

MURRAY PLANNING COMMISSION MINUTES
JANUARY 18, 2005

The Murray Planning Commission met in regular session on Tuesday, January 18, 2005 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commission Members Present: Howard Koenen, Nelson Shroat, Marc Peebles, Tom Kind, Dave Ramey, Richard Vanover, Ed Pavlick and Mike Lovins

Commission Members Absent: Loretta Jobs and Ed Davis

Also Present: David Roberts, Candace Dowdy, Michael Pitman, Sam Perry and public audience

Chairman Richard Vanover called the meeting to order and welcomed the guests. He asked for approval of the regular meeting minutes from the December 14, 2004 meeting. **Nelson Shroat made a motion to approve the minutes. Howard Koenen seconded the motion. The motion carried by a unanimous voice vote.**

Update On Hal Estates Subdivision—Robertson Road North—Sue Spann: Candace Dowdy stated that the subdivision was located on the east side of Robertson Road North across from Hunter's Pointe Subdivision. Ms. Dowdy stated that the preliminary plat was presented to the Planning Commission for approval on March 18, 2003. At that time, the property was zoned Agricultural and the only city utility service available was water. Ms. Dowdy stated that on March 18, 2003 the plat was approved contingent upon meeting all city regulations and being rezoned to R-2. Ms. Dowdy stated that on March 16, 2004 a six month extension was granted for the preliminary plat, which expired in September, 2004. David Roberts stated that gas service was now available as well. Ms. Dowdy stated that the Planning Department just received a corrected plat today but it had not been reviewed. Ms. Dowdy stated that the construction of the sewer lines had just been approved by the state. Ms. Dowdy stated that the corrected plat showed new sanitary sewer and storm drainage easements and showed the location of a proposed sanitary sewer booster station. Ms. Dowdy stated that the roadway and drainage plans had just been submitted by Kim Oatman, but had not been reviewed. David Roberts stated that the reason for the delay was a combination of Mr. Spann passing away, GRW waiting to design the sewer main extension and the city finalizing a sewer construction bid contract. Tom Dowdy, representing Ms. Spann, stated that Ms. Spann was currently accepting bids for sewer main construction and was actively moving forward with the project. Chairman Vanover asked how long of an extension the staff recommended. Ms. Dowdy stated that the Planning Department recommended a 12-month extension. Chairman Vanover asked if that would be enough. Tom Dowdy stated that as long as construction was begun within that year, Ms. Spann would have another year to complete the work. Chairman Vanover called for a motion. **Ed Pavlick made a motion to grant a 12-month extension retroactive from September, 2004, forward, expiring September 31, 2005. Mike Lovins seconded the motion. The motion carried with an 8-0 vote.**

Update On Proposed Ordinance for Bed & Breakfasts: Candace Dowdy followed up on the December presentation of a proposed Bed & Breakfast ordinance and stated that the

Planning staff was still in the process of researching which areas in Murray that a Bed & Breakfast should be allowed as a conditional use. Ms. Dowdy stated that the central downtown historical area is being considered as well, but there may be limited locations available for Bed & Breakfasts. Ms. Dowdy also stated that the Planning staff was making revisions according to the changes that the Planning Commissioners recommended in the December regular meeting. Ms. Dowdy asked the commissioners if there were any questions or concerns for the staff regarding this proposed ordinance. The Planning Commission had no questions or comments.

Update On Proposed Ordinance for Cellular Antenna Regulations: Mike Pitman stated that there were no cellular tower antenna regulations in the City of Murray Zoning Ordinance at this time and that was the reason he was recommending moving forward with the adoption of cellular antenna regulations. Mr. Pitman stated that there was very little that the local planning commission could change about regulating cellular antenna towers, with the exception of proof of attempt to co-locate on an existing tower. Mr. Pitman stated that the Kentucky Revised Statutes already required comprehensive documentation be supplied to the local planning commission prior to beginning construction. Commissioner Nelson Shroat asked if there was a maximum height for new cellular towers. Mr. Pitman stated that the maximum height was 200 feet. Commissioner Ed Pavlick asked if an applicant could construct a tower without the confirmation of a customer-base. Mr. Pitman stated that the nature of the uniform application process tends to limit speculative cellular tower builders. Commissioner Marc Peebles asked if the regulations would only apply to towers proposed within the city limits. Mr. Pitman stated that the regulations would apply to the entire Planning Commission jurisdiction and ½ mile outside their jurisdiction. Chairman Vanover asked if the commissioners were satisfied with the regulations and then asked for a motion. **Mike Lovins made a motion to move forward with the process in adopting a proposed ordinance for the cellular antenna regulations. The motion carried with an 8-0 vote.**

Being of no further business, **Nelson Shroat made a motion to adjourn the meeting. Ed Pavlick seconded. The motion carried with an 8-0 voice vote.**

Continuing Education Training followed the regular meeting.

Chairman, Richard Vanover

Recording Secretary, Sam Perry