

**MURRAY PLANNING COMMISSION MINUTES
SPECIAL MEETING
APRIL 26, 2005**

The Murray Planning Commission met in special session on Tuesday, April 26, 2005 at 5:00 p.m. in the Murray Electric System Board Room at 401 Olive Street.

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

Commissioners Absent: none

Also Present: Candace Dowdy, Sam Perry, Mike Pitman, Henry Nance, Bill Whitaker and George Stockton

Chairman Vanover called the meeting to order and announced that this was a special-called meeting.

Request to Amend a Recorded Final Planned Development Project Plat, University Heights Lots 19 & 20—Brooklyn Drive—Henry Nance: Candace Dowdy presented the original PDP plat that was reviewed by the Planning Commission in 1997. Ms. Dowdy stated that the PDP was granted a rear setback variance of 8'. Ms. Dowdy stated that the side setbacks on the west property line ranged from 26' to 28'. Ms. Dowdy stated that the side setback on the east property line was 31'. Ms. Dowdy stated that this original plat had a note showing that the property would be serviced by individual trash cans for each apartment. Ms. Dowdy stated that in 2003 the Planning Commission granted a time extension because the project had never been started. Ms. Dowdy stated that at that time, City Planner, Mark Sallin, requested that the note on the plat referring to the trash cans be stricken from the plat, if the extension was approved, and a note referring to dumpster service be added. Ms. Dowdy stated that the plat was on two separate lots, with one entrance, totaling four (4) buildings with 24 units. Ms. Dowdy presented the new plat, of which Henry Nance was requesting approval. Ms. Dowdy explained that Dale Campbell the previous owner was in the process of selling the property to Mr. Nance. Ms. Dowdy stated that the city had requested Mr. Campbell to grant an additional 10' easement on the west property line, which made the easement 25' wide. Ms. Dowdy stated that the purpose of the wider easement was to provide space for a water main loop that would improve water supply to Murray Place, Tanglewood and University Heights. Ms. Dowdy stated that the easement had already been recorded. Ms. Dowdy stated that Mr. Nance is also requesting to increase the building depth from 32' to 35'. Ms. Dowdy stated that the buildings are shown shifted 6' to the east because of the widened utility easement. Ms. Dowdy stated that the project would be serviced by two dumpsters. In conclusion, Ms. Dowdy stated that the purpose of Mr. Nance's request is to provide a more economical layout for the apartments. Commissioner Shroat asked for a clarification on the dumpster service. Ms. Dowdy stated that she has spoken with the sanitation department and they will service them as needed and that they will have to be in an enclosed area. Commissioner Pavlick asked if there was more than one entrance to the project. Ms. Dowdy stated that the project was on a dead end street, but the emergency vehicle access was discussed in the 1997 review of the original plat.

Commissioner Pavlick stated that around that time the commission began to discuss emergency vehicle access more often. Ms. Dowdy stated that the project could possibly be accessed from the adjoining property line with Murray Place. Commissioner Ramey asked Mike Pitman to clarify the amending of a recorded PDP plat. Mr. Pitman reminded the commission of two previous amended PDP plats: Crass and Underwood. Mr. Pitman reminded the commission of the PDP approval process in the zoning ordinance. Mr. Pitman stated that the previous two amendments were minor and that the commission found them to be with the original intent for that particular project. Mr. Pitman stated that although the changes were minor, it should not be a habit to change a recorded plat. Mr. Pitman stated that he did not have a problem with this change, but that it was a coincidence that there had been three requests in the past 6 months. Ms. Dowdy stated that the planning department took a look at the changes and did not have a problem with them. **Mike Lovins made a motion to approve the amendments as shown on the plat based on the fact that these changes were in agreement with the original intent of the project. Marc Peebles seconded the motion and the motion carried with a 10-0 vote.**

Chairman Vanover asked for any questions or comments.

Being of no further business, the meeting adjourned at 5:20 p.m.

Chairman, Richard Vanover

Recording Secretary, Sam Perry