

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, SEPTEMBER 15, 2009**

The Murray Planning Commission met in regular session on Tuesday, September 15, 2009 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5<sup>th</sup> Street.

**Commissioners Present:** Marc Peebles, Nelson Shroat, Ed Pavlick, Mary Anne Medlock, Amber DuVentre, Ed Davis, and Richard Vanover

**Commissioners Absent:** Tom Kind and Loretta Jobs

**Also Present:** Candace Dowdy, Peyton Mastera, David Roberts, Mike Pitman, Reta Gray, Matt Mattingly, Linda Grey Houck, Officer Jimmy Osborne, and public audience

Chairman Vanover asked for the audience to bow their heads in a moment of silence in memory of Mayor Tommy Rushing. Chairman Vanover called the meeting to order and welcomed all guests. Chairman Vanover asked for approval of the minutes from the August 18, 2009 regular meeting.

**Nelson Shroat made a motion to approve the minutes from the August 18, 2009 regular meeting as presented. Amber DuVentre seconded the motion and the motion carried unanimously.** *Ed Pavlick entered the meeting at 5:17 p.m.*

**Public hearing to review the Land Use Element of the Comprehensive Plan:** Chairman Vanover opened the public hearing. Candace Dowdy stated that this item was reviewed at the August 2009 Planning Commission meeting. She explained that most areas of the proposed Future Land Use map were agreed upon by the Commissioners with the exception of a tract on land on the north side of Chestnut Street and west of North 4<sup>th</sup> Street (Forrest property). The property is currently zoned R-2 and the existing 2003 Future Land Use map shows this property being "Low Density Residential". The proposed change of this property would change the Future Land Use category to "Commercial". Ms. Dowdy stated that there were pros and cons concerning the property; however, the Planning Staff felt Commercial is the direction that is most appropriate. Ms. Dowdy stated that within the Commercial Land Use designation, there are five different zones in which the property could actually be rezoned (B-1, B-2, B-3, B-4, and P.O.). She noted other areas in Murray that are designated "Commercial" on the 2003 Future Land Use Map; however, on the proposed Future Land Use map they will become "Residential". Ms. Dowdy said that a change to Commercial did not mean that the property would be rezoned. Ms. Dowdy stated that the text that presented by Dr. Tapp at the last Planning Commission Meeting remained the same except for the updates on percentages and acreages after the changes had been input.

Chairman Vanover asked if there was anyone that wished to speak in favor of the Land Use Element.

Linda Grey Houck, 800 Sycamore, Murray was sworn in. Ms. Houck said that she felt the biggest problem that the opposition has to the proposed change on Chestnut is the additional traffic flow that could be encountered on Chestnut Street if the property was allowed to change to Commercial. Ms. Houck said that there was always going to be a lot of traffic on the main arteries and in her own observances, Chestnut is already a heavily traveled street. Ms. Houck said that when a community grows, traffic increases. Ms. Houck asked the Commissioners to base their decision on what would be best for Murray.

Chairman Vanover asked if there was anyone that wished to speak in opposition. There was no one. Chairman Vanover closed the public hearing and turned it over to the Board for discussion.

Nelson Shroat stated that Murray continues to grow in every direction. He said that in order to have any kind of commercial growth, there would have to be property available for that growth. Commissioner Shroat stated that he was for the tract being changed to "Commercial" on the Future Land Use map.

Chairman Vanover stated that in the ten years that he has served on the Board, he has not witnessed a request for (residential) construction or a planned development project on the Forrest property. He stated that there are other commercial properties throughout the city; however, he thinks this should be Commercial for possible future business growth. Chairman Vanover concluded by saying that if something was built on the tract, it would only enhance the area.

**Marc Peebles made a motion to approve the Land Use Element of the Comprehensive Plan as it has been presented. Ed Davis seconded the motion and the motion carried with a 5-2 voice vote. Mary Anne Medlock and Ed Pavlick voted no.**

**Approval of Base Study, Transportation and Community Facilities Elements of the Comprehensive Plan:** Candace Dowdy stated that public hearings had been held in reviewing all three of the elements and no changes were made.

Chairman Vanover asked if there was anyone in the audience that would like to make a comment about the Base Study, Transportation and Community Facilities Elements of the Comprehensive Plan. There was no one. Chairman Vanover turned it over to the Board for discussion.

**Nelson Shroat made a motion to approve the Base Study, Transportation and Community Facilities Elements of the Comprehensive Plan as presented. Ed Pavlick seconded the motion and the motion carried with a 7-0 voice vote.**

**Advisory meeting - residential planned development project – Merryman House – 1416 Diuguid Drive – Kentucky Domestic Violence Association:** Peyton Mastera used a Power Point presentation to show the property at 1416 Diuguid Drive where the proposed residential planned development project will be located. PDP regulations state that the final plat has to be approved within a year or the process will have to be restarted. Mr. Mastera reviewed that in August of 2008 there had been an advisory meeting held by the Planning Commission and a compatibility hearing held by the Board of Zoning Adjustments, each reviewing The Merryman

House project. Both decided to forward on this project to the next stages of the PDP process. A minor subdivision plat has been completed to combine three lots into one tract of land. Mr. Mastera stated that the Kentucky Domestic Violence Association (KDVA) will be placing The Merryman House, which consists of four apartment buildings, at the site. There will be eight individual units; two units will have three bedrooms; five units will have two bedrooms, and there will be one handicap unit with a one bedroom unit. Mr. Mastera stated that there is very little deviation from the original plans that were presented in 2008.

Chairman Vanover asked the Board members if they agreed to move forward into the public hearing for The Merryman House. Everyone agreed. *Matt Mattingly left the meeting at 5:30 p.m.*

**Public hearing to review the preliminary residential planned development project plat – 1416 Diuguid Drive – Kentucky Domestic Violence Association:** Chairman Vanover asked if there was anyone that wished to speak in favor of the project. There was no one.

Peyton Mastera stated that Planning Staff was still working with KDVA on a few issues, such as storm water detention requirements. Mr. Mastera stated that the police and fire departments have reviewed the plans also. Mr. Mastera then stated that upon recommendations from the Planning Staff and by the BZA, revisions were made to the plat that include four additional parking spaces, expanded width of the parking aisles to 24 feet, a dumpster area included in the back of the project and relocation of the sanitary sewer line. Mr. Mastera also added that this project met the minimal site distance of 352 feet to the east and west. Candace Dowdy stated that the intent is to develop the forest area, which has mature trees that occupy almost half of the site, into a park-like setting with playground equipment and picnic tables; thus, maintaining as many of the established trees as possible. She then added that Planning Staff would like to see sidewalks added to future projects and that had been mentioned to the project managers.

Chairman Vanover asked if there was anyone that wished to speak in opposition to the project. There was no one. At that time, Chairman Vanover turned it over to the Board for discussion.

**Nelson Shroat made a motion to approve the Preliminary Residential Planned Development project plat for The Merryman House, located at 1416 Diuguid Drive, contingent upon it meeting all city regulations. The approval of this plat is also contingent upon the Murray Board of Zoning Adjustments granting a conditional use permit for this project. Ed Davis seconded the motion and the motion carried with a 7-0 voice vote.**

**Questions and Comments:** Attorney Mike Pitman wanted to know if there had been any update on recycling of plastic by Murray State University or the City of Murray. David Roberts stated that he was not aware of anything new at this time.

**Adjournment: Ed Davis made a motion to adjourn. Nelson Shroat seconded the motion and the motion carried unanimously. The meeting adjourned at 5:40 p.m.**