

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, APRIL 18, 2017
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, April 18, 2017 at 4:30 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Robin Zhang, Tom Kind, Martin Milkman, Marc Peebles, John Krieb, Loretta Jobs, and Jim Foster

Commissioners Absent: Jordan Smith and Ed Pavlick

Also Present: Gerald Gilbert, Maurice Thomas, David Roberts, Candace Dowdy, Chris Lamm, Attorney David Perlow, John Randolph and public audience

Chairman Kind called the meeting to order and welcomed all guests and applicants. He then announced that the power would be going off around 5:15 and that he would be switching the order of the agenda around to allow the MSU students to make their presentation first.

Presentation: Murray State University – Ms. Jane Benson’s Land Use Planning Class for the Spring 2017 Semester: Ms. Benson came forward. She explained that this particular class is a Service Learning Course which uses experiential learning techniques to combine community service with specific learning objectives and course. The students worked in groups on subsets of the existing Land Use Data provided by Chris Lamm from the City GIS Department. At this time, the students came forward. The title of their project was The Preliminary Assessment of Land Use in Murray from 2008 to 2016. Using geographic information systems (GIS) allowed them to visualize, analyze and interpret the data, and also understand relationships, patterns and trends in order to assist the City of Murray in updating the Land Use Map for the Comprehensive Plan. They explained the different items that were used in order to compile their information. A Power Point presentation was used to detail their findings. Comparisons were made by using Google Earth to Murray in 2008 and Murray in 2016. Polygon changes were noted from agriculture to residential uses. They explained their issues in using only the Land Use Map and proposed that there actually should be two separate maps: a map accessing the current Land Use and a map for reviewing the designated Land Use for growth. The students expressed their concern for a “mixed-use” zone. Recommendations were made to beautify the area around the railroad tracks. Birding has become an interest in the area because of our proximity to LBL and Clarks River Refuge. The proposal was made that Murray attract the birds by planting native species such as sunflowers and fruit trees in order to capitalize on this and improve the environment and promote more of a healthy environment for the city. The students are concerned with GIS costs and incomplete data. At the same time, they expressed the benefits with GIS as it allows for in-depth studies of flooding, access to utility lines, identifies new opportunities for land use, improves decision making and potential financial savings and improves environmental performance and overall quality of life. Ms. Benson then thanked everyone for their time and input of data to make the presentation.

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Chairman Kind asked if there were any changes to the minutes from the March 21, 2017 regular meeting.

Marc Peebles made a motion to approve the minutes from the March 21, 2017 Planning Commission regular meeting as presented. Loretta Jobs seconded the motion and the motion carried unanimously.

Request: Extension of the Planned Development Project to be located at 1025 Southwood Drive – John Randolph: Mr. Gilbert explained that Mr. Randolph is requesting a time extension to implement the project known as the Parkside Condominiums. The project has gone through several actions to get to this point. No construction has taken place on the property. The PDP process should be completed within two years after approval of the final plat which was March 10, 2015. If not completed, the Planning Commission may grant an extension of completion time when it is deemed reasonable and necessary. In addition, if the Commission chooses to grant the extension, a certain time period would need to be included as part of the motion and action. Mr. Gilbert stated that the developer is ready to proceed with this project at this time; however, building a project of this nature will take some time. At the time of the approval of the PDP, the developer was required to verify the information from the 2010 Flood Plain Boundary prior to construction of the project. The question was asked if Mr. Randolph had submitted this information. Mr. Gilbert replied that this would be done at the time of construction after our stormwater staff made their review. At this time, Chairman Kind asked the property owner to come forward.

Mr. John Randolph came forward. He explained that initially he planned to demolish his current home on Southwood Drive and rebuild a single family home for his family's use on the property. Since that time, his plan has changed. Mr. Randolph is currently having a new home built in the county. The delay for this project has been because of his involvement in the construction of his new house along with some health issues. Mr. Randolph explained that he will not be building a single family residence (for his own use) in this development; therefore, the PDP Final Plat will probably need to be revised. It is his desire is to start the project by summer or early fall. Commissioner Krieb asked what kind of time limit Mr. Randolph would need to complete the project. Mr. Randolph replied that he could not say for certain; however, he anticipates the project taking approximately two years. David Roberts noted that a Revised Final Plat may be considered with the change that Mr. Randolph has indicated; however, Mr. Gilbert did not believe that leaving the single family home off the plan would be a fundamental change which would require a revision to the plat. Mr. Randolph then stated that the financing is not 100 percent secured at this time.

According to Attorney David Perlow since Mr. Randolph does not plan to reside on the property or build the residential unit for his family; he does not think that the change that have been made to the proposal is the issue; the issue is whether or not to approve the extension request.

Mr. Randolph was asked to come forward again to answer additional questions. He again was asked how much time he needed to complete the project. Mr. Randolph replied that he did not know for sure, but he thought that two years from the time that construction starts until completion should be sufficient time. The Commissioners continued the discussion until a motion was made.

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Loretta Jobs made a motion to grant an extension of completion time to complete the Planned Development Project. The testimony presented in this public hearing has shown that granting the extension is reasonable and necessary. The time extension is granted to the end of the year 2019 (based on Mr. Randolph's time table) with the finding of fact being that Mr. Randolph refused to answer with a definitive completion time. Marc Peebles seconded the motion and the motion carried with a 7-0 roll call vote.

Questions and Comments: Chairman Kind thanked the MSU Land Use class for their presentation.

Jim Foster made a motion to adjourn. Marc Peebles seconded the motion. Chairman Kind adjourned the meeting at 5:23 p.m.

Chairman, Tom Kind

Recording Secretary, Reta Gray

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