

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, JUNE 19, 2007**

The Murray Planning Commission met in regular session on Tuesday, June 19, 2007 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, Marc Peebles, Mike Lovins, Mary Anne Medlock, Loretta Jobs, Ed Pavlick, and Richard Vanover

**Commissioners Absent:** Howard Koenen and Nelson Shroat

**Also Present:** Candace Dowdy, Peyton Mastera, Mike Pitman, David Roberts, Mayor Rushing, Matt Mattingly, Dennis Thompson, Joe Sons, Bobby Falwell, Carol Falwell, Jim Tate, Barbara Campbell, Kim Oatman, and Public Audience

Chairman Vanover called the meeting to order at 5:00 p.m. and welcomed all guests.

Chairman Vanover asked for approval of the April 17, 2007 regular meeting minutes. **Ed Pavlick made a motion to approve the minutes as presented. Loretta Jobs seconded the motion and it carried with an 8-0 voice vote.**

**Final plat review – Falwell Estates, Unit III – Robertson Road South – Bobby and Carol Falwell:** Ms. Dowdy referenced the location of Falwell Estates on a Power Point Presentation and stated that in February the Planning Commission reviewed Falwell Estates, Unit III for a 6 month extension on the preliminary plat. The developers are looking for approval on the final plat at this time so they can get started with development. There are 61 lots in this subdivision. All utilities are available and no extensions are required. Water and sewer construction plans have been submitted to the Planning Department and are in the process of being reviewed along with roadway and drainage plans. Planning Staff is still waiting on storm water calculations from Mr. Kim Oatman to determine if the storm water runoff will actually decrease on the property or remain the same. The Planning Department has received a cost estimate from Mr. Oatman for the outstanding improvements to this subdivision, but is still waiting for a letter of credit from the developer. The developer also needs to provide Planning Staff with a copy of the Home Owner's Association agreement for Falwell Estates which will be recorded at the same time the plat is recorded.

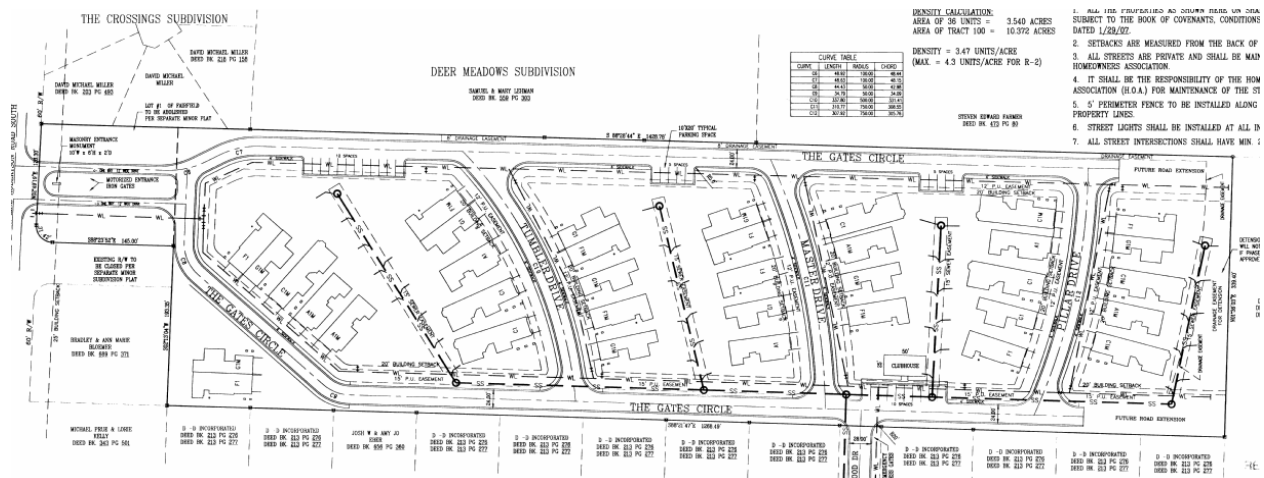
Ms. Dowdy stated there have been some changes to the street names for Falwell Estates and that the house numbers still need to be placed on the final plat. Commissioner Pavlick asked if any approval was subject to the letter of credit. Ms. Dowdy stated that any approval made tonight would be contingent upon the letter of credit being issued to the City of Murray in the amount equal to the estimated cost of installation of the required improvements and that all other city requirements are met. Ms. Dowdy stated that whenever Planning Staff receives calculation numbers from Mr. Oatman, they would determine if anything else needed to be addressed for storm water detention.

**Commissioner Pavlick made a motion to approve the final subdivision plat for Falwell Estates, Unit III, located on Robertson Road South, contingent upon the storm water information being submitted to Planning Staff, a letter of credit for any outstanding improvements be submitted to Planning Staff, and that the plat meet all other city requirements. Commissioner Jobs seconded the motion and it carried with an 8-0 vote.**

**Final plat approval - The Grove Subdivision – 1641 Wiswell Road West - Barbara Campbell and Jim Tate:** Ms. Dowdy referenced the location of The Grove on a Power Point Presentation and noted that the property originally consisted of 2 tracts of land. The lot lines for lot #1 would be abolished making this one tract of land. The property has successfully gone through the annexation and zoning process and is now in the city limits. The zoning is R-2 (single family residential). There are 25 lots that meet all minimum size and setbacks requirements. Utilities are available to this subdivision. Water lines are currently being installed with the sewer lines to be installed in approximately 3 weeks. The developer is providing underground storm water detention, which is in place. There is an additional drainage easement that needs to be placed between lots 22 and 23. Ms. Dowdy noted that there is still an issue being addressed that will require the widening of a portion of King Drive from Wiswell Road to Kandi Kay Lane a minimum of two feet. The current width of King Drive is only 17 feet wide. A cost estimate for the outstanding improvements has been submitted to the Planning Department, but they are still waiting for the letter of credit from the bank. Ms. Dowdy stated that the developers have indicated that there will not be a subdivision sign erected for The Grove and they have decided not to establish a homeowners association. Any approval should be contingent upon the widening of King Drive a minimum of two feet and the letter of credit being issued to the City of Murray for the outstanding improvements as well as any other city requirements that need to be met. Ms. Dowdy noted that the developers were present if the commissioners had any additional questions.

**Commissioner Jobs made a motion to approve the final subdivision plat for The Grove Subdivision, located at 1641 Wiswell Road West, contingent upon the widening of King Drive by a minimum of two feet, a letter of credit be issued to the City of Murray for any outstanding improvements, and that any other city requirements would be met. Commissioner Davis seconded the motion and it carried with an 8-0 vote.**

**Final plat approval – The Gates Planned Development Project - Robertson Road South – Barbara Campbell:** Ms. Dowdy referenced the location of The Gates PDP on a Power Point Presentation. Final approval for Phase I is being requested tonight. The developers have indicated that they are going to proceed quickly with Phase II and Phase III. Ms. Dowdy noted that a revised plat had been presented to the planning department which is slightly different from the one sent in their packets. Ms. Dowdy noted that the footprint of each patio home is shown on the plat. The patio homes are situated on an area of land approximately 40 ft x 100 ft.



The main entrance will be off Robertson Road South. There will be an emergency access entrance located off Tanglewood Drive; the residents will not be able to enter from this entrance, but may exit. When Phase II and Phase III are developed, there will be another emergency access entrance located at the end of Traci Drive. The final plat shows the main entrance to The Gates being located on lot #4 of Fairfield Unit I. A minor subdivision plat will need to be presented to the Planning Department that will abolish the lot lines for this lot, making it part of the overall tract of land being developed. Ms. Dowdy also noted that when Fairfield Unit I was approved, there was a 50 foot right of way dedicated for a street that will now need to be closed. Ms. Dowdy stated that this road closure would be taken to the City Council for their approval. There are 36 units that will be constructed in Phase I. A preliminary drawing of Phase II and Phase III has been presented to the Planning Department for review. Phase II and III will have another 70 units. This will be presented to the Planning Commission for approval at a later date.

Ms. Dowdy stated that there have been changes to the street names since preliminary approval was granted. The streets will be 24 feet wide with a 4 foot sidewalk. All streets will be privately maintained by the Home Owner's Association. Any storm water maintenance will also be maintained by the Home Owner's Association, not the city. The Planning Department is still working with the developer on the 911 addressing for this development. Planning Staff is still reviewing the Home Owner's Association. In the preliminary review, it was noted that temporary storm water detention would be provided at the back portion of Phase I, but now that the developers are going to move forward with the development of Phase II and Phase III the permanent storm water detention area will be constructed on the east end of the property. Ms. Dowdy stated that the fire, police and sanitation departments had reviewed the plat for appropriate access and they have no objections. Ms. Dowdy stated that the public utility easements have been changed from 12 feet to 15 feet to allow for proper separation of utilities and that the sanitary sewer easements remain 15 feet wide. Ms. Dowdy stated that a letter of credit will have to be provided to the City until the utilities have been installed and approved. Ms. Dowdy noted that on the preliminary plat four foot sidewalks were shown around the entire area. On the final plat, some of the sidewalks had been removed. Ms. Dowdy indicated that the City would require that the sidewalks be placed on the final plat, as shown previously, since the city had agreed to allow 24' streets with a four foot sidewalk.

**Commissioner Kind made a motion to approve the final plat for The Gates Planned Development Project, contingent upon a minor subdivision plat being submitted to the Planning Department abolishing lot lines for lot #4 of Fairfield Subdivision, sidewalks be constructed within the entire area in conjunction with Planning Staff, a letter of credit being issued to the City for any outstanding improvements, the 911 addressing being established, and all other city regulations would be met. Commissioner Peebles seconded the motion and it carried with an 8-0 vote.**

*Commissioner Pavlick left the meeting.*

**Questions and comments:** None.

**Commissioner Lovins made a motion to adjourn. Commissioner Davis seconded the motion and it carried by a 7-0 voice vote. The meeting adjourned at 5:25 p.m.**

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Chairman, Richard Vanover

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Recording Secretary, L. Peyton Mastera