

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, June 21, 2022
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, June 21, 2022 at 4:30 p.m. in City Hall at 500 Main Street.

Commissioners Present: Bobby Deitz, Cami Duffy, Jim Foster, John Krieb, Dr. Martin Milkman, Dr. Terry Strieter

Commissioners Absent: David Roberts

Also Present: Dannetta Clayton, Kim Miles, Carol Downey, Lindsay Aycock, and Rakov Aetherus, David Perlow, Chris Bryant and public audience

Chairman Krieb called the meeting to order and welcomed all guests. Kim Miles called the roll. Chairman Krieb asked for approval of the minutes from the regular Planning Commission meeting on May 17, 2022, with minor corrections.

Dr. Terry Strieter made a motion to approve the minutes as corrected from the regular Planning Commission meeting on May 17, 2022 as presented. Cami Duffy seconded the motion and the motion carried unanimously.

Non-Public Hearing: Advisory Meeting for a Planned Development Project consisting of a multi-family residential community for the elderly. The property consists of two tracts totaling 9.845 acres located south of Wiswell Road and to the west of Coach Estates. Carol Downey showed the zoning map and explained the purpose of the advisory meeting. Carol gave the project description as proposed by Chris Bryant, of Wabuck Development Group, which includes 52 total units, ample parking, sidewalks, landscaping, a community building, and a retention basin. The proposed site would need to be rezoned from R-2 to R-4 and a Conditional Use Permit would be needed as well. Carol showed the proposed site plan rendering, plat information with possible entries and a map of available utilities.

Chris Bryant came forward and was sworn in. Mr. Bryant shared that Wabuck Development Group specializes in affordable housing, how they work with Kentucky Housing Corporation, and non-profit organizations. He described how rent is calculated based on income and that the units typically rent for \$300 - \$600 per month. Mr. Bryant mentioned that Kentucky Housing Corporation's age minimum is 55 and answered several questions from the commissioners regarding how the lease works. He stated the Kentucky Housing Corporation deemed this area as having a need for elderly housing. Mr. Bryant explained that the current owner of the property, RPS Properties, LLC, understands the site having to be rezoned before Wabuck Development Group can submit the application, as well as the possibility of Wabuck Development Group not being awarded the project. Multiple paved entries and market studies were also discussed between Mr. Bryant and the commission.

Bobby Deitz made a motion to forward the proposal on to the Board of Zoning Adjustments for compatibility to the area and John Krieb added the contingency that it needs to have three entries. Cami Duffy seconded the motion. The motion carried unanimously.

Discussion: Dannetta Clayton gave an update on the Comprehensive Plan including naming those appointed by the mayor to serve on the committee, the outline for the first meeting with KLC planned for July 14th, 2022 and the frequency of the future meetings.

Questions and Comments: The previous month's advisory meeting was discussed and it was explained that the Board of Zoning Adjustments found the project to not be compatible with the area and it was therefore denied.

Chairman Krieb called for a motion to adjourn.

Cami Duffy made a motion to adjourn. Dr. Martin Milkman seconded the motion. The motion carried unanimously. The meeting adjourned at 5:08 p.m.

Chairman, John Krieb

Recording Secretary, Lindsay Aycock