

**MURRAY PLANNING COMMISSION MINUTES  
SPECIAL MEETING  
FEBRUARY 22, 2005**

The Murray Planning Commission met in special session on Tuesday, February 22, 2005 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5<sup>th</sup> Street.

**Commissioners Present:** Ed Davis, Tom Kind, Howard Koenen, Mike Lovins, Marc Peebles, Nelson Shroat, Dave Ramey and Richard Vanover

**Commissioners Absent:** Loretta Jobs and Ed Pavlick

**Also Present:** Candace Dowdy, David Roberts, Sam Perry, Mike Pitman, Mayor Rushing, Don Elias and public audience

Chairman Vanover called the meeting to order. Chairman Vanover stated that this was a special called meeting requested by The Murray Bank.

**Advisory Meeting On Proposed Construction Of The New Murray Bank Building—700B North 12<sup>th</sup> Street:** Chairman Vanover recognized Ronnie Gibson. Mr. Gibson stated that the reason they were requesting a special called meeting was because they would like to get the commission's guidance on the construction of layout of their new building site. Mr. Gibson stated that they currently had a temporary building on the lot, and erected that building with the intention to abandon it, and replace it with a permanent one. Mr. Gibson stated that traffic flow was one of his major concerns in that area, and for that reason he would like to involve the planning commission, as well as his architect, Terry Blake of RBS Design, Owensboro, Kentucky. Mr. Gibson stated that their intentions were to bring some preliminary concepts to the commission and have a direction to go, then bring back a fine-tuned site plan, avoiding repeated corrections, and revisions.

Mr. Gibson explained, using the aerial photograph, the layout of the current temporary building, as well as the possible future access road that could extend from Cracker Barrel directly north, to the rear of the current bank building. Mr. Gibson explained that this design would allow more cars to wait at the light, without blocking north/south traffic. Mr. Gibson explained that this has been their idea, but that the property owner to the south, does not want to join up with their proposed road, so it will remain a concept idea. Mr. Gibson showed the location of a triangular strip of land, belonging to the State of Kentucky, that they had a verbal approval to purchase. The strip of land was located to the west of the current Murray Bank building and adjacent to the 12<sup>th</sup> Street right-of-way. Mr. Gibson stated that the southern entrance to the Murray Bank area used to be via a bridge, but has since been improved and the drainage to the east, has been turned to sod instead of rip rap. Mr. Gibson stated that the plans they have are drawn with the notion that the State will sell the strip of land to them which they could use for parking and/or landscaping.

Nelson Shroat entered the meeting.

Mr. Gibson referred to the three handouts: F, G and H. Mr. Gibson stated that their intentions were to finish the bulk of the construction prior to thanksgiving. Mr. Gibson mentioned a 50' ingress/egress easement, parallel to 12<sup>th</sup> Street that existed prior to them purchasing the property. Mr. Gibson stated that in all three of the plans, they were looking at a proposed building with some similar characteristics to the current building on South 12<sup>th</sup> Street, a footprint of 3000 square feet, a one-story structure, to avoid blocking line-of-sight from 12<sup>th</sup> Street to Big Lots and Orscheln. Mr. Gibson stated that all three plans made concrete curbing accommodations for a future access road to be extended from the property to the south. Mr. Gibson stated that soil borings of the building site were good, and that this area was previously wooded, not a dump as thought by some. Mr. Gibson stated that plan F allows parking on the south side of the drive, in which cars could back out into the drive, a potential hazard. Mr. Gibson stated that plans G and H block off through-traffic with a concrete curb. Mike Lovins asked how tractor-trailers would enter the property. Mr. Gibson explained that he needs to keep the southern 12<sup>th</sup> Street entrance open for tractor-trailers to enter for deliveries to the shopping center. Mr. Gibson stated that although his intentions were to connect the access road from one shopping center to the other, he did not want to create a dangerous raceway. Chairman Vanover asked if the car stacking area in the drive-through would block off the east/west drive. Mr. Gibson stated that it could if customers did not make a quick decision on which lane to take into the drive-through. Nelson Shroat asked if Mr. Gibson planned to have all four lanes open and Mr. Gibson confirmed that he did. Nelson Shroat asked what the 50 foot easement was for. Mr. Gibson stated that it was an access easement to be shared by the three shopping centers. Don Elias stated that the issue was how to treat the 50 foot easement: (1)keep it open (2)keep it open, but restrict it using traffic-calming techniques or (3)re-route it around the bank. Marc Peebles asked if the 121 bypass plans showed improvements on the east side of 12<sup>th</sup> Street. Don Elias stated that the plans showed a widened entrance to match up with the other side of 12<sup>th</sup> Street, but did not provide increased stacking space. Mr. Gibson reminded the commissioners that his long term plan was to close off the entrance from the south, where the bridge used to be, but in lieu of the property owner not wishing to allow a new southern entrance, that was not an option at this time. Mike Pitman asked if the property owners to the north had an access easement through the bank property. David Graham stated that the only cross-easements were parking easements. David Roberts stated that, to his knowledge, the 50-foot easement was created at the time that Cracker Barrel and the other outlots were developed. Mike Lovins stated that he was in favor of the plans that cut off north/south traffic, because it was a dangerous access road. Mr. Gibson stated that they had erected a stop sign for that very reason. Tom Kind stated that he was in favor of plan H because it blocks off north/south traffic, keeps bank traffic confined to an area, and blocks off the potential for a "racetrack," and further, prevents the customers in the back from backing into traffic. Mike Lovins stated that his main concern was allowing access for trucks. Mr. Lovins confirmed with Mr. Gibson that these plans were contingent upon the State of Kentucky selling the 22-foot triangle to the bank. Don Elias reminded the commissioners that stacking room exiting the bank property needed to be considered. Mike Lovins asked if it was a possibility to make one entrance, with entrance-only access. David Graham stated that it would be possible to open the curb cut-off section, and make it an exit-only access, and post it as such. Mr. Gibson stated that he also had intentions to provide a drive-through bypass, as was provided at the bank on South 12<sup>th</sup> Street. David Graham stated that these three drawings were the very best of 15 or 20 concept plans. Ed Davis asked if it was a concern that there was square

footage lost on the corner of the building. Mike Lovins asked for a clarification on what “parking spaces lost” meant. Mike Lovins stated that he was in favor of the one-way exit that Mr. Graham from the Murray Bank had mentioned. Ed Davis asked what the parking requirement would be. Sam Perry stated that 30 spaces would be required based on 6000 square foot gross floor area. Mr. Graham stated that they were in a unique situation because they were essentially landlords for Orscheln and Big Lots, as well as neighbors. Nelson Shroat stated that he was in favor of keeping the free flow of traffic open, even if it meant using speed bumps. Mr. Gibson stated that he originally wished to be in the building by December 1, 2005 and did not perceive being much past that date, with considerable construction done by Thanksgiving. Mr. Gibson thanked the planning commission for their time and stated that they would most likely come back for another planning commission meeting to present the final plan.

**Dave Ramey made a motion to adjourn. Ed Davis seconded the motion and the motion carried with a 8-0 vote.**

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Chairman, Richard Vanover

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Recording Secretary, Sam Perry