

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, DECEMBER 15, 2015  
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, December 15, 2015 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5<sup>th</sup> Street.

**Commissioners Present:** Robin Zhang, John Krieb, Jim Foster, Ed Davis, Ed Pavlick, Tom Kind, Marc Peebles and Loretta Jobs

**Commissioners Absent:** Jordan Smith

Also Present: Candace Dowdy, Robert Jeffries, David Roberts, Attorney David Perlow, Officer Tim Fortner and public audience

Chairman Pavlick asked if there were any changes, additions or deletions to the minutes from the November 17, 2015 regular meeting.

**John Krieb made a motion to approve the minutes from the November 17, 2015 Planning Commission regular meeting as presented. Marc Peebles seconded the motion and the motion carried unanimously.**

**Review: Final Subdivision Plat review for Deerfield Estates – Robertson Road South - Justin and Stephanie Phillips:** Justin and Stephanie Phillips are owners and developers of Deerfield Estates. They are proposing to develop the subdivision in three phases with 34 buildable lots and 1 lot dedicated for stormwater detention. Phase I will consist of six lots (2.3013 acres). On October 20, 2015 the Planning Commission approved a six month extension on the Preliminary Plat for Deerfield Estates with findings that Phase I Final Plat would be ready for review within the next few months since most of the utilities have been installed and the developer is hoping to have the curbs, gutters and streets constructed before Christmas. Ms. Dowdy stated that the Planning Commission can consider final plat approval if all outstanding improvements have been installed to city requirements and approved by the city or in the absence of that the developer can submit a letter of credit to the city to assure completion of the required improvements in case of default.

Justin Phillips came forward and was sworn in. Mr. Phillips explained that all the city utilities have been installed and gave the status of the West Kentucky Rural Electric lines. He anticipated that curbs, gutters, and asphalt would be installed by Christmas provided the weather holds. Water detention is also near completion.

**Tom Kind made a motion to approve the Final Plat for Phase 1 of Deerfield Estates Subdivision, owned by Justin and Stephanie Phillips contingent upon all streets, utilities and other improvements being installed according to City specifications or a Letter of Credit being posted with the City of Murray for all outstanding improvements. Loretta Jobs seconded the motion and the motion carried with an 8-0 roll call vote.**

Murray Planning Commission Regular Meeting  
Tuesday, December 15, 2015

**Questions and Comments:** Ms. Dowdy reviewed the status of a proposed PDP for the property at 715 South 12<sup>th</sup> Street owned by T.C. Dinh. A Conditional Use Permit was approved for the PDP in May of this year. She explained that there is a six month deadline for a Final Plat to be submitted to Planning Staff on a PDP. Ms. Dowdy contacted Mr. Dinh to find out his intentions with the project. Mr. Dinh indicated that he has had numerous things going on which have hindered his plans; however, he still intends to go forward with the PDP. He said it would probably be after the first of the year before he gets to work on it again.

Merry Christmas wishes were expressed by all.

This meeting was the last meeting for Ed Pavlick to serve as Chairman for the Planning Commission. The Commissioners applauded Chairman Pavlick for his work as Chairman for this board. He expressed appreciation for the support that has been given to him as he has served in this position. He will continue as a Commissioner in the New Year.

Commissioner Kind asked for an update on the paving of Hwy 121 Bypass North. Mr. Roberts said that he has not been informed of the paving schedule. Mr. Kind then asked for an update on the Chestnut Villages on Chestnut. Mr. Roberts explained that the developers are reconsidering some other options.

**Adjournment: Ed Davis made a motion to adjourn. Jim Foster seconded the motion and the motion passed unanimously. *The meeting adjourned at 5:12 p.m.***

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Chairman, Ed Pavlick

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Recording Secretary, Reta Gray