

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, AUGUST 20, 2013
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, August 20, 2013 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Loretta Jobs, Tom Kind, Mary Anne Medlock, Ed Davis, John Krieb, Ed Pavlick, Marc Peebles, Jeremy Boyd and Ryan Stanger

Commissioners Absent: Kevin Perry

Also Present: Candace Dowdy, Justin Crice, Mike Pitman, David Roberts, Reta Gray, Hawkins Teague, Danny Hudspeth, Jane Shoemaker, Mike Faihst, Scott Adams, Kenneth Adams, and public audience

Chairman Pavlick called the meeting to order. Chairman Pavlick asked the commissioners if there were any changes, additions or deletions to the minutes from the July 16, 2013 regular meeting.

Loretta Jobs made a motion to accept the minutes from the July 16, 2013 Planning Commission regular meeting as presented. John Krieb seconded the motion and the motion carried unanimously. *Ryan Stanger entered the meeting at 5:02 p.m.*

Chairman Pavlick announced the Advisory Meeting scheduled for Jimmy John's had been canceled. Ms. Dowdy explained that the applicants called and withdrew their application for this particular location a few hours before the meeting; therefore, it will not be on the agenda.

Final Plat Review: Residential planned development project located at 1405 Main Street – Kenneth & Scott Adams: Justin Crice used a Power Point presentation to show the property at 1403 and 1405 Main Street. Kenneth and Scott Adams are proposing to purchase and develop this property (located in a B-1 zone) that is currently owned by Reggie McNutt. Mr. Crice stated that during the previous month the Preliminary Plat was approved by the Planning Commission and the BZA approved a Conditional Use Permit for this proposed residential planned development project. He also noted that several feet of green space had been taken out of the center median area to provide wider drive aisles around the development. Eight parking spaces were also added to the proposal; thus, only a 13 space parking variance was needed. The parking spaces are angled and the degrees are noted on the final plat. The final plat also shows extending the wrought iron fence on the north side to help enclose the development. The evergreens will be tapered from the north of the property to the west side and vinyl fencing will continue along the west side to the south. This change was made because there was speculation that the west side of the project would not have sufficient sunlight to support the growth of evergreens. Mr. Crice explained that the sewer issue had been resolved; an easement for the sewer line from the adjoining property owner to the east was obtained. Mr. Crice added that both Kenneth and Scott Adams were in attendance if the commissioners should have any questions. Commissioner Jobs asked if they had decided on whether they would be putting doors or windows on the backside of

the apartments. Mr. Crice replied that there were initially doors shown on the back of the units; however, to help eliminate backyard congestion, the developers changed the doors to windows. The windows will still meet the required fire codes. This project is contingent upon the stormwater detention being submitted and approved. A minor subdivision plat also needs to be submitted and approved combining the two lots. Mr. Crice stated that the developers have taken into consideration the comments and suggestions made by the Planning Commission and the BZA and have applied them the best they could.

John Krieb made a motion to approve the preliminary plat for the proposed residential planned development project for Kenneth & Scott Adams located at 1403 and 1405 Main Street contingent upon the stormwater detention plans being submitted and approved, the minor subdivision plat consolidating this property being approved, and the property meeting all other city regulations. Ryan Stanger seconded the motion and the motion carried with a 9-0 roll call vote.

Staff Update: Progress report of The Gates residential PDP Phase I – D-D KY Inc.: Candace Dowdy used a Power Point presentation to show The Gates, Residential PDP Phase I. This item was previously reviewed by the commissioners in May. At that time, it was determined that the developers give a progress report every 3-4 months and that Phase I was to be completed no later than May 2014. Ms. Dowdy said that the motion passed in May indicated the developers should be working towards the completion of Phase I in the following areas: streets being paved, off street parking striped, perimeter sidewalks constructed, street lighting installed, perimeter fence constructed, and stormwater detention put in place. She continued to say there would be no building permits issued after May 2014 until all of these contingencies are met. Planning Staff spoke with Jim Tate of Campbell Realty and he indicated they have made progress with several improvements and also have tentative schedules for others as listed below:

- The gates on the front of the development are repaired and operational.
- West KY RECC has staked the street light locations for most of Phase I with one street remaining (for lights). Installation is scheduled when the transformers on the last street of Phase I are finished.
- The HOA/UOA is in state compliance with KRS 381-9169(4) and has contracted with LMD services for lawn maintenance. LMD contactors will also refurbish the front gate flower beds.
- Scott England Contracting is waiting on West KY RECC's work to be completed (2-3 weeks) where he can finish curbs and gutters in Phase I and also start planning sidewalks.
- When the curb and gutter work is completed, Mr. Tate indicated that they will line up fencing on the north and south sides.
- Mr. Tate said he has been in contact with Murray Paving to finish the asphalt in Phase I as soon as possible. Murray Paving will also stripe the parking area and repaint the exit lines.

Ms. Dowdy stated there are five houses underway with two or three more scheduled to start soon according to Mr. Tate. City records indicate that five of the thirty-nine proposed patio homes

were completed as of May 2011. Three additional patio homes have been constructed since 2011 and four additional building permits have been issued. Ms. Dowdy stated there is a temporary detention area in the plan until the entire project is complete. At that time plans for a completed detention area will need to be submitted and approved. Ms. Dowdy added that the PDP section of the Ordinance states that a bond can be required for the entire development but the City has never required that. David Roberts explained a bond was required initially for the water and sewer utilities. The bond did not include the streets because they were to be privately owned. Commissioner Krieb asked if the Staff had initiated the contact with Mr. Tate or if Mr. Tate had been the one to initiate the progress reporting. Mr. Roberts replied that in a neutral location he had ran into Mr. Tate and at that time Mr. Tate offered some updates. Mr. Roberts said he asked Mr. Tate to forward those updates to him. Ms. Dowdy explained that Staff will contact Mr. Tate in three months for an updated progress report and that update will be relayed to the commissioners at that time.

Questions and Comments: Commissioner Kind asked if there are sidewalks going in on North 18th Street. Mr. Roberts replied that they are. The sidewalks will be tied in with the Hwy 121 Project looping around to Coldwater Road and going on to College Farm Road. They will run on the east side of North 18th from College Farm Road near Hwy 121. When the State completes the Hwy 121 Project, they will tie all their sections in. Initially Lowes Drive did not have a connection across Hwy 121; however, since then the State has decided to make those changes to include a connection to Lowes Drive. Eighteenth Street will be refurbished to more of a 90 degree intersection instead of a 70 degree intersection. There will also be curbs and gutters on the east side of 18th Street. Mr. Roberts said that Staff has an update meeting with the State Transportation Cabinet on the 28th of August.

Chairman Pavlick asked Mr. Roberts if the drainage problem had been addressed concerning the church at 18th Street. Mr. Roberts said it had and Murray Electric is currently working on resolving the issue.

Adjournment: Ryan Stanger made a motion to adjourn. Ed Davis seconded the motion and the motion passed with a unanimous vote. *The meeting adjourned at 5:22 p.m.*

Chairman, Ed Pavlick

Recording Secretary, Reta Gray