

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JUNE 21, 2016
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, June 21, 2016 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Robin Zhang, Jordan Smith, Loretta Jobs, Jim Foster, Tom Kind, Ed Pavlick, Ed Davis and John Krieb

Commissioners Absent: Marc Peebles

Also Present: Candace Dowdy, Robert Jeffries, Reta Gray, Summer Grogan, David Roberts, Attorney David Perlow, Officer Tim Fortner, Rick Johnston and public audience

Chairman Kind called the meeting to order and welcomed all guests and applicants. Chairman Kind asked if there were any changes to the minutes from the May 17, 2016 regular meeting.

Ed Pavlick made a motion to approve the minutes from the May 17, 2016 Planning Commission regular meeting as presented. Jim Foster seconded the motion and the motion carried unanimously.

Review: Final Plat review for Taylor Court Subdivision located at the intersection of Hwy 641 North and North 4th Street – David Taylor: All outstanding improvements have been completed for Taylor Court Subdivision and Mr. Taylor is requesting approval of the Final Plat. A letter certifying that all infrastructures were constructed in general conformance with the approved plans was submitted to the Planning Department by BFW Engineering on May 20, 2016. Ms. Dowdy stated that in addition to approving the final plat, the commissioners should recommend that Tommy D Drive be accepted by the City Council for city maintenance purposes.

Loretta Jobs made a motion to approve the final plat for Taylor Court Subdivision located at the intersection of US Hwy 641 North and North 4th Street contingent upon all subdivision regulations being met and that the City of Murray accept the street identified as Tommy D Drive contingent upon the Letter of Recommendation from the engineers stating that the street was constructed to city specifications. John Krieb seconded the motion and the motion passed with an 8-0 roll call vote.

Public Hearing: Preliminary Plat review for Kennedy Layne Subdivision located at 1721 North 4th Street – Chuck Baker: This property has road frontage on both North 4th Street and North 12th Street with a new street connecting the two streets. Currently the property consists of a 6.434 acre tract of land and is zoned B-2 (Highway Business). Mr. Baker has submitted a subdivision plat proposing to divide the property into three lots with a 0.517 acre tract being dedicated as roadway. Since the development of this property will involve the extension of utilities and the construction of a new street, it will need to be reviewed as a major subdivision. Once the street has been constructed Mr. Baker plans to turn it over to the city for maintenance purposes. Any new entrances off North 4th or North 12 Streets will require Encroachment

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Permits to be obtained from the state highway department.

Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to this item.

Rick Johnston from BFW came forward and was sworn in. Mr. Johnston reviewed that his firm had submitted preliminary plans to the state for the new entrances and they have received verbal approval on street construction. Construction drawings for the roadway, sanitary sewer and water extensions have also been submitted. Storm water detention will be located on the southeast corner of Lot 3 and will be designed to serve all the properties at this point. Mr. Johnston then asked that the subdivision requirement for sidewalks be waived for this development as they would not encourage walking down North 12th or North 4th Street.

No one came forward to speak in opposition; thus, the public hearing was closed and the item turned over to the commissioners for discussion and a motion.

John Krieb made a motion to approve the preliminary subdivision plat for Kennedy Layne Subdivision located at 1721 North 4th Street contingent upon the plat meeting all subdivision regulations and requirements. In addition a finding of fact is that verbal approval has already been obtained from the state for the street connection between the existing highways. Their request to waive the sidewalks for this development is approved because of the lack of suitable connecting points on the two highways. Jordan Smith seconded the motion and the motion carried with an 8-0 roll call vote.

Public Hearing: Text Amendment – Section IV Article 1 of the Zoning Ordinance as it pertains to amendments: Existing text from this section of the Zoning Ordinance and proposed changes were noted and explained. It is believed that the proposed changes will make the process user friendly and more efficient which will speed up the process for the developer.

Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the text amendment. There was no one that came forward; therefore, the public hearing was closed and the item turned over to the commissioners for discussion and a motion.

John Krieb made a motion to forward a recommendation to the City Council to adopt the proposed text amendment to Section IV Article 1 of the Zoning Ordinance as it pertains to Amendments specifically adopting the alternative regulations for zoning map amendment procedures as outlined in KRS 100.2111 with the revisions to the draft document provided; to agree with the six-month's time period for reapplying for a denial; and to revise Section H regarding text amendments to read the way it currently is dispositioned requiring the majority of the entire City Council to adopt the amendment or override the recommendation. This proposed text amendment will reduce the map amendment process time for the applicant. It will also decrease items on the City Council agenda and reduce costs for additional Ordinance notices while still allowing the City Council to have the option to review map amendments and make the final decision. Ed Davis seconded the motion and the motion carried with an 8-0 roll call vote.

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Discussion: Text amendment – Section 1 Article 2 of the Zoning Ordinance as it pertains to

Definitions: Robert Jeffries explained that there are several proposed text changes to this section of the Zoning Ordinance. The majority of these were prepared by Pike Legal Group in September of 2013 during their review. Planning Staff suggested that the commissioners read over Section 1 Article 2 of the Zoning Ordinance and if they have any questions or suggestions, contact them. The following dates were recommended for updating different phases of this section of the ordinance:

- PHASE 1—public hearing scheduled July 19, 2016
- PHASE 2—public hearing scheduled August 16, 2016
- PHASE 3—public hearing scheduled September 20, 2016

Ed Davis made a motion to move forward with the proposed recommendation to schedule public hearings in 3 phases for a text amendment to Section 1 Article 2 of the Zoning Ordinance as it pertains to Definitions. John Krieb seconded the motion and the motion carried with an 8-0 roll call vote.

Questions and Comments: Commissioner Jobs said that she had read over the recommendations from the City Council meeting and she understood that the Planning Commission could start meeting twice a month. Mr. Roberts explained that at this time, there is only one regular scheduled meeting a month. There are provisions in place for special called meetings for both the Planning Commission and BZA at any time; however, that could change later on. Commissioner Foster noted that the new Re/Max and Station Burger sign is up but that it does not have a base or any landscaping around the sign. Mr. Jeffries stated that Planning Staff had spoken with a representative from Station Burger that day and he had indicated that they are working at putting in a base for the sign with landscaping. Chairman Kind recognized Robert Jeffries for the time he has been in the Planning Department and served the City of Murray. Mr. Jeffries is moving to pursue another job in Winchester, Kentucky and this is his last Planning Commission meeting. Mr. Jeffries commented that it was an emotional decision for him to make; however, he was appreciative of the time he has spent both on a professional and personal level with everyone.

Ed Davis made a motion to adjourn. Ed Pavlick seconded the motion. The meeting adjourned at 6:14 pm.

Chairman, Tom Kind

Recording Secretary, Reta Gray