

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JUNE 19, 2018
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, June 19, 2018 at 4:30 p.m. in the council chambers of City Hall at 500 Main Street.

Commissioners Present: John Krieb, Loretta Jobs, Martin Milkman, Tom Kind, Robin Zhang and Bobby Deitz (*Mr. Deitz entered the meeting at 5:04 p.m.*)

Commissioners Absent: Jim Foster, Marc Peebles and Attorney David Perlow

Also Present: David Roberts, Justin Smith, Maurice Thomas and Linda Houck

Chairman Tom Kind called the meeting to order and asked Maurice Thomas to call the roll. Chairman Kind then asked for a motion to approve the minutes from the May 15, 2018 regular meeting.

A motion was made by John Krieb to approve the minutes from the May 15, 2018 Planning Commission regular meeting as presented. The motion was seconded by Martin Milkman. The motion carried unanimously.

Discussion: Time extension for Arbor Court Subdivision located at 1707 Main Street – Colin Kelly: Justin Smith explained that the applicant is requesting a time extension for Arbor Court Subdivision preliminary plat. This property is located at 1707 Main Street in an R-2 zone (Single Family Residential). On July 18, 2017, the preliminary subdivision plat was approved by the Commission. The preliminary plat proposes to subdivide the 3.88 acre site into twelve (12) lots. Vehicular access for each of the lots will be from the proposed cul-de-sac; however, since the cul-de-sac accesses Highway 94, its design and location will require review and approval from the Kentucky Department of Transportation prior to construction. There is a linear ponding area situated on the northeastern edge of the site that will be enhanced and improved for drainage and water quality purposes. Maintenance obligations for the pond will be the responsibility of the property owners. Covenants, Conditions, and Restrictions (CC&R's) will be prepared and approved by the City as part of the Final Plat. Previously existing onsite was the Calloway Monument Company which was situated on the future Lot 12. The monument business was considered a legal non-conforming use due to its classification as a commercial activity. Since the property will be subdivided and superseded with a residential use, any future commercial operation would not be allowed at this location. A restriction would be recorded on a final plat to reflect this condition. The final plat must be submitted within one year from the date of approval of the preliminary plat. This time period will lapse before the next Planning Commission meeting in July 2018, unless a time extension is granted. The applicant has moved his office into an existing building on the property and was granted a temporary business license on May 23, 2018. As previously agreed upon, he is only allowed to use the building for an office for West Kentucky Home Builders, LLC during the construction of the subdivision and up to the completion of 50 percent of the subdivision. As of Memorial Day weekend, Colin Kelly stated

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that he has removed debris in the back portion of the lot and bush hogged in preparation of tree removal starting the last week of June 2018. Mr. Kelly and associates are also in the process of securing more investors since some of the initial investors have backed out on this project.

Staff believes that an extension is warranted due to the applicant's continued effort to start construction and move this project forward. The extension would allow the preliminary plat to be valid until such time that the final plat can be recorded. In the event that the time extension for this preliminary plat is not approved, then the applicant will have to start all over again with a new preliminary plat process. Since the applicant has already been through this process and nothing has changed in the design for the proposed subdivision, staff is not opposed to the extension as long as the Planning Commission finds that granting the time extension is reasonable and necessary. Justin added that if the Commission chooses to grant the extension, a "time certain period" would need to be included as part of the motion and action. Mr. Kelly is out of town but there was a representative present to answer questions. Justin asked the representative to come forward.

Linda Houck came forward and was sworn in. Ms. Houck stated that she knows Mr. Kelly personally and he has done work for her in the past. Ms. Houck said the purchase of the land was made in July of 2017; however, the land deal did not close until late December. Mr. Kelly has only had possession of the property for the last six months. The office has been set up where potential home buyers can make their building material selections. Mr. Kelly is in the middle of another project on Main Street at this time. He has a potential investor from California that will be in the area soon that wishes to invest in either Paducah or Murray property.

The item was then turned over to the Commissioners for discussion and a motion.

John Krieb 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 eighteen months. The applicant is required to provide (either in person or in writing to staff) a six month update starting in November. Loretta Jobs seconded the motion and the motion carried with a 5-0 roll call vote.

Discussion: 2019 Comprehensive Plan: Justin explained that at least once every five years in order to keep updates current, the Comprehensive Plan shall be reviewed. December of 2014 was the last update. This process was started the previous month which gives a year and a half to make changes. Planning Staff would like to focus on updates to the goals and objectives of the transportation element at this time. There have been significant changes made around Murray beginning with the Business Loop. The bridges over Kentucky Lake and Lake Barkley are virtually completed and Hwy 80 has also been completed. There was discussion amongst the Commissioners concerning Dr. Zhang's MSU class presentation of the Land Use study last year. The Commissioners thought ideas from this type of study could be implemented for the transportation and other elements as well. Commissioner Krieb brought up the suggestion that had been made at the prior meeting to have the Chamber involved with the amendments. It was then suggested that a diverse group from the community such as a BZA member, Chamber member, Planning Staff, etc. be included in this committee. Mr. Roberts stated that Planning

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Staff would come up with some ideas as to how to select the committee and report back to the Commissioners before the next meeting.

There were no additional questions or comments. **Martin Milkman made a motion to adjourn. John Krieb seconded the motion. The meeting was adjourned at 5:18 p.m.**

Chairman, Tom Kind

Recording Secretary, Reta Gray

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