murray Bank
Dwain Taylor - Dwain Taylor Chevrolet
Jeff Sparks - Automated Direct Mail
Steve Zea - Zea's eSavz
Mitchell Moss - Interstate Battery
Eddie Johnson - J. Edwards Restaurant
Dale Campbell - Developer
Janet Brinn - Brinn's Quality Service & Lube
Dwight Hordike - Sears manager
Bruce Ottway - Ottway Signs
Howard Brandon – Brandon Auto World and land developer
Walter Mehr – Walter's Pharmacy

The public comments were:

1. Monument signs are unsafe due to traffic visibility problems.
2. Freestanding signs are designed to last much longer than 10 years and forcing businesses to remove them after that time poses an undue hardship, especially for small businesses.
3. Murray could be viewed as unfriendly to small businesses, because of a forced sign phase-out.
4. Monument-style signs may not be the trend in 10 years.
5. Sign regulations are unimportant and too much time is being spent on them.
6. Franchise businesses have required signs and may choose not to locate in Murray, because of too strict of a sign ordinance.
7. A variety of different style signs is better than, each sign being the same.
8. Signs are being overregulated and should be left in the hands of the entrepreneurs, so that the excessive red tape can be avoided.
9. Aesthetics is in the eye of the beholder.
10. Small, short signs are difficult to see from a distance, and will cause folks to slam on brakes to see signs.
11. Monument-style signs should be considered city-wide, not just 12th Street, there is an appearance of a discriminatory ordinance.
12. Nonconforming signs should be grandfathered in until the business changes.
13. Balloons should be exempt from prohibited signs.
14. Some local businesses throw away \$2000-\$3000 dollars worth of non-permitted advertising material each month.
15. Aggressive marketing promotes successful business, which in turn benefits charities and tax revenue income for the city.
16. Monument-style signs do not financially help businesses.
17. The 12th Street corridor varies in width and speed limit so sign regulations should also vary.

18. The 12th Street corridor sign regulations is the same as creating a new zoning district
19. Sign maintenance and abandoned sign removal needs to be enforced
20. Although monument-style signs are attractive, there needs to be a way for businesses to not be forced into cookie-cutter signage, just because another city has similar regulations
21. Landscaping requirements and shorter sign requirements will actually take away from the city-required number of parking spaces.
22. Some businesses on 12th Street do not have room for a monument sign, so they will be left without a sign at all.
23. Removal of temporary subdivision sign after the sale of 80% of lots is not sufficient time for signage.
24. Public safety should be the number one concern, business owners could be sued because of signs that cause traffic incidents.
25. There should be standards of professionalism for signs, analogous with plumbing and electrical codes, not just regulation of size.
26. The amount of text on a sign should be regulated because cluttered signs are traffic hazards and eyesores.
27. Lighted signs are high maintenance and have higher potential for being eyesores.
28. Monument signs are beneficial to the business and the city if they are kept simple and professional.
29. Setback requirements are sufficient for monument signs to not cause traffic hazards.
30. Existing, nonconforming signs, help property resale.

Sam Perry stated that some arguments that have been made in the past for monument signs have been:

1. Shorter signs are easier to see, because the driver does not have to look up
2. Zoning for aesthetics objectives has held in up in recent court cases
3. The product or service sells itself, not just the street sign
4. Franchise businesses will conform to regulations if they want to locate in Murray

Chairman Vanover closed the public hearing. Commissioner Shroat commented that the concerns that were raised can be dealt with. **Ed Pavlick made a motion to send the public's comments and recommendations back to the sign committee for consideration. Howard Koenen seconded the motion.** Commissioner Pavlick thanked the Murray Ledger for the article requesting public involvement in the sign regulation amendment process and thanked the public for attending and bringing concerns to the attention of the Planning Commission. Commissioner Koenen commented that in his 50 years in Murray, no more has been accomplished at any other meeting than the one tonight, and that the sign committee should consider the comments while going back to "square one" with the drafting of regulations. **The motion carried with an 8-0 vote.** Chairman Vanover thanked the public for participating and stated that any recommendations would be brought back to the Planning Commission for another public hearing before any recommendation would be forwarded to the City Council for their review.

Being of no further business, the meeting adjourned at 6:50 p.m.

Chairman, Richard Vanover

Recording Secretary, Sam Perry