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**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, DECEMBER 15, 2020
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, December 15, 2020 at 4:30 p.m. via Web-Ex.

Commissioners Present: John Krieb, Robin Zhang, Martin Milkman, Bobby Deitz, Marc Peebles and David Roberts (*Jim Foster was present by audio but could not be heard or seen*)

Commissioners Absent:

Also Present: Justin Smith, Attorney David Perlow, Bennett Moore, Dannetta Clayton, Jim Osborne, and public audience

First Vice-Chairman John Krieb called the meeting to order and welcomed all guests. He then asked Dannetta Clayton to call the roll. At this time Mr. Krieb asked if there were any changes to the minutes from the regular Planning Commission meeting on September 15, 2020.

Martin Milkman made a motion to approve the minutes from the regular Planning Commission Meeting on September 15, 2020 as presented. Marc Peebles seconded the motion and the motion carried unanimously.

Request for an extension of Preliminary Plat for Arbor Court Subdivision located at 1707 Main Street: Justin Smith used aerial photography to show the property in discussion. He explained that at this point some trees have been cleared from the front of the property. Justin then showed the preliminary plat and explained the minor alterations from the previous preliminary plat which was approved by the Planning Commission on July 18, 2017. The applicable regulations for a preliminary plat were reviewed. The developer was granted an 18-month time extension on June 19, 2018 and then another 12-month time extension on December 17, 2019. The Civil plans for construction of utilities and the roadway have been approved by the City of Murray; however, the Covid-19 pandemic has caused a delay in the actual construction of these improvements. In order for Mr. Kelly to be able to continue progress on this subdivision he will need another time extension for the preliminary plat. Mr. Kelly has indicated that he still intends to develop this property and would like to extend the life of the approved preliminary plat until such time the final plat is submitted for approval and recording purposes. Staff believes that another 12-month extension is warranted because of the current Covid situation. Once the construction of all improvements is finished and the final plat is brought before the Planning Commission and approved, building permits can be issued for house construction. New Planning Commissioner David Roberts asked if there were plans for the existing non-conforming business that was located on the property to come into conformance before the final plat is approved. Justin replied that once the final plat is approved and construction begins, that lot has to be conformed for residential use. David then asked if the Civil Plans had been approved by the

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Division of Water. Justin replied that they had been and added that sidewalks will be constructed as the houses are constructed. At this time, Danna Clayton informed Mr. Krieb that he would have to swear in David Roberts before he could vote. Mr. Krieb stated that he did not have a copy of the oath in front of him; therefore, David was not able to be sworn in or vote at this meeting.

Martin Milkman made a motion to grant an extension of time to complete the recordation of the preliminary plat as previously approved. The testimony presented in this public hearing has shown that granting the extension is reasonable and necessary. The time extension is granted for an additional year. Marc Peebles seconded the motion and the motion carried with a 4-0 roll call vote. Bobby Deitz abstained.

Final Plat review of the proposed Vintage Hills Subdivision Phase III: Justin used aerial photography to show the property of Vintage Hills Phase III. He stated that the preliminary plat was previously approved and that there had been no changes to it since that time. The final plat mirrors the preliminary plat. He then reviewed the list of requirements necessary for approving the final plat including the centerline profiles on proposed streets showing natural and finished grades and sewer location. These plans have been submitted, reviewed and approved by staff; thus, the next step is for the necessary information to be provided to the Commission for their approval on the final plat. Justin then turned the item over to the Commissioners for questions. David Roberts said that at one point they were looking at serving the Journey Church property with sanitary sewer from the Vintage Hills property. He did not see that on the preliminary plat and then he asked if there were provisions made for that. Mr. Krieb said that prior changes were made addressing that. There was an open lot area in Vintage Hills that was a wide enough easement for an actual road but he thought that had been changed to where there was still room for utilities with no possibility of extending the road to connect to North 16th. Mr. Roberts then asked if they were going to have an HOA. Justin replied that they are. Lot #76 will be their detention pond and in order to maintain that pond, they will be forming an HOA for Phase III only.

Martin Milkman made a motion to approve the Final Subdivision Plat for Vintage Hills Phase III. The Final Plat is consistent with the approved Revised Preliminary Plat and the required certificates, profile plans and public improvements have been approved and will be accepted as part of the recordation of the plat. Marc Peebles seconded the motion and the motion carried with a 4-0 roll call vote. Bobby Deitz abstained from voting.

Annual Election of Officers: Justin reviewed the sitting members, their positions and their term expirations:

- John Krieb, 1st Vice-Chair, Term Expires 01/01/2021
- Robin Zhang, 2nd Vice-Chair, Term Expires 11/14/2021
- Bobby Deitz, Term Expires 12/19/2020
- Jim Foster, Term Expires 02/12/2023
- Marc Peebles, Term Expires 01/01/2021
- Martin Milkman, Term Expires 01/28/2024
- David Roberts, Term Expires 11/12/2024

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Justin stated that they are currently waiting on the County Judge Executive to provide the paperwork to extend Bobby Deitz's term. He suggested that if Mr. Krieb should be elected as the upcoming Chairman, it would be contingent upon him stepping down as the Chairman of the Board of Zoning at the next meeting.

Marc Peebles nominated John Krieb as the new Chairman of the Planning Commission. Martin Milkman seconded the motion and the motion carried with a 4-0 roll call vote. Mr. Krieb did not vote.

Martin Milkman nominated Robin Zhang as 1st Vice-Chairman. John Krieb seconded the motion and the motion carried with a 4-0 roll call vote. Dr. Zhang did not vote.

Martin Milkman nominated David Roberts for 2nd Vice-Chairman. Mr. Krieb said that since David hasn't been sworn in yet, he would like to suggest that they wait until the next meeting to nominate a 2nd Vice-Chairman. At that time David Roberts would be eligible to hold office and Bobby Deitz would have the proper paperwork. Attorney Perlow agreed with the suggestion.

Approval of the 2021 Planning Commission Calendar: Mr. Krieb noted that the BZA had previously approved this 2021 calendar for the BZA's scheduled meeting dates for the upcoming year. He called for a motion to approve the proposed Planning Commission Calendar for 2021.

Martin Milkman made a motion to approve the Planning Commission Calendar of meetings for 2021. Marc Peebles seconded the motion and the motion carried unanimously.

Questions/Comments: Mr. Milkman expressed his thanks to Tom Kind for his excellent service as Chairman of the Planning Commission for the previous years. Tom served on the Commission for 20 years and has been the Chairman since 2016. Mr. Krieb proposed that staff send him a thank you note or letter of commendation signed by the Mayor and/or staff members. Justin volunteered to get a card and have all the Commissioners sign it just to show him their appreciation over the years.

Mr. Krieb asked Jim Osborne if there had been any discussions with the State about the left turn signals at the lights on Chestnut at the five points intersection. Jim said that he would invite Kyle Polk, KYTC District 1 Director, to come to the next meeting and give an update on the plan for that intersection as the plans have changed multiple times. Mr. Krieb then reminded Justin to make sure that next month's agenda included the swearing in of David Roberts and the election of a new 2nd Vice-Chairman. Mr. Krieb then wished everyone a blessed and safe Christmas season.

Martin Milkman made a motion to adjourn. Marc Peebles seconded the motion and the motion carried unanimously. The meeting adjourned at 5:00 p.m.



1st Vice-Chairman, John Krieb



Recording Secretary, Reta Gray