

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, NOVEMBER 18, 2008**

The Murray Planning Commission met in regular session on Tuesday, November 18, 2008 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Howard Koenen, Mary Anne Medlock, Nelson Shroat, Ed Davis, Marc Peebles, Tom Kind, Amber DuVentre, Ed Pavlick and Richard Vanover

Commissioners Absent: Loretta Jobs

Also Present: Candace Dowdy, Peyton Mastera, Mike Pitman, David Roberts, Reta Gray, Mayor Rushing and public audience

Chairman Vanover asked if there were any additions or changes to the minutes from the October 21, 2008 regular meeting.

Candace Dowdy stated that after listening to the tape from the previous meeting for the approval of the minor plat for Jed Workman, she added the word “east” to the motion. The motion will now read as follows: **Tom Kind made a motion to approve the minor subdivision plat for Jed Workman at 624 North 4th Street and to grant a variance of 10.11 feet from the east property line as opposed to the 35 feet requirement contingent upon the fire department’s approval as it pertains to the building location.**

Ms. Dowdy added that during Questions and Comments time at the October meeting, Ed Davis made a comment concerning his replacement for the position he holds as representative from the Planning Commission to the BZA and that Chairman Vanover stated that the Planning Commission would vote on a replacement in November. Ms. Dowdy noted that this position is filled by the Mayor.

Ed Pavlick made a motion to approve the minutes from the October 21, 2008 regular meeting as amended by Candace. Amber DuVentre seconded the motion and the motion carried unanimously.

Review of final subdivision plat for Kamden Estates, Unit 2 – Kaitlyn Lane – Richard Price: Ms. Dowdy stated that the preliminary plat was previously approved by the Planning Commission and it is coming back before the commissioners tonight for approval of the final plat. Kamden Estates Subdivision is located on the south side of Highway 121 North across from the fairgrounds. The developer and property owner is Richard Price. Unit I has four lots and Unit II will consist of ten lots. Ms. Dowdy stated that Mr. Price is in the process of obtaining a letter of credit regarding the outstanding improvements to the street extension until it constructed according to city standards. Mr. Price has asked Kim Oatman to provide a letter stating whether storm water detention or drainage easements are required.

Mr. David Roberts stated that the gravel base is in place for the development; however, the paving wouldn't be done until the spring of 2009. He added that as far as curb and gutter requirements, there are a few drainage structures currently in place.

Mr. Richard Price, 5973 State Route 121N, was sworn in. Mr. Price said that when he spoke to Mr. Oatman, that Mr. Oatman informed him that he was reasonably sure that there would not be any structures required for storm water and that he would try to finish a letter stating that before the Thanksgiving holiday. He also added that he just received a bid on the street paving and has passed it on to David Roberts.

Ms. Dowdy stated that Mr. Price owns additional property to the south of Unit 2. The planning staff has made Mr. Price aware that the city subdivision regulations state that a block should not exceed 1200 feet in length; therefore, if he should decide to develop this property into Unit 3, he will have to look at putting in cross streets for additional means of ingress/egress since the current distance from Highway 121 to the end of Unit 2 is 1382 feet.

Ed Pavlick made a motion to approve the final plat of Kamden Estates Subdivision, Unit 2 on Kaitlyn Lane owned by Richard Price contingent upon letter of credit being submitted to the City of Murray for outstanding improvements for road construction, certification from a licensed engineer regarding the storm water detention, and that the plat meet all other city regulations. The planning commission would also remind the property owner that any future development of the subdivision will require cross streets for additional means of egress. Amber DuVentre seconded the motion and the motion passed with a 9-0 voice vote.

Public hearing to review text amendments to the City of Murray Zoning Ordinance as it pertains to the establishment of the Historic Overlay District, Section II, Article 10:

Candace Dowdy stated that the Commissioners were previously given a draft copy of the Historic Overlay District regulations. She added that on November 13th the City Council adopted Ordinance #2008-1475. This was establishing a new section to Chapter 32 in the Code of Ordinance book creating a Historic Overlay District. Ms. Dowdy stated that the next step is for the Planning Commission to adopt the text that is added to the zoning ordinance regarding this particular zoning district.

Chairman Vanover opened the public hearing and asked if there was anyone that wished to speak in favor of the proposed text amendment regarding the Historical Overlay District. There was no one. Chairman Vanover asked if there was anyone that wished to speak in opposition to the proposed text amendment. There was no one. Chairman Vanover closed the public hearing and opened for discussion among the Commissioners.

Nelson Shroat made a motion to recommend the proposed text amendment for the regulations of the Historic Overlay District to the City Council as it was presented tonight. Ed Pavlick seconded the motion and the motion passed with a 9-0 voice vote.

Election of Officers: The current 2008 officers for Planning Commission are listed below:

Richard Vanover, Chairman
Ed Pavlick, 1st Vice Chairman
Tom Kind, 2nd Vice Chairman
Loretta Jobs, Secretary

The Planning Commission voted unanimously to retain the current officers for the upcoming year of 2009.

Questions and Comments: Mayor Rushing thanked the Planning Commissioners for the work that they do for the city of Murray. He also extended thanks to the Planning Staff, and Attorney, Mike Pitman. Candace Dowdy stated that Ed Pavlick's term on the Planning Commission expires on December 19, 2008 and that the Fiscal Court has reappointed him for another four year term. She also added that Ed Davis serves as representative on the BZA and that his term expires on January 1, 2009 and he has asked to be replaced. Mary Anne Medlock will fill that position and serve as the BZA representative from the Planning Commission.

Nelson Shroat made a motion to adjourn. Ed Pavlick seconded the motion and the motion passed unanimously. The meeting adjourned at 5:20 p.m.

Chairman, Richard Vanover

Recording Secretary, Reta Gray