

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JUNE 16, 2015
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, June 16, 2015 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Mary Anne Medlock, Jim Foster, John Krieb, Robin Zhang, Ed Davis and Loretta Jobs

Commissioners Absent: Ed Pavlick, Tom Kind and Marc Peebles

Also Present: Candace Dowdy, Robert Jeffries, Summer Grogan, Attorney David Perlow, Officer Kendra Clere, Hawkins Teague, Andy Gupton, Bobby Deitz and public audience

Vice-Chairman Ed Davis called the meeting to order and welcomed all guests and applicants. He then asked if there were any changes, additions or deletions to the minutes from the May 19, 2015 regular meeting.

Loretta Jobs made a motion to approve the minutes from the May 19, 2015 Planning Commission regular meeting as presented. Jim Foster seconded the motion and the motion carried unanimously.

Advisory Meeting: Residential planned development project to be located in an R-4 Multi-Family Zoning District located on Poplar Street – Andrew Gupton: Candace Dowdy reviewed that on March 18, 2014 the Planning Commission forwarded a recommendation to the City Council to rezone a number of properties located along Poplar and South 15th Street. The proposed R-4 zoning would make it possible for the owner, Andy Gupton, to redevelop the area with multi-family residential units. The City Council rezoned the tracts of land from R-2 to R-4 on May 22, 2014. The Planning Department received an application for a residential planned development project known as Poplar Place Development. The redevelopment of this property will include 1403, 1405, 1407 and 1409 Poplar Street as well as 203 and 205 South 15th Street. The existing vacant lot (located between South 15th Street and Woodlawn Avenue) is also included for redevelopment in the planned development project. The project will have a total of 46 units (44 new & 2 existing). The two existing structures included in this project are the two existing homes on South 15th Street. Mr. Gupton is proposing to construct two story townhouse style buildings with one and two bedroom units. There will also be a handicap unit and an office that will be single story. Dickie Walls, Fire Marshal has reviewed the plat and is okay with the access to all units. Building setbacks, screening requirements, parking and stormwater detention will be addressed as the proposal moves forward.

Andy Gupton came forward and was sworn in. He explained that the development would be close to the university; thus, they would obviously be targeting students for tenants. However, these units will also be available for families with a close proximity to the city schools. Mr. Gupton added that they have situated the buildings as far back from the property lines as possible to allow for the planting of trees for screening between the R-2 and R-4 areas.

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Mary Anne Medlock made a motion to forward the residential planned development project, known as Poplar Place Development, to the Board of Zoning Adjustments to be reviewed for compatibility in the proposed location. John Krieb seconded the motion. The motion carried with a 6-0 roll call vote.

Questions and Comments: Ms. Dowdy stated that there were some Commissioners, BZA members and Planning Staff that recently attended a continuing education workshop on June 11th at Gilbertsville, Kentucky that needed to be approved. She stated that this continuing education workshop met the HB55 requirements.

Mary Anne Medlock made a motion to approve the continuing education training for those in attendance. Jim Foster seconded the motion and the motion carried unanimously.

Adjournment: Mary Anne Medlock made a motion to adjourn. Jim Foster seconded the motion and the motion passed unanimously. *The meeting adjourned at 5:06 p.m.*

Vice-Chairman, Ed Davis

Recording Secretary, Reta Gray