

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, OCTOBER 18, 2016
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, October 18, 2016 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Robin Zhang, Jordan Smith, Jim Foster, Tom Kind, Loretta Jobs, Ed Pavlick, Ed Davis and John Krieb

Commissioners Absent: Marc Peebles

Also Present: Candace Dowdy, Ahmed Abdullah, Summer Grogan, David Roberts, Attorney David Perlow, Butch Seargent, Daniel Yong, Jayson Roberts and public audience

Chairman Kind called the meeting to order and welcomed all guests and applicants. He then asked if there were any changes to the minutes from the September 20, 2016 regular meeting. Changes were noted.

John Krieb made a motion to approve the minutes from the September 20, 2016 Planning Commission regular meeting as amended. Jim Foster seconded the motion and the motion carried unanimously.

Review: Minor Subdivision Plat for property at 710 Sycamore Street and 530 Broad Street – Daniel Yong (owner): This minor plat subdivides Tract 2 into two new Tracts which are Tract 2A and Tract 2B. The plat also abolishes the property line between Tract 1 and Tract 2A, creates Tract 3 and eliminates any encroachments. In order to meet Ordinance requirements two variances will be required for the property. A five foot side setback variance is required for Tract 2B (where the garage apartment and single story structure are located) and a 15 foot rear setback variance is required for Tract 3 in order to meet the 25 foot rear setback for the existing building (along with the proposed addition to the duplex building). The property has been surveyed by Butch Seargent.

Ed Pavlick made a motion to approve the Minor Subdivision Plat of the property located at 710 Sycamore and 530 Broad Street with a five foot side setback variance for the building on Tract 2B and a 15 foot rear setback variance for the building on Tract 3 contingent upon all other city requirements being met on the non-conforming properties. The findings of facts include: this minor subdivision plat will clean up the property lines and eliminate any encroachments on the adjacent tract. The motion is contingent upon the adjoining roof being removed between the two existing buildings. John Krieb seconded the motion and the motion carried with an 8-0 roll call vote.

Review: Final Plat for Phase 2 of a Residential PDP located at 1809 College Farm Road – Greenspace Properties, LLC: The Planning Commission previously approved the Preliminary Plat for Phase 2 of the residential PDP for Greenspace Properties and the Board of Zoning Adjustments has also approved the CUP request to allow the expansion of the geographical

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location with an eight parking space variance for the project. Upon the approval of the Final Plat, Greenspace Properties intends to purchase the property at 1809 College Farm Road and construct two additional residential buildings with a total of eight units within Phase 2. Since the Preliminary Plat was approved changes have been made and reflected on the Final Plat. The previous month's discussion was reiterated pertaining to screening and positioning of the units. The project will continue to meet the density requirements. Before the issuance of any building permits for this project, the developer will be required to provide screening, landscaping, and stormwater detention plans to the Planning Department for review.

Jim Foster made a motion to approve the Final Plat of the residential PDP for Greenspace Properties located at 1809 College Farm Road contingent upon a landscaping plan and stormwater detention plan being submitted to Planning and Engineering Department for review and all other city regulations being met. Ed Davis seconded the motion and the motion carried with an 8-0 roll call vote.

Election of Officers for 2017: The current slate of officers for the 2016 Planning Commission follows:

- Chairman - Tom Kind
- 1st Vice Chairman – Ed Davis
- 2nd Vice Chairman – Jim Foster
- Secretary – Loretta Jobs

Ms. Dowdy asked for recommendations for officers for the upcoming year.

Ed Pavlick made a motion to continue with the same slate of officers for the 2017 Planning Commission. Jordan Smith seconded the motion and the motion carried unanimously.

Questions and Comments: At last month's meeting Commissioner Marc Peebles said that he would like to see the Planning Commission meetings changed to 4:30 p.m. instead of 5:00 p.m. on the third Tuesday of each month. The commissioners agreed that this would be a better time as it coincides with the BZA meeting time that is held on the following Wednesday and that would be easier to remember. Ms. Dowdy passed out papers for the Commissioners to vote whether they would like to have the time changed or not. David Roberts has spoken to the Mayor concerning a time change and he indicated that he did not have a problem with a change. If the majority votes to change the time of the meeting, Ms. Dowdy explained that the Bylaws would have to be changed.

It has been suggested by Ahmed Abdullah (new Planner for the City of Murray) that the agenda packets be e-mailed rather than sent through the mail. This would be a cost savings for the Planning Department. According to KRS there has to be either a written or oral notice of the agenda (not both). Ms. Dowdy informed the Commissioners that they would be e-mailing the packets in the future; however, if they wish to have a hard copy that one would be sent.

Ms. Dowdy stated that she had not had a chance to go over the revisions that were made to the definitions for the Zoning Ordinance; however, hopefully she would be able to bring them back before the Commissioners before the end of the year for their review.

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Ahmed Abdullah gave a brief history of how he was able to come to the United States and his educational achievements that he has acquired. He told of his previous employments and his family. He said that his family likes to live in a smaller city rather than a larger one. When he saw the job bid for the Planner position in Murray he did his research on Murray and now here he is. He thanked the Planning Department members for being so helpful while he has been here.

Ms. Dowdy revealed that the vote was 7-1 for moving the time of the Planning Commission meetings so they would move forward with amending the Bylaws to reflect that change. That change probably won't be implemented until the first of the New Year.

Ed Davis made a motion to adjourn. The meeting adjourned at 5:34 p.m.

Chairman, Tom Kind

Recording Secretary, Reta Gray