

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JULY 16, 2013
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, July 16, 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 and Kevin Perry

Commissioners Absent: Jeremy Boyd and Ryan Stanger

Also Present: Candace Dowdy, Justin Crice, Mike Pitman, David Roberts, Reta Gray, Butch Sergeant, Hawkins Teague, Larry Ray, Ron Gladden, Scott Adams, Kenneth Adams, Clark Sheeks, Matt Jennings, Patsy Tracy, Karen Welch, Howard Brandon 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 June 18, 2013 regular meeting.

Loretta Jobs made a motion to accept the minutes from the June 18, 2013 Planning Commission regular meeting as presented. John Krieb seconded the motion and the motion carried unanimously.

Public Hearing: Preliminary plat review for proposed residential planned development project located at 1405 Main Street – Kenneth & Scott Adams; *Kevin Perry recused himself from this item at 5:03 p.m.* Candace Dowdy explained that the property at 1403 and 1405 is currently two tracts of land (1.29 acres) and is located in a B-1 (Neighborhood Commercial) zoning district that allows residential planned development projects as a conditional use. Kenneth and Scott Adams are proposing to purchase and develop this property. The property is currently owned by Reggie McNutt and has multiple residential structures on it that are in disrepair. Ms. Dowdy stated when this proposal was reviewed by the Planning Commission in May some of the commissioners and neighbors requested that the developers avoid building army barracks type buildings. They suggested some type of design that would represent a more pleasing aesthetic blending in with the historic character of the Main Street corridor. There was also a suggestion by Chairman Pavlick that some sort of turnaround be added midway through the development to provide an emergency exit route. A Power Point presentation was used to show the conceptual drawings of the development. Ms. Dowdy said that the developers had attempted to fulfill some of the requests made at previous meetings. The preliminary plat shows two - two story buildings with a total of 24 two bedroom units. The building on the west side is proposed as 14 units and the building on the east is showing 10 units. The size of each unit will be 16 ft. x 30 ft. All building setbacks are being met. The property has one 24 foot wide access off Main Street with the traffic flowing in a one way direction around the development. City regulations require 72 parking spaces for this development; however, in order to provide more green space the developers are proposing 51 parking spaces with three (3) handicap spaces. The dimensions of the parking spaces are shown as being 9 feet x 20 feet. The plat also shows a bike rack in the center median area with green space and parking. The Sanitation Department approved the location for the dumpster on the south side of the property. The preliminary plat shows a four (4) foot sidewalk in front of each building with green space between the sidewalk and the building. The plat

shows required screening along the south side of the property with an eight (8) foot privacy fence. Evergreens are shown on the east and west sides which will serve as a buffer to the adjoining commercial properties. The developers are also proposing a black wrought iron fence along the front of the development. The buildings will be bricked about half way up and transition to siding on the top portion of the building with some of the units having different color façades. Ms. Dowdy stated that one of the drive aisles is shown to be 12 feet wide and the other is 12.62 feet. She said that this would need to be adjusted to accommodate sanitation trucks. Commissioner Krieb asked if there was going to be a small concrete pad in the rear of the units. Ms. Dowdy replied that she did not know and that would be something for the developer to answer. She added that Planning Staff is still working on some utility details for the development.

Chairman Pavlick opened the public hearing and asked if there was anyone that wished to speak in favor of the project.

Kevin Perry, 706 Glendale Road, Murray was sworn in. Mr. Perry stated that the developers approached him after the Advisory Meeting to help them meet some of the concerns that had been brought up during that meeting. One of their goals is to try and maximize the amount of green space that is on the property and another is to pay attention to the concerns of the Main Street homeowners. They have tried to show the neighbors that this proposal will be aesthetically pleasing by using some design elements and landscaping. They felt the wrought iron fence was a nice touch to make Main Street attractive in the college area. Mr. Perry said that they would be able to adjust the length of the parking spaces and accommodate more drive aisle room. He added that they had looked at separating the units into separate buildings but with the required setbacks they did not have enough room to divide them; however, they did adjust the façade on the larger building so that it steps out from the rest of the building to try to break up the straight lines. They added covered porches and different materials to the smaller building where it will have more of a visual separation for each unit. Mr. Perry said that there is a door exiting the backside of each unit. Since they have not gotten into the particular design yet, they have not decided on whether or not there will be patios on the back of each unit. Commissioner Peebles said that he would like to see more parking for the development even though there is MSU parking available across the street. He added that if there was nowhere to park, students might be likely to park on the vacant lot to the east. Mr. Perry explained that the owners are going to assign parking spots to the tenants. He added that there really shouldn't be a lot of in and out traffic to the development; logic would tell you that any MSU students that lived there would be more likely to walk to and from school with the close proximity to campus. Mr. Perry said they have not designed the stormwater detention at this point and that was another reason they were trying to maximize the green space area. Commissioner Krieb said that he would like to suggest that the wrought iron fence be turned and brought back towards the building to help enclose the development. Ms. Dowdy said she had been contacted by an adjoining property owner concerning the amount of parking that would be provided for this development. They indicated that living on 14th Street with a number of rental properties, he consistently sees students cutting through his yard.

Larry Ray, 102 South 14th Street, Murray was sworn in. Mr. Ray is in favor of the project but he is concerned about the parking and noise from the proposed development. Mr. Ray said that with the current layout showing 51 parking spaces will barely be enough for the residents and would not be able to handle any visitors that the tenants may have. He added that the parking lot across Main Street from the development belongs to MSU and really has nothing to do with this proposal and the former Owen's parking lot is a business; thus, their parking spaces are allocated. Mr. Ray said that he has observed (while living around college students) that they park anywhere that they can.

Ron Gladden, 1105 Elm Street, Murray was sworn in. Mr. Gladden stated that he is a local business owner located two doors down from the proposed project. He is speaking for himself as well as the other three local businesses along that stretch. They think that this complex will bring new business to them from the college students that will walk from these apartments to campus. Most of the growth that has been developed has been on the other side of campus and something nice on the Main Street side will be welcomed. With the anticipated growth in their businesses, Mr. Gladden concluded that he thought this proposal would be a huge benefit to their stretch of Main Street.

Scott Adams, 375 McDay Lane, Dexter was sworn in. Mr. Adams addressed the questions about the porches on the back of the apartments. He said that he did not want to encourage the tenants to "hang out" in the backyards; therefore, he will not be constructing patios in the back. He continued that he once lived in Cambridge Subdivision Unit III and he understands what can happen when you get a lot of college students together. Mr. Adams stated that he can imagine possible noise problems for the neighbors by having patios in the backyards. Right now the plan is showing that all apartments have a back door for safety purposes but he may decide to have that changed to a window as the planning for the development progresses. Hopefully, that would help eliminate the tenant's opportunity to go back there. They have tried to maximize the green space in the front of the apartments to allow for some picnic tables. The leases will be very upfront stating this development will not be a party area and they will have zero tolerance. Mr. Adams hopes that police officers will patrol through the development to keep situations from occurring. He would also like to see additional parking spaces for the development and designated parking spaces for each apartment. Mr. Adams said that he thought it would be alright for the tenants to park in the MSU parking lot across the street as long as they are Murray State students. The developers feel that the MSU tenants will walk to class. He concluded that they want this development to be appealing with a high end rent and deter some who may live in other apartment developments.

Chairman Pavlick asked if there was anyone that wished to speak in opposition to the project.

Clark Sheeks, 1323 Main Street, Murray was sworn in. Mr. Sheeks is not concerned with the proposed business itself, but the clientele, the noise level and security. He added that there are fraternities on Main Street in the immediate area that have parties periodically which generate a lot of loud noise. He is concerned that with an apartment complex such as this, the noise will be quadrupled. Mr. Sheeks said that he feels safe in his home now, but with additional college students in the area he does not know if that will continue to be the case. Mr. Sheeks concluded that he would like to see something besides trees on the east side of the property that would be more aesthetic.

Chairman Pavlick asked if there was any rebuttal.

Mr. Adams came forward. He said that the plan is to plant trees along the east and west sides of the property that will be full and create the look of a fence. They also intend on putting up a vinyl solid fence along the back part of the property. Mr. Adams said that Murray State is the backbone of this community

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and it keeps the town strong. This property is adjacent to campus and located in a relevant spot. He stated that more than likely there were going to be college students living in the development; however, they are going to try to create a desirable environment for others as well. Justin Crice asked Mr. Adams how much the apartments would rent for. Mr. Adams replied that after he had spoken to Sam Underwood they decided that they would be asking between \$900 and \$1000 per month because of the location. These apartments might actually be better for the students without automobiles, where their parents can see that they can walk a safe distance to attend class. Ms. Dowdy explained that the city has a property maintenance code addressing any clutter behind the buildings with grills, bicycles and other things. Mr. Adams said because they are maintaining the property, they will be keeping a close watch on this type of situation.

Chairman Pavlick closed the public hearing and turned it over to the commissioners for discussion.

Tom Kind made a motion to approve the preliminary plat for the proposed residential planned development project at 1403 and 1405 Main Street contingent upon the BZA approving the conditional use permit and any other necessary variances. He added that the developers should look at adding a few more parking spaces even though he is in favor of a sufficient green space area. John Krieb seconded the motion and the motion carried with a 7-0 roll call vote. Kevin Perry reentered the meeting at 5:40 p.m.

Review of preliminary subdivision plat for Phase I of Vintage Hills Subdivision – located on Poor Farm Road and Opportunity Drive – City West LLC, and West Wind Rentals LLC: Ms. Dowdy used a Power Point presentation to show the property located off Opportunity Drive and Poor Farm Road. The property is currently zoned AG and B-2. Ms. Dowdy stated that the recommendation for rezoning this property as R-4 Multi-Family Residential will now go to the City Council for their review and approval. R-4 zoning can accommodate single family units up to four units per lot as a permitted use. City West, LLC & West Wind Rentals, LLC own the 49.428 acre tract of land. The developers have submitted a preliminary plat for Vintage Hills Subdivision and are requesting approval of Phase I of the subdivision this month. The subdivision will consist of 116 lots ranging in size from 0.31 acres to 0.57 acres. The lots are intersected by two minor streets heading to the west and two northbound minor streets that come to an end at Poor Farm Road. The plat also indicates the possible extensions of streets for Cross Cut Drive heading to the west and Carriage House Drive heading to the east. The subdivision is being shown in three phases. Phase I (approximately 31 lots) has been proposed to be developed along with the construction of Opportunity Drive and all proposed intersecting streets would need to be constructed. Phase II would continue the subdivision westward, extend the streets and develop the lots primarily around Vintage Hills Drive. In a similar fashion, Phase III would develop around Primitive Drive and complete the subdivision. The lots will be large enough throughout the development to provide green space as they will be approximately 92 feet wide and 150 to 164 feet deep. The developers are proposing duplexes, tri-plexes and four-plexes for these lots.

Sidewalks will be required along Opportunity Drive and within the subdivision per subdivision regulations. It has been proposed that sidewalks will be constructed on each lot at the time the driveway to a dwelling is constructed. There is a statement in the covenants and restrictions for this subdivision stating that each land owner will be responsible for constructing the sidewalk in front of their lot. Planning Staff also suggests that there be some sort of timeframe for completion of the sidewalks once the majority of the subdivision lots have been built on. The plat shows the minor streets as being a 50 foot dedicated right-of-way and Opportunity Drive (a collector street) as a 60 foot right-of-way. Pavement widths are indicated as 25 feet for the minor streets and 30 feet along Opportunity Drive. Stormwater

detention has not been designed yet but the shaded areas on the plat indicate areas that will be used for detention purposes. The proposed extension of sewer and water utilities are shown on the plat. All lots will have a minimum front yard setback of 35 feet except for the corner lots where the front setback will be as shown on the plat. The minimum rear yard setback will be 25 feet with the side yard setback being 10 feet on interior lots and corner lots are as shown on the plat. The developers are also proposing in the covenants and restrictions that there will be no re-subdividing or combining of lots for multiple residences. If approved this would eliminate the potential for residential PDP's from this subdivision. Ms. Dowdy stated that the Planning Staff is concerned with the wording in the covenants and restrictions concerning the waiving of restrictions. They have made Mr. Jennings aware of this as it could become a concern for the others who have already purchased property in the subdivision. Utility extensions are being designed for access to this proposed subdivision. The subdivision plat has been reviewed by the Fire & Sanitation Department. Commissioner Perry asked if there could be a notation made in the covenants and restrictions where the majority of the property owners would have to approve any deviations. Mr. Crice explained that Arbor Creek actually has put a similar statement with that language in their covenants and restrictions. Ms. Dowdy added that the developers are also looking at forming a home owners association for this subdivision. She said that the Future Transportation Map in the Comprehensive Plan shows that Walmart Drive has been looked at for several years as a north south connection to Hwy 80. The construction of Opportunity Drive is a step in helping to accomplish this in the future.

Matt Jennings, 1671 Valentine Road, New Concord, Kentucky was sworn in. Mr. Jennings started by saying that the suggested changes in the covenants and restrictions would be no problem. Mr. Jennings stated since the last meeting he had been approached and asked several questions about this proposal. He has put together several statistics on real estate markets and according to those numbers, single adults and families are the majority of tenants for these type projects. Mr. Jennings said that they also ran statistics on vacancies nationwide with results of 80% occupancies being considered ok and 90% considered very well. In Murray real estate appraisers are assessing 98% occupancy rate on rental property; thus, they see a huge need for this type of development. Mr. Jennings said when multi-family is mentioned in a college town, it is assumed that they are targeting college students. That is not the case at all in this proposal; the target is actually for single adults and families. The purpose for purchasing this particular piece of property is because of the location it has an easy access to jobs in Murray, Mayfield and Benton. He continued that it is a decent location to the college; however, it does not compare to the competition for college rentals. Mr. Jennings went on to say that SBG's rental properties are 80-90 percent non-college students. He continued that there hasn't been anything of this nature built in Murray in the past 10-15 years and to his knowledge Fallbrook and Decr Meadows are the only two developments of this type in Murray. The development plan for the property is to have one to four family units per lot. The density of the proposed development is seven or eight units per acre and the medium density allows for up to twelve units per acre. There are 116 lots in the development. The plan is to develop Phase I first with 31 lots and then to develop Phase II and III. According to the way the market develops will determine the amount of time that it will take to complete this development (which could be from 10-20 years). Mr. Jennings stated that City West LLC, and West Wind Rentals, LLC plan to keep a portion of these lots and build on them. There have been some concerns voiced that the development could end up being all four-plexes, but that is not the intention at all. Mr. Jennings said that each lot is adequate size for a four-plex; however, they would like to limit the amount of four-plexes to a maximum of 35-40 percent. They would like a good mix of homes in this subdivision. Mr. Jennings said that the front setbacks will be 35 feet. He learned from the construction of Riverfield Estates that a 25 foot setback with a 16 foot wide driveway did not leave adequate room for visitor parking for a three bedroom home. With the 35 foot setback, all of the buildings will be the same distance from the street and hopefully the extra space will help to keep

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parking off the streets. Mr. Jennings stated that he likes to install sidewalks in his developments but he personally thinks that they need to be built when the driveways are constructed.

Commissioner Medlock told Mr. Jennings that she was very disappointed with the proposed development. Mr. Jennings had brought another proposed development on Hwy 94 West before the Planning Commission the previous month and she felt it was the kind of development Murray needs. According to training she has received concerning housing wants and needs, this proposal will not meet those needs. She agreed that this location will be close to jobs in the Industrial Park; however, the new jobs that will be coming to Murray will be paying very good wages; therefore, she does not feel that those employees will be living in duplexes and four-plexes. The hope is that those individuals will buy into the larger upper scale subdivisions. Ms. Medlock stated that affordable housing is needed in this community, but she does not think that cramming people into a 50 acre subdivision with 116 lots is the answer. Mr. Jennings argued that the proposal is actually very low density. The lots are oversized and the plan was very well thought out. There will be a home owner's association and Mr. Jennings and his partners will control it because they will own the majority of the lots. Ms. Medlock said that according to the census, Murray's growth rate is less than 1% measured in the city or the county and their rentals are at 80% occupancy. Ms. Medlock continued that she cannot imagine that the city will be able to support the amount of infrastructure that a development of this size will require, referring to North 16th, Utterback and Poor Farm Road being narrow streets. Ms. Medlock stated as we start moving toward the Comprehensive Plan, we need to measure and understand housing needs in Murray. She said the Planning Commission should look at the impact for the entire development and not just Phase I of this subdivision. Ms. Medlock continued on about aspects Mr. Jennings proposed with the previous development she would like to see with this proposal as well. Ms. Medlock said individuals who may live in multi-family housing would also like similar quality of life characteristics to Mr. Jennings' other developments. Mr. Jennings agreed with a lot of things that Ms. Medlock said; however, he disagreed with the 80% occupancy numbers in Murray for rentals. He felt it was much higher.

Mr. Jennings said this property was chosen partly because the Future Land Use Map is showing it as medium density and this proposal will actually be one of the lower populated developments in Murray. Mr. Jennings stated there is a property adjacent to this property that is for sale and on the long range plan as low density. He didn't buy that property because he couldn't figure out how to develop it with houses in order to make the development work for him at this time. He said that in looking at the long range plan, there is a lot of room for low density housing, B-2 and R-4 in this particular area and he thinks that this proposal lines up. The property is not ideal for single family housing because it is across the road from an industrial site. He continued that everyone cannot afford to live in Saratoga Springs, but his objective is to build something as nice for others who do not have that luxury. He added that there is a large turnover in Murray which actually provides an opportunity for people to rent instead of buy. Mr. Jennings said that he had always envisioned a road connecting Hwy 80 to Walmart Drive just as the city has. The road that they are proposing to build (Opportunity Drive) will be an important part of that connection. Commissioner Jobs told Mr. Jennings that Murray needs affordable single family housing. She asked what percent would Mr. Jennings and his partners own of the single family affordable detached housing. Mr. Jennings replied by stating the statistics say the development will be 72% single housing; however, there will be no single family detached dwellings. Mostly they are looking at two, three and four-unit buildings. When the lots are sold the property owner will have the option of building a house on that lot if they choose. Ms. Jobs asked if there was a need for the type of housing that Mr. Jennings is proposing or if it was for investment purposes. Mr. Jennings replied that there is a far greater need for that type of housing. He tried to start building housing for \$120,000 in Riverfield Estates and after a while knew it was impossible. Mr. Jennings said that he thinks there is a misconception that everyone wants a

standalone home, when in fact that is not the case. A lot of people take some security out of someone else living in the same building with them. Mr. Jennings said that he wouldn't be investing his time and money if he thought this couldn't sustain. Ms. Dowdy also referred to the following statement in the covenants and restrictions: The property shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any portion of the said lot other than one multi-family dwelling and one detached outbuilding. She suggested that Mr. Jennings have the wording changed to allow a single family detached dwelling or a multi-family dwelling. Mr. Jennings agreed to have that statement changed. While visiting other cities to get ideas he has found that duplexes, tri-plexes and single family homes are often incorporated into a subdivision together. The idea of segregation of single family homes from everything else is quickly going away in most areas. Commissioner Davis said that in the "world that he lives in" he works with folks that live in duplexes and tri-plexes and their goal is to try to move these people into single family housing as quickly as they can because that is where these individuals ultimately want to be. Commissioner Perry agreed with Mr. Jennings in that all single family is not realistic. He said that he recently hired a new architect that is looking for an upper scale rental neighborhood where he can live for a couple of years. Mr. Jennings said there aren't any rental properties in Murray by that description; he gets that request every day. He added that he rents houses in Riverfield for \$1200-\$1400 a month and that doesn't make the payment on the house at a commercial rate. Mr. Jennings is convinced that the market for this type of property does exist.

Chairman Pavlick asked if there was anyone in the audience that would like to make a comment.

Patsy Tracy, 1510 Canterbury Drive, Murray was sworn in. Ms. Tracy stated that she can see both sides of this issue. She was thinking there must be a practical way for the Planning Commission to approve only Phase I of the project at this time and if it turns out to be successful and meets the needs of Murray, then approve the rest of the development at a later time. She thinks that approving the entire project at one time might not be realistic since you cannot foresee the problems with schools, services, fire, police or the sense of being in a community. She added when an area is overcrowded, you get situations where people are alienated and don't want to care for their property which leads to ghettos. These are proud people that need proper housing provided for them. Ms. Dowdy explained that the commissioners are only looking at Phase I for preliminary review at this time. Ms. Tracy said that it might be possible that Mr. Jennings is half right and that the commissioners are half right in their beliefs. She stated that she is a social worker and community developer by profession and ultimately she would like to see that individuals that move into any part of Murray feel like they belong and have a sense of pride. She concluded that if Mr. Jennings can prove this, then she has no problems with the proposal.

Karen Welch, 1321 Main Street, Murray was sworn in. Ms. Welch stated that she and her husband Mark were there representing New Life Christian Church. They own the R-2 property to the west of this proposed development. She indicated that she had previously voiced some concerns to Mr. Jennings and he made her feel better by explaining the kinds of structures that he was proposing. She stated that there are some really nice homes near this property and since those land owner's properties were not adjoining this proposed development they were not notified of the meeting. Ms. Welch said if she lived in one of those homes, she would be concerned about this proposal, her property values and the additional traffic. Ms. Welch much prefers smaller density and she agrees with some of what Ms. Medlock and Ms. Jobs had previously said. Ms. Welch realizes that there has to be development and that people need nice places to live with the potential to move into a home. She thinks that Mr. Jennings has intentions of doing a good job. Her greatest concern is that Mr. Jennings will eventually sell the development to someone else; thus, she fears the unknown. She added that she knew the commissioners were only

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approving Phase I at this point, but cautioned that with approval of Phase I - Phase II and Phase III will be dictated.

Howard Brandon, 1401 South 12th Street, Murray was sworn in. Mr. Brandon said that he could not hear Ms. Medlock's objection and he asked her to repeat that for him. Commissioner Medlock stated that her objection was against the number of lots in the proposed development. She thinks there are too many. She added that she understands that it is listed on the Future Land Use plan as Medium Density; however, she does not think that this will be an appropriate use for the land. Ms. Medlock said that she thinks the property should be Low Density with single family homes. Mr. Brandon said that he heard Ms. Jobs say that Murray needs affordable housing and everyone is not able to build on a two acre lot but there are a lot of people that can afford duplexes and four-plexes. He concluded that it is the Planning Commission's place to meet and get the kind of houses in Murray that people can afford.

Chairman Pavlick asked the commissioners if they were ready for discussion and to make a motion.

Marc Peebles made a motion to approve the preliminary subdivision plat for Phase I of Vintage Hills Subdivision contingent upon it meeting all subdivision regulations with the provision of the road width as noted earlier and that the covenants be changed to allow single family detached and multi-family dwellings. Kevin Perry seconded the motion and the motion carried with a 6-1 roll call vote. Mary Anne Medlock voted no and Ed Davis abstained.

Review of revised final plat for residential planned development project on Lowes Drive – Troy Stovall: Justin Crice used a Power Point presentation to show the property on Lowes Drive owned by Troy Stovall. Mr. Stovall received final plat approval from the Planning Commission on a residential PDP in March of this year. A conditional use permit was approved by the BZA for this PDP in February with a 56 parking space variance. While in the process of doing some site grading, Mr. Stovall felt there was an opportunity to improve the flow of traffic on the property and lay out of the development from the initial proposal. The proposed change is on the west side of the development where the drive aisle will now be located between two buildings. In doing this, Mr. Stovall will be moving a building on the west side of the property forward past the required 50 foot front yard setback line. Mr. Stovall received a 15 foot front yard setback variance on the north side of the property (if needed). Mr. Stovall is requesting to add one additional unit to a building that previously had three units on the north side which will bring the total number of units on the property to 60. Two parking spaces were added for the additional unit. The three phases of the development have been rearranged because of the construction of the detention area and the sewer location. Phase I will now encompass the entrance to the property and the southwest corner of the development with 22 units. Phase II will be the southeast corner of the property with 22 units and Phase III will be 16 units on the north side nearest the detention area. The units will still be the same size at 16.6 feet x 36 feet and the property will maintain a minimum 24 foot drive aisle around the development. Ms. Dowdy explained that the proposed units on the south side of Phase I and II will be two-story, where the second floor will actually be level with the ground and the first floor will be a walkout basement.

Chairman Pavlick asked Mr. Stovall to come forward.

Troy Stovall, 151 Lakesong Lane, Murray was sworn in. Mr. Stovall explained that originally they intended on building a retaining wall but later decided to back the structure into the hillside where the first floor will have a walkout basement in the front. The kitchen and living room will be located on the first floor and the bedrooms will be on the second floor with a ground level exit. Mr. Stovall said that there

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would be more green space for the units now. Mr. Stovall added that they plan on supplying all the utilities and this new design will be more economical with the basement approach. He explained that construction will be easier with the phases as they are shown now.

Kevin Perry made a motion to approve the Revised Final Plat for the Residential Planned Development Project on Lowes Drive for Troy Stovall as presented with the addition of one unit and the north & northwest buildings being located 35 feet off the front property line. This is contingent upon BZA approval and the stormwater detention plans being submitted and approved with the project meeting all other city regulations. Ed Davis seconded the motion and the motion carried with an 8-0 roll call vote.

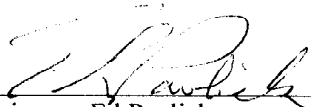
Amend Bylaws: Section V – Reimbursement: Ms. Dowdy explained that during the budget process of the City Council an increase in compensation was adopted for the different boards. The increase in compensation will go from \$40 to \$50 per meeting attended. Ms. Dowdy said that she needed a motion to amend the bylaws stating this change.

Marc Peebles made a motion to amend Section V – Reimbursement of the Bylaws to increase the compensation for the Planning Commissioners from \$40 to \$50 per meeting attended. Loretta Jobs seconded the motion and motion carried unanimously.

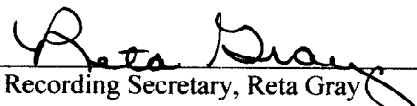
Questions and Comments: Commissioner Davis asked what time period was given for the review for The Gates. Mr. Crice replied that he thought that the Planning Staff was to report back to the commissioners after 90 days on the progress that was being made. He added that the report should be available next month.

Ms. Dowdy announced two upcoming continuing education sessions: August 15th at Bowling Green and August 22nd at Kentucky Dam. She stated that she would e-mail the commissioners their updated hours.

Adjournment: Marc Peebles made a motion to adjourn. Ed Davis seconded the motion and the motion passed with a unanimous vote. *The meeting adjourned at 7:14 p.m.*



Chairman, Ed Pavlick



Recording Secretary, Reta Gray

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Loretta Jobs made a motion to accept the minutes from the June 18, 2013 Planning Commission regular meeting as presented.

John Krieb seconded the motion and the motion carried unanimously.

Public Hearing: Preliminary plat review for proposed residential planned development project located at 1405 Main Street — Kenneth & Scott Adams: Kevin Perry recused himself from this item at 5:03 p.m. Candace Dowdy explained that the property at 1403 and 1405 is currently two tracts of land (1.29 acres) and is located in a B-1 (Neighborhood Commercial) zoning district that allows residential planned development projects as a conditional use. Kenneth and Scott Adams are proposing to purchase and develop this property. The property is currently owned by Reggie McNutt and has multiple residential structures on it that are in disrepair. Ms. Dowdy stated when this proposal was reviewed by the Planning Commission in May some of the commissioners and neighbors requested that the developers avoid building army barracks type buildings. They suggested some type of design that would represent a more pleasing aesthetic blending in with the historic character of the Main Street corridor. There was also a suggestion by Chairman Pavlick that some sort of turnaround be added midway through the development to provide an emergency exit route. A Power Point presentation was used to show the conceptual drawings of the development. Ms. Dowdy said that the developers had attempted to fulfill some of the requests made at previous meetings. The preliminary plat shows two - two story buildings with a total of 24 two bedroom units. The building on the west side is proposed as 14 units and the building on the east is showing 10 units. The size of each unit will be 16 ft. x 30 ft. All building setbacks are being met. The property has one 24 foot wide access off Main Street with the traffic flowing in a one way direction around the development. City regulations require 72 parking spaces for this development; however, in order to provide more green space the developers are proposing 51 parking spaces with three (3) handicap spaces. The dimensions of the parking spaces are shown as being 9 feet x 20 feet. The plat also shows a bike rack in the center median area with green space and parking. The Sanitation Department approved the location for the dumpster on the south side of the property. The preliminary plat shows a four (4) foot sidewalk in front of each building with green space between the sidewalk and the building. The plat

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shows required screening along the south side of the property with an eight (8) foot privacy fence. Evergreens are shown on the east and west sides which will serve as a buffer to the adjoining commercial properties. The developers are also proposing a black wrought iron fence along the front of the development. The buildings will be bricked about half way up and transition to siding on the top portion of the building with some of the units having different color façades. Ms. Dowdy stated that one of the drive aisles is shown to be 12 feet wide and the other is 12.62 feet. She said that this would need to be adjusted to accommodate sanitation trucks. Commissioner Krieb asked if there was going to be a small concrete pad in the rear of the units. Ms. Dowdy replied that she did not know and that would be something for the developer to answer. She added that Planning Staff is still working on some utility details for the development.

Chairman Pavlick opened the public hearing and asked if there was anyone that wished to speak in favor of the project.

Kevin Perry, 706 Glendale Road, Murray was sworn in. Mr. Perry stated that the developers approached him after the Advisory Meeting to help them meet some of the concerns that had been brought up during that meeting. One of their goals is to try and maximize the amount of green space that is on the property and another is to pay attention to the concerns of the Main Street homeowners. They have tried to show the neighbors that this proposal will be aesthetically pleasing by using some design elements and landscaping. They felt the wrought iron fence was a nice touch to make Main Street attractive in the college area. Mr. Perry said that they would be able to adjust the length of the parking spaces and accommodate more drive aisle room. He added that they had looked at separating the units into separate buildings but with the required setbacks they did not have enough room to divide them; however, they did adjust the façade on the larger building so that it steps out from the rest of the building to try to break up the straight lines. They added covered porches and different materials to the smaller building where it will have more of a visual separation for each unit. Mr. Perry said that there is a door exiting the backside of each unit. Since they have not gotten into the particular design yet, they have not decided on whether or not there will be patios on the back of each unit. Commissioner Peebles said that he would like to see more parking for the development even though there is MSU parking available across the street. He added that if there was nowhere to park, students might be likely to park on the vacant lot to the east. Mr. Perry explained that the owners are going to assign parking spots to the tenants. He added that there really shouldn't be a lot of in and out traffic to the development; logic would tell you that any MSU students that lived there would be more likely to walk to and from school with the close proximity to campus. Mr. Perry said they have not designed the stormwater detention at this point and that was another reason they were trying to maximize the green space area. Commissioner Krieb said that he would like to suggest that the wrought iron fence be turned and brought back towards the building to help enclose the development. Ms. Dowdy said she had been contacted by an adjoining property owner concerning the amount of parking that would be provided for this development. They indicated that living on i4" Street with a number of rental properties, he consistently sees students cutting through his yard.

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Larry Ray, 102 South 14th Street, Murray was sworn in. Mr. Ray is in favor of the project but he is concerned about the parking and noise from the proposed development. Mr. Ray said that with the current layout showing 51 parking spaces will barely be enough for the residents and would not be able to handle any visitors that the tenants may have. He added that the parking lot across Main Street from the development belongs to MSU and really has nothing to do with this proposal and the former Owen's parking lot is a business; thus, their parking spaces are allocated. Mr. Ray said that he has observed (while living around college students) that they park anywhere that they can.

Ron Gladden, 1105 Elm Street, Murray was sworn in. Mr. Gladden stated that he is a local business owner located two doors down from the proposed project. He is speaking for himself as well as the other three local businesses along that stretch. They think that this complex will bring new business to them from the college students that will walk from these apartments to campus. Most of the growth that has been developed has been on the other side of campus and something nice on the Main Street side will be welcomed. With the anticipated growth in their businesses, Mr. Gladden concluded that he thought this proposal would be a huge benefit to their stretch of Main Street.

Scott Adams, 375 McDay Lane, Dexter was sworn in. Mr. Adams addressed the questions about the porches on the back of the apartments. He said that he did not want to encourage the tenants to "hang out" in the backyards; therefore, he will not be constructing patios in the back. He continued that he once lived in Cambridge Subdivision Unit III and he understands what can happen when you get a lot of college students together. Mr. Adams stated that he can imagine possible noise problems for the neighbors by having patios in the backyards. Right now the plan is showing that all apartments have a back door for safety purposes but he may decide to have that changed to a window as the planning for the development progresses. Hopefully, that would help eliminate the tenant's opportunity to go back there. They have tried to maximize the green space in the front of the apartments to allow for some picnic tables. The leases will be very upfront stating this development will not be a party area and they will have zero tolerance. Mr. Adams hopes that police officers will patrol through the development to keep situations from occurring. He would also like to see additional parking spaces for the development and designated parking spaces for each apartment. Mr. Adams said that he thought it would be alright for the tenants to park in the MSU parking lot across the street as long as they are Murray State students. The developers feel that the MSU tenants will walk to class. He concluded that they want this development to be appealing with a high end rent and deter some who may live in other apartment developments.

Chairman Pavlick asked if there was anyone that wished to speak in opposition to the project.

Clark Sheeks, 1323 Main Street, Murray was sworn in. Mr. Sheeks is not concerned with the proposed business itself, but the clientele, the noise level and security. He added that there are fraternities on Main Street in the immediate area that have parties periodically which generate a lot of loud noise. He is concerned that with an apartment complex such as this, the noise will be quadrupled. Mr. Sheeks said that he feels safe in his home now, but with additional college students in the area he does not know if that will continue to be the case. Mr. Sheeks concluded that he would like to see something besides trees on the east side of the property that would be more aesthetic.

Chairman Pavlick asked if there was any rebuttal.

Mr. Adams came forward. He said that the plan is to plant trees along the east and west sides of the property that will be full and create the look of a fence. They also intend on putting up a vinyl solid fence along the back part of the property. Mr. Adams said that Murray State is the backbone of this community

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and it keeps the town strong. This property is adjacent to campus and located in a relevant spot. He stated that more than likely there were going to be college students living in the development; however, they are going to try to create a desirable environment for others as well. Justin Crice asked Mr. Adams how much the apartments would rent for. Mr. Adams replied that after he had spoken to Sam Underwood they decided that they would be asking between \$900 and \$1000 per month because of the location. These apartments might actually be better for the students without automobiles, where their parents can see that they can walk a safe distance to attend class. Ms. Dowdy explained that the city has a property maintenance code addressing any clutter behind the buildings with grills, bicycles and other things. Mr. Adams said because they are maintaining the property, they will be keeping a close watch on this type of situation.

Chairman Pavlick closed the public hearing and turned it over to the commissioners for discussion.

Tom Kind made a motion to approve the preliminary plat for the proposed residential planned development project at 1403 and 1405 Main Street contingent upon the BZA approving the conditional use permit and any other necessary variances. He added that the developers should look at adding a few more parking spaces even though he is in favor of a sufficient green space area. John Krieb seconded the motion and the motion carried with a 7-0 roll call vote. Kevin Perry reentered the meeting at 5:40 p.m.

Review of preliminary subdivision plat for Phase I of Vintage Hills Subdivision — located on Poor Farm Road and Opportunity Drive — City West LLC, and West Wind Rentals LLC: Ms. Dowdy used a Power Point presentation to show the property located off Opportunity Drive and Poor Farm Road. The property is currently zoned AG and B-2. Ms. Dowdy stated that the recommendation for rezoning this property as R-4 Multi-Family Residential will now go to the City Council for their review and approval. R-4 zoning can accommodate single family units up to four units per lot as a permitted use. City West, LLC & West Wind Rentals, LLC own the 49.428 acre tract of land. The developers have submitted a preliminary plat for Vintage Hills Subdivision and are requesting approval of Phase I of the subdivision this month. The subdivision will consist of 116 lots ranging in size from 0.31 acres to 0.57 acres. The lots are intersected by two minor streets heading to the west and two northbound minor streets that come to an end at Poor Farm Road. The plat also indicates the possible extensions of streets for Cross Cut Drive heading to the west and Carriage House Drive heading to the east. The subdivision is being shown in three phases. Phase I (approximately 31 lots) has been proposed to be developed along with the construction of Opportunity Drive and all proposed intersecting streets would need to be constructed. Phase II would continue the subdivision westward, extend the streets and develop the lots primarily around Vintage Hills Drive. In a similar fashion, Phase III would develop around Primitive Drive and complete the subdivision. The lots will be large enough throughout the development to provide green space as they will be approximately 92 feet wide and 150 to 164 feet deep.

The developers are proposing duplexes, tri-plexes and four-plexes for these lots.

Sidewalks will be required along Opportunity Drive and within the subdivision per subdivision regulations. It has been proposed that sidewalks will be constructed on each lot at the time the driveway to a dwelling is constructed. There is a statement in the covenants and restrictions for this subdivision stating that each land owner will be responsible for constructing the sidewalk in front of their lot. Planning Staff also suggests that there be some sort of timeframe for completion of the sidewalks once the majority of the subdivision lots have been built on. The plat shows the minor streets as being a 50 foot dedicated right-of-way and Opportunity Drive (a collector street) as a 60 foot right-of-way. Pavement widths are indicated as 25 feet for the minor streets and 30 feet along Opportunity Drive. Stormwater

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detention has not been designed yet but the shaded areas on the plat indicate areas that will be used for detention purposes. The proposed extension of sewer and water utilities are shown on the plat. All lots will have a minimum front yard setback of 35 feet except for the corner lots where the front setback will be as shown on the plat. The minimum rear yard setback will be 25 feet with the side yard setback being 10 feet on interior lots and corner lots are as shown on the plat. The developers are also proposing in the covenants and restrictions that there will be no re-subdividing or combining of lots for multiple residences. If approved this would eliminate the potential for residential PDP's from this subdivision. Ms. Dowdy stated that the Planning Staff is concerned with the wording in the covenants and restrictions concerning the waiving of restrictions. They have made Mr. Jennings aware of this as it could become a concern for the others who have already purchased property in the subdivision. Utility extensions are being designed for access to this proposed subdivision. The subdivision plat has been reviewed by the Fire & Sanitation Department. Commissioner Perry asked if there could be a notation made in the covenants and restrictions where the majority of the property owners would have to approve any deviations. Mr. Crice explained that Arbor Creek actually has put a similar statement with that language in their covenants and restrictions. Ms. Dowdy added that the developers are also looking at forming a home owners association for this subdivision. She said that the Future Transportation Map in the Comprehensive Plan shows that Walmart Drive has been looked at for several years as a north south connection to Hwy 80. The construction of Opportunity Drive is a step in helping to accomplish this in the future.

Matt Jennings, 1671 Valentine Road, New Concord, Kentucky was sworn in. Mr. Jennings started by saying that the suggested changes in the covenants and restrictions would be no problem. Mr. Jennings stated since the last meeting he had been approached and asked several questions about this proposal. He has put together several statistics on real estate markets and according to those numbers, single adults and families are the majority of tenants for these type projects. Mr. Jennings said that they also ran statistics on vacancies nationwide with results of 80% occupancies being considered ok and 90% considered very well. In Murray real estate appraisers are assessing 98% occupancy rate on rental property; thus, they see a huge need for this type of development. Mr. Jennings said when multi-family is mentioned in a college town, it is assumed that they are targeting college students. That is not the case at all in this proposal; the target is actually for single adults and families. The purpose for purchasing this particular piece of property is because of the location it has an easy access to jobs in Murray, Mayfield and Benton. He continued that it is a decent location to the college; however, it does not compare to the competition for college rentals. Mr. Jennings went on to say that SBG's rental properties are 80-90 percent non-college students. He continued that there hasn't been anything of this nature built in Murray in the past 10-15 years and to his knowledge Fallbrook and Deer Meadows are the only two developments of this type in Murray. The development plan for the property is to have one to four family units per lot. The density of the proposed development is seven or eight units per acre and the medium density allows for up to twelve units per acre. There are 116 lots in the development. The plan is to develop Phase I first with 31 lots and then to develop Phase II and III. According to the way the market develops will determine the amount of time that it will take to complete this development (which could be from 10-20 years). Mr. Jennings stated that City West LLC, and West Wind Rentals, LLC plan to keep a portion of these lots and build on them. There have been some concerns voiced that the development could end up being all fourplexes, but that is not the intention at all. Mr. Jennings said that each lot is adequate size for a four-plex; however, they would like to limit the amount of four-plexes to a maximum of 35-40 percent. They would like a good mix of homes in this subdivision. Mr. Jennings said that the front setbacks will be 35 feet. He learned from the construction of Riverfield Estates that a 25 foot setback with a 16 foot wide driveway did not leave adequate room for visitor parking for a three bedroom home. With the 35 foot setback, all of the buildings will be the same distance from the street and hopefully the extra space will help to keep

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parking off the streets. Mr. Jennings stated that he likes to install sidewalks in his developments but he personally thinks that they need to be built when the driveways are constructed.

Commissioner Medlock told Mr. Jennings that she was very disappointed with the proposed development. Mr. Jennings had brought another proposed development on Hwy 94 West before the Planning Commission the previous month and she felt it was the kind of development Murray needs. According to training she has received concerning housing wants and needs, this proposal will not meet those needs. She agreed that this location will be close to jobs in the Industrial Park; however, the new jobs that will be coming to Murray will be paying very good wages; therefore, she does not feel that those employees will be living in duplexes and four-plexes. The hope is that those individuals will buy into the larger upper scale subdivisions. Ms. Medlock stated that affordable housing is needed in this community, but she does not think that cramming people into a 50 acre subdivision with 116 lots is the answer. Mr. Jennings argued that the proposal is actually very low density. The lots are oversized and the plan was very well thought out. There will be a home owner's association and Mr. Jennings and his partners will control it because they will own the majority of the lots. Ms. Medlock said that according to the census, Murray's growth rate is less than 1% measured in the city or the county and their rentals are at 80% occupancy. Ms. Medlock continued that she cannot imagine that the city will be able to support the amount of infrastructure that a development of this size will require, referring to North 16th, Utterback and Poor Farm Road being narrow streets. Ms. Medlock stated as we start moving toward the Comprehensive Plan, we need to measure and understand housing needs in Murray. She said the Planning Commission should look at the impact for the entire development and not just Phase I of this subdivision. Ms. Medlock continued on about aspects Mr. Jennings proposed with the previous development she would like to

see with this proposal as well. Ms. Medlock said individuals who may live in multi-family housing would also like similar quality of life characteristics to Mr. Jennings' other developments. Mr. Jennings agreed with a lot of things that Ms. Medlock said; however, he disagreed with the 80% occupancy numbers in Murray for rentals. He felt it was much higher.

Mr. Jennings said this property was chosen partly because the Future Land Use Map is showing it as medium density and this proposal will actually be one of the lower populated developments in Murray. Mr. Jennings stated there is a property adjacent to this property that is for sale and on the long range plan as low density. He didn't buy that property because he couldn't figure out how to develop it with houses in order to make the development work for him at this time. He said that in looking at the long range plan, there is a lot of room for low density housing, B-2 and R-4 in this particular area and he thinks that this proposal lines up. The property is not ideal for single family housing because it is across the road from an industrial site. He continued that everyone cannot afford to live in Saratoga Springs, but his objective is to build something as nice for others who do not have that luxury. He added that there is a large turnover in Murray which actually provides an opportunity for people to rent instead of buy. Mr. Jennings said that he had always envisioned a road connecting Hwy 80 to Walmart Drive just as the city has. The road that they are proposing to build (Opportunity Drive) will be an important part of that connection. Commissioner Jobs told Mr. Jennings that Murray needs affordable single family housing. She asked what percent would Mr. Jennings and his partners own of the single family affordable detached housing. Mr. Jennings replied by stating the statistics say the development will be 72% single housing; however, there will be no single family detached dwellings. Mostly they are looking at two, three and four-unit buildings. When the lots are sold the property owner will have the option of building a house on that lot if they choose. Ms. Jobs asked if there was a need for the type of housing that Mr. Jennings is proposing or if it was for investment purposes. Mr. Jennings replied that there is a far greater need for that type of housing. He tried to start building housing for \$120,000 in Riverfield Estates and after a while knew it was impossible. Mr. Jennings said that he thinks there is a misconception that everyone wants a

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standalone home, when in fact that is not the case. A lot of people take some security out of someone else living in the same building with them. Mr. Jennings said that he wouldn't be investing his time and money if he thought this couldn't sustain. Ms. Dowdy also referred to the following statement in the covenants and restrictions: The property shall be used for residential purposes only. No structure shall be erected, altered, placed or permitted to remain on any portion of the said lot other than one multi-family dwelling and one detached outbuilding. She suggested that Mr. Jennings have the wording changed to allow a single family detached dwelling or a multi-family dwelling. Mr. Jennings agreed to have that statement changed. While visiting other cities to get ideas he has found that duplexes, tri-plexes and single family homes are often incorporated into a subdivision together. The idea of segregation of single family homes from everything else is quickly going away in most areas. Commissioner Davis said that in the "world that he lives in" he works with folks that live in duplexes and tri-plexes and their goal is to try to move these people into single family housing as quickly as they can because that is where these individuals ultimately want to be. Commissioner Perry agreed with Mr. Jennings in that all single family is not realistic. He said that he recently hired a new architect that is looking for an upper scale rental neighborhood where he can live for a couple of years. Mr. Jennings said there aren't any rental properties in Murray by that description; he gets that request every day. He added that he rents houses in Riverfield for \$1200-\$1400 a month and that doesn't make the payment on the house at a commercial rate. Mr. Jennings is convinced that the market for this type of property does exist.

Chairman Pavlick asked if there was anyone in the audience that would like to make a comment.

Patsy Tracy, 1510 Canterbury Drive, Murray was sworn in. Ms. Tracy stated that she can see both sides of this issue. She was thinking there must be a practical way for the Planning Commission to approve only Phase I of the project at this time and if it turns out to be successful and meets the needs of Murray, then approve the rest of the development at a later time. She thinks that approving the entire project at one time might not be realistic since you cannot foresee the problems with schools, services, fire, police or the sense of being in a community. She added when an area is overcrowded, you get situations where people are alienated and don't want to care for their property which leads to ghettos. These are proud people that need proper housing provided for them. Ms. Dowdy explained that the commissioners are only looking at Phase I for preliminary review at this time. Ms. Tracy said that it might be possible that Mr. Jennings is half right and that the commissioners are half right in their beliefs. She stated that she is a social worker and community developer by profession and ultimately she would like to see that individuals that move into any part of Murray feel like they belong and have a sense of pride. She concluded that if Mr. Jennings can prove this, then she has no problems with the proposal.

Karen Welch, 1321 Main Street, Murray was sworn in. Ms. Welch stated that she and her husband Mark were there representing New Life Christian Church. They own the R-2 property to the west of this proposed development. She indicated that she had previously voiced some concerns to Mr. Jennings and he made her feel better by explaining the kinds of structures that he was proposing. She stated that there are some really nice homes near this property and since those land owner's properties were not adjoining this proposed development they were not notified of the meeting. Ms. Welch said if she lived in one of those homes, she would be concerned about this proposal, her property values and the additional traffic. Ms. Welch much prefers smaller density and she agrees with some of what Ms. Medlock and Ms. Jobs had previously said. Ms. Welch realizes that there has to be development and that people need nice places to live with the potential to move into a home. She thinks that Mr. Jennings has intentions of doing a good job. Her greatest concern is that Mr. Jennings will eventually sell the development to someone else; thus, she fears the unknown. She added that she knew the commissioners were only

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approving Phase I at this point, but cautioned that with approval of Phase I - Phase II and Phase III will be dictated.

Howard Brandon, 1401 South 12th Street, Murray was sworn in. Mr. Brandon said that he could not hear Ms. Medlock's objection and he asked her to repeat that for him. Commissioner Medlock stated that her objection was against the number of lots in the proposed development. She thinks there are too many. She added that she understands that it is listed on the Future Land Use plan as Medium Density; however, she does not think that this will be an appropriate use for the land. Ms. Medlock said that she thinks the property should be Low Density with single family homes. Mr. Brandon said that he heard Ms. Jobs say that Murray needs

affordable housing and everyone is not able to build on a two acre lot but there are a lot of people that can afford duplexes and four-plexes. He concluded that it is the Planning Commission's place to meet and get the kind of houses in Murray that people can afford.

Chairman Pavlick asked the commissioners if they were ready for discussion and to make a motion.

Marc Peebles made a motion to approve the preliminary subdivision plat for Phase I of Vintage Hills Subdivision contingent upon it meeting all subdivision regulations with the provision of the road width as noted earlier and that the covenants be changed to allow single family detached and multi-family dwellings. Kevin Perry seconded the motion and the motion carried with a 6-1 roll call vote. Mary Anne Medlock voted no and Ed Davis abstained

Review of revised final plat for residential planned development project on Lowes Drive — Troy Stovall: Justin Crice used a Power Point presentation to show the property on Lowes Drive owned by Troy Stovall. Mr. Stovall received final plat approval from the Planning Commission on a residential PDP in March of this year. A conditional use permit was approved by the BZA for this PDP in February with a 56 parking space variance. While in the process of doing some site grading, Mr. Stovall felt there was an opportunity to improve the flow of traffic on the property and lay out of the development from the initial proposal. The proposed change is on the west side of the development where the drive aisle will now be located between two buildings. In doing this, Mr. Stovall will be moving a building on the west side of the property forward past the required 50 foot front yard setback line. Mr. Stovall received a 15 foot front yard setback variance on the north side of the property (if needed). Mr. Stovall is requesting to add one additional unit to a building that previously had three units on the north side which will bring the total number of units on the property to 60. Two parking spaces were added for the additional unit. The three phases of the development have been rearranged because of the construction of the detention area and the sewer location. Phase I will now encompass the entrance to the property and the southwest corner of the development with 22 units. Phase II will be the southeast corner of the property with 22 units and Phase III will be 16 units on the north side nearest the detention area. The units will still be the same size at 16.6 feet x 36 feet and the property will maintain a minimum 24 foot drive aisle around the development. Ms. Dowdy explained that the proposed units on the south side of Phase I and II will be two-story, where the second floor will actually be level with the ground and the first floor will be a walkout basement.

Chairman Pavlick asked Mr. Stovall to come forward.

Troy Stovall, 151 Lakesong Lane, Murray was sworn in. Mr. Stovall explained that originally they intended on building a retaining wall but later decided to back the structure into the hillside where the first floor will have a walkout basement in the front. The kitchen and living room will be located on the first floor and the bedrooms will be on the second floor with a ground level exit. Mr. Stovall said that there

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would be more green space for the units now. Mr. Stovall added that they plan on supplying all the utilities and this new design will be more economical with the basement approach. He explained that construction will be easier with the phases as they are shown now.

Kevin Perry made a motion to approve the Revised Final Plat for the Residential Planned Development Project on Lowes Drive for Troy Stovall as presented with the addition of one unit and the north & northwest buildings being located 35 feet off the front property line. This is contingent upon BZA approval and the stormwater detention plans being submitted and approved with the project meeting all other city regulations. Ed Davis seconded the motion and the motion carried with an 8-0 roll call vote.

Amend Bylaws: Section V — Reimbursement: Ms. Dowdy explained that during the budget process of the City Council an increase in compensation was adopted for the different boards. The increase in compensation will go from \$40 to \$50 per meeting attended. Ms. Dowdy said that she needed a motion to amend the bylaws stating this change.

Marc Peebles made a motion to amend Section V — Reimbursement of the Bylaws to increase the compensation for the Planning Commissioners from \$40 to \$50 per meeting attended. Loretta Jobs seconded the motion and motion carried unanimously.

Questions and Comments: Commissioner Davis asked what time period was given for the review for The Gates. Mr. Crice replied that he thought that the Planning Staff was to report back to the commissioners after 90 days on the progress that was being made. He added that the report should be available next month.

Ms. Dowdy announced two upcoming continuing education sessions: August 15th at Bowling Green and August 22nd at Kentucky Dam. She stated that she would e-mail the commissioners their updated hours.

Adjournment: Marc Peebles made a motion to adjourn. Ed Davis seconded the motion and the motion passed with a unanimous vote. The meeting adjourned at 7:14 p.m.

Recording Secretary, Reta Gray

/ Chairman, Ed Pavlick