

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JULY 21, 2015
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, July 21, 2015 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Jim Foster, John Krieb, Ed Davis, Ed Pavlick, Tom Kind, Marc Peebles and Loretta Jobs

Commissioners Absent: Robin Zhang

Also Present: Candace Dowdy, Robert Jeffries, Reta Gray, Officer Tim Fortner, Attorney David Perlow, Hawkins Teague, Gary Keckley, Andy Gupton, Robert Pilgrim, Brandon Edmiston, Irene Cummings Bobby Deitz, Rick Johnston, Fonda Duncan, Jean Lorah, Jimmy Jones, Nicky Lovett and public audience

Chairman Ed Pavlick called the meeting to order and welcomed all guests and applicants. He then asked if there were any changes, additions or deletions to the minutes from the June 16, 2015 regular meeting.

Loretta Jobs made a motion to approve the minutes from the June 16, 2015 Planning Commission regular meeting as presented. Jim Foster seconded the motion and the motion carried unanimously.

Annexation Request: Request to annex 0.74 acres located at 170 Utterback Road – Good Works Unlimited, LLC: Candace Dowdy stated that Gary Keckley with Good Works Unlimited has submitted a request to annex a 0.74 acre tract of land into the city limits of Murray in exchange for city services. Good Works Unlimited LLC operates the Hickory Woods Senior Living Community located east of the property being proposed for annexation. This tract of land will be incorporated with the property to the south and developed as a residential PDP known as *“The Villages at Hickory Woods”*; thus, making both developments accessible through a connecting road that will circle the northern part of the property. The request for annexation meets all the criteria as outlined in KRS 81A. The property falls within the Urban Service Area and is suitable for development purposes. Utilities are available and the property owner has requested the annexation; therefore, the request is consensual. Gary Keckley (representative with Good Works Unlimited) was in attendance to answer any questions.

John Krieb made a motion to forward a recommendation to the City Council to annex the 0.74 acres located at 170 Utterback Road and owned by Good Works Unlimited, LLC. The recommendation is based on the following findings of fact: the owner has submitted a written request for annexation; the property is contiguous to the current city limits on the east and south sides; city utilities are available; and the property falls within the Urban Service Area. The property is suitable for development purposes and it provides two way access to the facilities on the various properties associated with this development which is something the commission desires. Marc Peebles seconded the motion and the motion carried with a 7-0 roll call vote.

Public Hearing: Preliminary Plat for planned development project known as Poplar Place Development located on Poplar Street – Andrew Gupton: Robert Jeffries explained that Andy Gupton is requesting Preliminary Plat approval for a multi-family residential planned

Murray Planning Commission Regular Meeting
Tuesday, July 21, 2015

development project to be located on Poplar Street between Woodlawn Avenue and South 15th Street. The property is zoned R-4 and currently consists of seven individual lots that will be consolidated into one tract of land if the project is approved. The project will consist of 42 units of which there will be 40 two-story townhouse units and two existing one-story houses on South 15th Street. The breakdown of the new units will be 35 two-bedroom, 2 one-bedroom and 3 three-bedroom apartments. There will be one access to the property off Poplar Street with street access to the existing houses off South 15th Street. The total number of parking spaces required for this development will be 123 parking spaces. The preliminary plat shows 95 parking spaces (which calculates to 2.25 spaces per dwelling unit). The plat also shows six bike racks placed throughout the development. All building setbacks are being met. Stormwater detention will be required for this project. The plat shows a detention pond on the south end of the property. Appropriate screening and landscaping that meets city regulations will be required since this project is adjacent to R-2 (single family) residential zoning. The plat also indicates a sign that will be placed at the front of the development along Poplar Street. Mr. Jeffries showed renderings of what the new development and townhouses would look like. Chairman Pavlick voiced a concern that there was only one entrance into the development. He explained that in the past the commissioners had discussed the possibility of a disaster and how the residents and emergency personnel would be able to get in or out of a development with only one access. (It was noted that Dickie Walls, Fire Marshal had reviewed the plat and was okay with the access to all units.) Ms. Dowdy explained that if there should be an emergency, there is ample room for access through the green space area between the houses that are facing South 15th Street. Mr. Jeffries stated that they had received five responses in support of the proposal. They also had one conversation with an adjoining property owner that had some concerns. The responses were entered as exhibits.

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

Andy Gupton (developer for the project) came forward and was sworn in. He explained that the development would have connecting sidewalks and would be close to the university; thus, they would obviously be targeting students and faculty for tenants. These units will also be within a close proximity to the city schools and available for families. Upscale living with strong emphasis on outdoor green space and energy efficient living within the development is being offered. Mr. Gupton added that they have situated the buildings as far back from the property lines as possible to allow for the planting of trees for screening between the R-2 and R-4 areas, but they would be willing to also put up fencing to work as a barrier if that was what the commissioners would like. Mr. Gupton stated that there has been an abundance of green space added to the project; however, that can be cut back if the commissioners see the need for additional parking spaces. The units on the east side of the development will have balconies on the front of the buildings to assure privacy for the R-2 zoned area that backs up to the east side. The units on the west side of the development will have patios on the back side.

The following people came forward to speak in favor of the project and were sworn in: Robert Pilgrim, Brandon Edmiston and Irene Cummings. The significance of redevelopment of the entire area; walkability to schools, businesses and restaurants; the possibility of the use of solar panels; and the increase in property values were all noted as positive responses to the proposal. Bobby Deitz (BFW Engineer for the project) was sworn in. Mr. Deitz explained the water

Murray Planning Commission Regular Meeting
Tuesday, July 21, 2015

detention and revealed the manner in which the final work would actually reduce the amount of water that is currently running across that property as well as neighboring properties. Mr. Deitz said this work should make huge improvements to the surrounding properties.

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

The following people came forward individually and were sworn in: Fonda Duncan, Jean Lorrain, Jimmy Jones, and Nicky Lovett. The following concerns were voiced:

- Parking issues
- Additional traffic to the area
- Too many people for the area
- Additional noise
- Previous proposal had been for duplexes and now two-story townhouses are being proposed which significantly changed the density of the area
- Water issues

Chairman Pavlick asked for rebuttal at that time.

Andy Gupton came forward and reiterated the improvements that are going to be made to the water flow. He then referred to the Comprehensive Plan and explained that this proposal is below the density level for the R-4 (Medium Density) zoning regulations. 64 units are allowed for this size property and they only plan to have 42 units (34 percent less than allowed). Mr. Gupton said they are staying inside the city guidelines and developing land that has been undeveloped. He concluded that the tax bases will be improved for the fire, police and schools.

Nicky Lovett came forward and said that he is against the proposed amount of units in this development. If this should be approved, he would like for the City to see that all the water issues are addressed for this project.

The public hearing was closed and turned back to the commissioners for discussion and a motion.

John Krieb made a motion to approve the Preliminary Plat for Poplar Place Development contingent upon the Board of Zoning Adjustments approving the Conditional Use Permit and the project meeting all other city regulations. The project will contain less units than allowed for the size of the development; it meets the Comprehensive Plan's projection for medium density in the area; and approval should be contingent upon the developer working with the City in order to solve the drainage problem on Vine Street. Jim Foster seconded the motion. The motion carried with a 7-0 roll call vote.

Questions and Comments: John Krieb asked for an update on vacancies on the Planning Commission. Ms. Dowdy explained that Mary Anne Medlock had recently resigned her positions on both the Planning Commission and BZA. Also, Kevin Perry had resigned his position from the Planning Commission a couple of months earlier. She said that appointments

Murray Planning Commission Regular Meeting
Tuesday, July 21, 2015

were being decided upon and the Mayor would be taking some names to the City Council for approval in upcoming meetings.

Loretta Jobs asked about a connection between University Square on North 12th Street and the new Bank of Cadiz parking lots. Ms. Jobs stated for safety reasons she thought it would be beneficial to have these two lots adjoined. Ms. Dowdy stated that she would check into that and get back to Ms. Jobs.

Ms. Dowdy explained that Commissioner Robin Zhang had attended a conference that she would like to submit as continuing education credits. Ms. Dowdy said that she had reviewed the topics and she felt like nine hours of the conference would be relevant to HB55 requirements.

Loretta Jobs made a motion to accept the training that Commissioner Robin Zhang had attended as continuing education hours. Marc Peebles seconded the motion and the motion carried unanimously.

Adjournment: Ed Davis made a motion to adjourn. John Krieb seconded the motion and the motion passed unanimously. *The meeting adjourned at 6:12 p.m.*

Chairman, Ed Pavlick

Recording Secretary, Reta Gray

MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JULY 21, 2015
5:00 P.M.

The Murray Planning Commission met in regular session on Tuesday, July 21, 2015 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Jim Foster, John Krieb, Ed Davis, Ed Pavlick, Tom Kind, Marc Peebles and Loretta Jobs

Commissioners Absent: Robin Zhang

Also Present: Candace Dowdy, Robert Jeffries, Reta Gray, Officer Tim Fortner, Attorney David Perlow, Hawkins Teague, Gary Keckley, Andy Gupton, Robert Pilgrim, Brandon Edmiston, Irene Cummings Bobby Deitz, Rick Johnston, Fonda Duncan, Jean Lorah, Jimmy Jones, Nicky Lovett and public audience

Chairman Ed Pavlick called the meeting to order and welcomed all guests and applicants. He then asked if there were any changes, additions or deletions to the minutes from the June 16, 2015 regular meeting.

Loretta Jobs made a motion to approve the minutes from the June 16, 2015 Planning Commission regular meeting as presented.

Jim Foster seconded the motion and the motion carried unanimously.

Annexation Request: Request to annex 0.74 acres located at 170 Utterback Road — Good Works Unlimited, LLC: Candace Dowdy stated that Gary Keckley with Good Works Unlimited has submitted a request to annex a 0.74 acre tract of land into the city limits of Murray in exchange for city services. Good Works Unlimited LLC operates the Hickory Woods Senior Living Community located east of the property being proposed for annexation. This tract of land will be incorporated with the property to the south and developed as a residential PDP known as "The Villages at Hickory Woods; thus, making both developments accessible through a connecting road that will circle the northern part of the property. The request for annexation meets all the criteria as outlined in KRS 81A. The property falls within the Urban Service Area and is suitable for development purposes. Utilities are available and the property owner has requested the annexation; therefore, the request is consensual. Gary Keckley (representative with Good Works Unlimited) was in attendance to answer any questions.

John Krieb made a motion to forward a recommendation to the City Council to annex the 0.74 acres located at 170 Utterback Road and owned by Good Works Unlimited, LLC. The recommendation is based on the following findings of fact: the owner has submitted a written request for annexation; the property is contiguous to the current city limits on the east and south sides; city utilities are available; and the property falls within the Urban Service Area. The property is suitable for development purposes and it provides two way access to the facilities on the various properties associated with this development which is something the commission desires. Marc Peebles seconded the motion and the motion carried with a 7-0 roll call vote.

Public Hearing: Preliminary Plat for planned development project known as Poplar Place Development located on Poplar Street — Andrew Gupton: Robert Jeffries explained that Andy Gupton is requesting Preliminary Plat approval for a multi-family residential planned

112

Murray Planning Commission Regular Meeting Tuesday, July 21, 2015

development project to be located on Poplar Street between Woodlawn Avenue and South 15th Street. The property is zoned R-4 and currently consists of seven individual lots that will be consolidated into one tract of land if the project is approved. The project will consist of 42 units of which there will be 40 two-story townhouse units and two existing one-story houses on South 15th Street. The breakdown of the new units will be 35 two-bedroom, 2 one-bedroom and 3 three-bedroom apartments. There will be one access to the property off Poplar Street with street access to the existing houses off South 15th Street. The total number of parking spaces required for this development will be 123 parking spaces. The preliminary plat shows 95 parking spaces (which calculates to 2.25 spaces per dwelling unit). The plat also shows six bike racks placed throughout the development. All building setbacks are being met. Stormwater detention will be required for this project. The plat shows a detention pond on the south end of the property. Appropriate screening and landscaping that meets city regulations will be required since this project is adjacent to R-2 (single family) residential zoning. The plat also indicates a sign that will be placed at the front of the development along Poplar Street. Mr. Jeffries showed renderings of what the new development and townhouses would look like. Chairman Pavlick voiced a concern that there was only one entrance into the development. He explained that in the past the commissioners had discussed the possibility of a disaster and how the residents and emergency personnel would be able to get in or out of a development with only one access. (It was noted that Dickie Walls, Fire Marshal had reviewed the plat and was okay with the access to all units.) Ms. Dowdy explained that if there should be an emergency, there is ample room for access through the green space area between the houses that are facing South 15th Street. Mr. Jeffries stated that they had received five responses in support of the proposal. They also had one conversation with an adjoining property owner that had some concerns. The responses were entered as exhibits. The public hearing was opened and Chairman Pavlick asked if there was anyone that wished to speak in favor of the proposal. Andy Gupton (developer for the project) came forward and was sworn in. He explained that the development would have connecting sidewalks and would be close to the university; thus, they would obviously be targeting students and faculty for tenants. These units will also be within a close proximity to the city schools and available for families. Upscale living with strong emphasis on outdoor green space and energy efficient living within the development is being offered. Mr. Gupton added that they have situated the buildings as far back from the property lines as possible to allow for the planting of trees for screening between the R-2 and R-4 areas, but they would be willing to also put up fencing to work as a barrier if that was what the commissioners would like. Mr. Gupton stated that there has been an abundance of green space added to the project; however, that can be cut back if the commissioners see the need for additional parking spaces. The units on the east side of the development will have balconies on the front of the buildings to assure privacy for the R-2 zoned area that backs up to the east side. The units on the west side of the development will have patios on the back side.

The following people came forward to speak in favor of the project and were sworn in: Robert Pilgrim, Brandon Edmiston and Irene Cummings. The significance of redevelopment of the entire area: walkability to schools, businesses and restaurants; the possibility of the use of solar panels; and the increase in property values were all noted as positive responses to the proposal. Bobby Deitz

(BFW Engineer for the project) was sworn in. Mr. Deitz explained the water detention and revealed the manner in which the final work would actually reduce the amount of water that is currently running across that property as well as neighboring properties. Mr. Deitz said this work should make huge improvements to the surrounding properties.

113
Murray Planning Commission Regular Meeting Tuesday, July 21, 2015

Chairman Pavlick asked if there was anyone that wished to speak in opposition to the proposal. The following people came forward individually and were sworn in: Fonda Duncan, Jean Lorrain, Jimmy Jones, and Nicky Lovett.

The following concerns were voiced:

- Parking issues
- Additional traffic to the area
- Too many people for the area
- Additional noise
- Previous proposal had been for duplexes and now two-story townhouses are being proposed which significantly changed the density of the area
- Water issues

Chairman Pavlick asked for rebuttal at that time.

Andy Gupton came forward and reiterated the improvements that are going to be made to the water flow. He then referred to the Comprehensive Plan and explained that this proposal is below the density level for the R-4 (Medium Density) zoning regulations. 64 units are allowed for this size property and they only plan to have 42 units (34 percent less than allowed). Mr. Gupton said they are staying inside the city guidelines and developing land that has been undeveloped. He concluded that the tax bases will be improved for the fire, police and schools.

Nicky Lovett came forward and said that he is against the proposed amount of units in this development. If this should be approved, he would like for the City to see that all the water issues are addressed for this project.

The public hearing was closed and turned back to the commissioners for discussion and a motion.

John Krieb made a motion to approve the Preliminary Plat for Poplar Place Development contingent upon the Board of Zoning Adjustments approving the Conditional Use Permit and the project meeting all other city regulations. The project will contain less units than allowed for the size of the development; it meets the Comprehensive Plan's projection for medium density in the area; and approval should be contingent upon the developer working with the City in order to solve the drainage problem on Vine Street. Jim Foster seconded the motion. The motion carried with a 7-0 roll call vote.

Questions and Comments: John Krieb asked for an update on vacancies on the Planning Commission. Ms. Dowdy explained that Mary Anne Medlock had recently resigned her positions on both the Planning Commission and BZA. Also, Kevin Perry had resigned his position from the Planning Commission a couple of months earlier. She said that appointments

114

Murray Planning Commission Regular Meeting Tuesday, July 21, 2015

were being decided upon and the Mayor would be taking some names to the City Council for approval in upcoming meetings.

Loretta Jobs asked about a connection between University Square on North 12th Street and the new Bank of Cadiz parking lots. Ms. Jobs stated for safety reasons she thought it would be beneficial to have these two lots adjoined. Ms. Dowdy stated that she would check into that and get back to Ms. Jobs.

Ms. Dowdy explained that Commissioner Robin Zhang had attended a conference that she would like to submit as continuing education credits. Ms. Dowdy said that she had reviewed the topics and she felt like nine hours of the conference would be relevant to HB55 requirements.

Loretta Jobs made a motion to accept the training that Commissioner Robin Zhang had attended as continuing education hours.

Marc Peebles seconded the motion and the motion carried unanimously.

Adjournment: Ed Davis made a motion to adjourn. John Krieb seconded the motion and the motion passed unanimously. The meeting adjourned at 6:12 p.m.

Chairman, Ed Pavlick Recording Secretary, Reta Gray