



PADUCAH PLANNING COMMISSION
MINUTES
Commission Chambers
Called Meeting
January 23, 2020
5:30 p.m.

Attendees: Chair Crecelius, Vice-Chair Schramke, Benberry, Bradford, Morrison, Wade

Absent: Pollard

PLEDGE

APPROVAL OF MINUTES

Commissioner Wade offered the following motion:

I move that the reading of the minutes for January 6, 2020 be waived and that the minutes of said meeting, as prepared by the secretary, be approved as written.

The minutes were seconded by Commissioner Benberry and adopted (6). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Benberry, Bradford, Morrison, Wade); Nay Votes (0).

ZON2019-248

Property Address: 5154 Village Square Drive and 2690 Olivet Church Road

Applicant/ Owner: Falconite Real Estate Holdings, LLC

Request: Zone change from MU Mixed-Use Zone to HBD Highway Business District

Commissioner Morrison offered the following motion:

*I move that the Planning Commission recommend to the City Commission that case ZON2019-248 pertaining to 5154 Village Square Drive and 2690 Olivet Church Road **not be rezoned** to the HBD zoning classification.*

I further move that the following findings of fact be adopted:

- *The Mixed-Use Zoning designation is appropriate because it is the mechanism to protect the development of West Park Village.*

- *The proposed HBD Zoning is inappropriate because it negates the cohesivity of West Park Village from being compact, walkable and having low-intensity uses in the “Office” portion of the development. Further, the intent of West Park Village could be negated in the future with higher-intensity uses and higher traffic counts.*
- *The HBD Zoning for just these parcels could be considered spot zoning, which is not typically supported by the Kentucky courts as demonstrated in Mathis V. Hannan.*
- *The rezoning of these parcels would be detrimental to the common sense of place that West Park Village provides.*
- *The rezoning of these parcels could be a conduit for sprawl to take place down the east side of Olivet Church Road.*
- *The necessity of a variance for both buildings indicates the buildings are intended to be located closer to the street to enhance the pedestrian experience.*

The motion was seconded by Commissioner Benberry.

Discussion was made about the potential impacts the proposed Highway Business District could have. Discussion was made about finding another way for the sign to be approved. It was agreed the best way to proceed was for the item to be tabled at this time until staff could review.

Commissioner Wade offered the following motion:

I move that this agenda item be tabled generally.

The motion was seconded by Commissioner Benberry and adopted (6). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Benberry, Bradford, Morrison, Wade); Nay Votes (0)

APP2019-250

Property Address: 3201 Olivet Church Road; Suite H
 Applicant/ Owner: Falconite Development Group
 Request: New signage in the MU Zone

Vice-Chair Schramke offered the following motion:

I move that this Commission adopt a resolution approving the Amendment to a Development Plan for property located at 3201 Olivet Church Road; Suite H.

The motion was seconded by Commissioner Morrison and adopted (6). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Benberry, Bradford, Morrison, Wade); Nay Votes (0)

OTHER:

ADJOURN: 5:49 PM

Minutes recorded by staff: Joshua P. Sommer, AICP

Typed by staff: Joshua P. Sommer, AICP