

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, MAY 16, 2017
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, May 16, 2017 at 4:30 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Jordan Smith, Robin Zhang, Tom Kind, Martin Milkman, John Krieb, Loretta Jobs and Bobby Deitz

Commissioners Absent: Ed Pavlick, Jim Foster and Marc Peebles

Also Present: Gerald Gilbert, Maurice Thomas, David Roberts, Matt Jennings, Cindy Kinsey and public audience

Chairman Kind called the meeting to order and welcomed all guests and applicants. While waiting for one of the commissioners to arrive, Chairman Kind announced that they would be swearing in the new Commissioner before approving the minutes. Bobby Deitz was sworn in by Maurice Thomas. Chairman Kind then asked if there were any changes to the minutes from the April 18, 2017 regular meeting.

John Krieb made a motion to approve the minutes from the April 18, 2017 Planning Commission regular meeting as presented. Martin Milkman seconded the motion and the motion carried unanimously.

The meeting was recessed for a while and then resumed once Commissioner Loretta Jobs arrived at 4:52 pm. Mr. Deitz then recused himself from the next two items as his company has previously done work on these projects.

Public Hearing: Preliminary Plat review of the proposed City West Development Subdivision located on the northeast corner of Highway 94 West & Robertson Road – PP-01-2017 City West Commercial – Applicant City West LLC: Gerald Gilbert reviewed the 7.54 acre commercial subdivision known as City West Commercial Development located at the northeast corner of Highway 94 West and Robertson Road. The property is zoned B-4 (Medium Density Commercial) and R-4 (Multi Family Residential). The applicant proposes to subdivide the site into six lots. Vehicular access for the lots are as follows: Lots 1 and 2 will have access from Robertson Road or the 30 foot ingress and egress easement proposed between Lots 1, 2, 3 and 6. Lots 3, 4, 5 and 6 will be accessed from the proposed cul-de-sac which is comprised of a 50 foot right-of way and 30 foot pavement width with sidewalks on each side of the street. The cul-de-sac is designed as a public street and once completed will be dedicated to the City. The 30 foot ingress and egress easement which connects the cul-de-sac with Robertson Road is also designed for fire safety access and internal circulation for the project area. As such, the easement is required to be maintained in perpetuity as an emergency access subject to City standards and requirements including signage. All access points onto Highway 94 will require review and approval from the Kentucky Department of Transportation prior to construction. The proposal complies with the development criteria for commercial (non-residential) development

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and meets all the requirements of the Subdivision Regulations except for an eight foot sidewalk. The applicant is going to request a five foot sidewalk and Planning Staff is comfortable with that since that is currently a common practice. There was some concern from the Commissioners that the road would be used as a cut-through when trying to avoid stopping at the traffic light at Hwy 94 West and Robertson Road. Mr. Gilbert explained that the proposal may be perceived as a circulation issue from the neighborhood's perspective; however, it meets the drive-way requirements and from a technical point there is not an issue here. He added that when designing a commercial development, you want as many ins and outs as possible. In addition a lot of drive-ways are specifically designed this way on the 12th Street corridor.

Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the request.

Matt Jennings (owner of the property) came forward and was sworn in. Mr. Jennings explained they had been contemplating what development would make the property the most efficient and safest for quite some time. They have looked at the intersection very hard and have worked with the Planning Staff and Fire Marshal in order to come up with this proposal. With the six lots, they are proposing only two entrances which they feel is good for the community as well as safety. These entrances will be drive-ways and not streets. He reiterated that all entrances would have to be approved by the State. At this point, they have applied for a PDP for a portion of the commercial development in the B-4 zone. Offices are allowed as a conditional use in R-4 zoning; thus, he plans to have an office park in the remainder of the development and possibly present that plan next month. Mr. Jennings added that they are asking for a three foot variance on the sidewalks to allow them to be constructed at five feet instead of eight.

Cindy Kinsey came forward and was sworn in. Ms. Kinsey (representative for Hunter's Pointe developers) made a statement for the record. She asked that the Commissioners continue to be vigilant and remember that this proposal is in close proximity to residential areas with over sixty households and hundreds of people. Their wish is to insure the safety of their residents and their property values. They appreciate the Commissioners consideration during the development of projects such as this.

There were no oppositions to the proposal or rebuttal; therefore, the public hearing was closed and turned over to the Commissioners for further discussion and a motion.

John Krieb made a motion to approve the Preliminary Plat request on the basis that the testimony presented in this public hearing has shown that the Preliminary Plat is in compliance with all city requirements providing satisfactory access to all six lots in this development and to approve the request for three foot variance and construction of five foot sidewalks versus the eight foot requirement. Loretta Jobs seconded the motion and the motion carried with a 6-0 roll call vote.

Request: Time extension of an approved Preliminary Plat located approximately 550 feet east of the corner of Robertson Road and Highway 94 – TEPP-01-2017 City West Office Park – Applicant City West LLC: The applicant has requested a time extension for a previously approved preliminary plat identified as City West Office Park located approximately 550 feet east of the corner of Robertson Road and Highway 94. This project is adjacent to the

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property previously discussed in this meeting. The subdivision plat was approved by the Commission in May of 2016. The City Ordinance requires that the Preliminary Plat move forward with a Final Plat or a time extension be requested. The R-4 site has had some grading activities on it. The preliminary plat hasn't been recorded simply because the developers have moved forward with a planned development for an office park project. The reason for asking for this extension is in order to keep "the map alive" with a potential change to occur. The existing Preliminary Plat meets all the required rules and regulations. A PDP application and revised preliminary plat is currently on file which reflects the concept plan presented to the Commission and BZA. These applications are currently being reviewed by staff and it is anticipated that they will be submitted to the Commission for review and action in the near future. The Staff feels that since the applicant has diligently moved forward with a PDP proposal they think that granting a time extension is appropriate.

At this time Mr. Jennings was asked to come forward. Mr. Jennings explained that they donated the property for the Murray Independent-Calloway Career & Tech Center (which lies to the north of this property) and in the deal the school did pay Mr. Jennings for the construction of the access road. Typically you wouldn't build a road until you knew what you were going to do with the remainder of the property; however, the school made building the road first an exception to the rule. The road was finished just in time for the school's opening. Next month they anticipate presenting the plan to the Commissioners for the future development. In the past year they have put in the road, put in the retention (large enough to service the entire property) and put in all the utilities. A time line was discussed for the extension. Mr. Jennings stated that they were asking for a year's extension even though he didn't think it would take that long.

Jordan Smith made a motion to grant an extension of an additional one year to complete the recordation of the preliminary plat known as City West as previously approved. John Krieb seconded the motion and the motion carried with a 6-0 roll call vote.

Questions and Comments: Commissioner Krieb asked for the status on the update of the Comprehensive Plan. David Roberts replied that they were appreciative to the MSU class that made the presentation on this item the previous month. It gave Planning Staff a little bit of a jump start on the updates. The Planning Department has been going through personnel changes; thus, the delay. Staff is taking notes from the MSU class on their suggestions for the Land Use which is a portion of the Comp Plan. They had rather move forward by taking the revisions in sections rather than taking on the whole Comp Plan at one time. Mr. Krieb said that when the revisions began approximately two years ago, some of the Commissioners and BZA members indicated their interest in helping with the updates by dividing it up and working on different sections each year. Mr. Gilbert explained that he has had a lot of experience in updating Comprehensive Plans and he agreed that there is a need for sub-committees in making these updates. He proposed to come forward and ask for those volunteers in the near future. Gerald has been employed by the City of Murray for a couple of months and has had the opportunity to read over the current Ordinances and agrees that they are due for updates. Mr. Roberts said that in the past outside sources were hired for their guidance in making updates. With Gerald's background and knowledge in this area; they are already in the process of making some revisions. Staff is looking at a couple of previous companies to assist with these revisions as well.

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Commissioner Zhang asked if there was going to be a workshop in June. Mr. Roberts replied that he thought it was scheduled for June 8th in Hopkinsville, but he would check that date.

John Krieb made a motion to adjourn. Loretta Jobs seconded the motion. Chairman Kind adjourned the meeting at 5:47 p.m.

Chairman, Tom Kind

Recording Secretary, Reta Gray