

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, OCTOBER 16, 2007**

The Murray Planning Commission met in regular session on Tuesday, October 16, 2007 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Ed Pavlick, Tom Kind, Marc Peebles, Mike Lovins, Loretta Jobs, Mary Anne Medlock, Nelson Shroat, Howard Koenen and Richard Vanover

Commissioners Absent: Ed Davis

Also Present: Candace Dowdy, Peyton Mastera, Mike Pitman, David Roberts, Reta Gray, Kim Oatman, Dale Campbell, Barbara Campbell, Jim Tate, 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 September 18, 2007 regular meeting minutes. **Mary Anne Medlock made a motion to approve the minutes as presented. Tom Kind seconded the motion and it carried with a 9-0 voice vote.**

Final Plat Approval of Hunter's Pointe Phase III – Robertson Road North – Harold McReynolds and Larry Hurt: Candace Dowdy stated that Phase I and Phase II of Hunter's Pointe have been approved and the plats are recorded. She pointed out the site for Phase III, which includes 37 lots, on a PowerPoint presentation. Ms. Dowdy stated that all utilities had been installed, tested and approved by the City for this phase. David Roberts addressed the pending issues of Phase III. He stated that there were some items that needed attention such as erosion control and seeding on right-of-ways and ditches. Mr. Roberts also addressed the drainage issues and the breaks in the pavement. He concluded by saying that these items should be taken care of this fall.

Tom Kind made a motion to approve the Final Plat of Hunter's Pointe Phase III contingent on the fact that erosion control seeding and drainage issues are addressed and that the plat meet all city regulations. Loretta Jobs seconded the motion and it carried with a 9-0 vote.

Advisory Meeting for The Gates Phase II – Planned Development Project – Robertson Road South – Dale Campbell: Candace Dowdy stated that the PDP ordinance states that once the Planning Commission has reviewed a project for a PDP, it goes the following night to the BZA for a compatibility hearing. At that time, the developer is to submit a preliminary plat within 60 days for the planning commissions review. This was previously reviewed in April by the Planning Committee and by the BZA, which has exceeded the 60 day time limitation so as a formality this item needs to go before the Planning Commission for an Advisory Meeting.

Public Hearing to Review the Preliminary Plat of The Gates Phase II – Planned Development Project – Robertson Road South – Dale Campbell: Candace Dowdy pointed out the area on PowerPoint presentation. She stated that the developers have received final plat

approval on Phase I and it has been recorded. Originally the developers were going to do this project in three phases and now they have decided to do the remainder of the project, which includes 71 units, as Phase II. The project is to be a gated community. There will be two primary entrances into the project, which are: Robertson Road South as the main entrance and the second entrance on Traci Drive. There will be an emergency exit on Tanglewood Drive; and, since Tanglewood Drive and Traci Drive will both actually dead end at the gates, means by which vehicles must turn around will need to be addressed. The decision has not been made as to how the gates will be accessible, through key or keyless pad, etc. Ms. Dowdy stated that she had spoken to Ken Claude, Murray Chief of Police, and he feels that a code would be more beneficial to police accessing the premises instead of a key.

Chairman Vanover opened the public hearing and asked if there was anyone wishing to speak in favor of the project. Kim Oatman, 133 Pine Creek Drive, Paducah was sworn in. Mr. Oatman, project architect, discussed the progress of Phase I and stated that it was well underway. He explained that the sewer, water, and storm water detention basin are complete. He also stated that the roads were being worked on and that this would continue throughout the winter with the infrastructure being completed in the spring. Mr. Oatman added that the building of units would continue in the summer of 2008. Initially there were some issues with floor plans of Phase I and those have been resolved; thus, Phase II should not encounter these problems. There is a three to four acre area that was originally platted in Fairfield Estates that will become a part of The Gates, Phase II. This will add approximately six or eight units to the 71 units that are now showing on the plat. That will be the only change that will be added to the plat. Mr. Oatman, speaking on behalf of the Campbell's, said that they would be willing to work with the City on the entrance gates and they are open to suggestions that would help to better service this community through fire and police protection. The revised preliminary plat will be ready for the Planning Commission next month.

No one spoke in opposition of the project.

Chairman Vanover closed the public hearing. Ms. Dowdy stated that the 911 addressing for Phase I has been completed. David Roberts then added that the construction plans for water, sewer, drainage, and roadway for Phase II still have to be submitted for approval to the Planning Department and to the Division of Water.

Marc Peebles made a motion to approve the preliminary PDP plat for The Gates Phase II contingent upon the BZA granting a Conditional Use Permit and Planning Staff receiving a revised copy of the preliminary PDP plat showing the exact structure lines while abolishing the lot lines, and adding the additional units along Traci Drive. Ed Pavlick seconded the motion and it carried with a 9-0 vote.

Discussion of Goals and Objectives section of Murray's Comprehensive Plan: The Commissioners were given copies of Murray's Comprehensive Plan. Attorney Mike Pitman gave a detailed description of KRS 100.197 and explained how it pertained to Murray's overall comprehensive plan. He stated that the comprehensive plan is to be reviewed in its entirety once every five years. If there are amendments to any of the plan elements, a public hearing will be

held and all changes will have to be finalized prior to June 2008. Ms. Dowdy stated that the last time there were any updates to the comprehensive plan, the Planning Department compiled a citizens group that provided input. The Planning Department would like to do this again so that different members of the community could become involved. Mike Pitman then asked the Commissioners to review the current goals and objectives to see if they were comfortable with the population information and to give directives on what research information they needed. He suggested that the EDC resources be used for information and asked that the Board be consistent with the three primary requirements of population, economic and community usage trends.

Questions and comments: Peyton Mastera discussed the reoccurring issue of property usage west of North 16th Street. He stated that in September the BZA suggested that the Planning Department send out surveys once again asking each property owner how their property was being used. The surveys explain how the properties should be used. Mr. Mastera explained that those who are in violation will have to apply for a Conditional Use Permit and bring the property into compliance or enforcement will be implemented.

Mr. Mastera stated that during the August Planning Commission meeting, the need for a text amendment for transient or mobile businesses was discussed. An ad hoc committee was established to discuss this matter. The selected group has met on two occasions and is meeting again next Wednesday to hopefully make some recommendations to the Planning Commission during next months meeting. The committee has talked with other communities to get ideas and would like to see if these ideas would be suitable for our community.

Nelson Shroat made a motion to adjourn. Tom Kind seconded the motion and it carried with a 9-0 voice vote. The meeting adjourned at 5:55 p.m.

Chairman, Richard Vanover

Recording Secretary, Reta Gray