



PADUCAH PLANNING COMMISSION
MINUTES
Virtual Meeting via Start Meeting
Regular Meeting
June 15, 2020
5:30 p.m.

Attendees: Chair Crecelius, Vice-Chair Schramke, Bradford, Pollard, Wade

Absent: Benberry, Morrison

PLEDGE

APPROVAL OF MINUTES

Commissioner Wade offered the following motion:

I move that the reading of the minutes for May 4, 2020 be waived and that the minutes of said meeting, as prepared by the secretary, be approved as written.

The motion was seconded by Commissioner Pollard and adopted (5). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Pollard, Wade); Nay Votes (0).

WAV2020-049

Property Address: 898 Friedman Lane
Applicant/ Owner: William Sanders
Request: Lot split in Orchard Heights

Commissioner Pollard offered the following motion:

I move that this Board receive and file the application of William Sanders for the proposed re-subdivision of property located at 898 Friedman Lane.

I further move that the requested waiver of the public hearing and the dedication of streets not be given and approval of the submitted plat not be granted.

I further move that the following findings of fact be adopted as part of said denial:

- 1. The creation of this lot would result in an atypical lot pattern not conceived with the original Orchard Heights plat or how the lots have developed over time, resulting in a change of character for the area.*
- 2. There is a significant grade change of approximately five feet right off Friedman Lane. The removal of the existing guardrail could pose an unintended risk for motorists.*
- 3. The creation of this parcel would not be efficient and safe development of land.*
- 4. This site has the potential to create storm water quality issues via erosion or storm water blockages as a natural drainage way is just north of this site.*
- 5. There may not be clear ownership of the parcel (such as in an LLC), which would make it difficult to find owners in the event of needed maintenance.*

The motion was seconded by Commissioner Bradford.

Mr. Rick Tosh, the Petitioner's professional representative, made a presentation showing how the property would be laid out. He explained the slope of the property and driveway connection. Discussion was made about property ownership.

Commissioner Bradford offered a motion to strike #5 from the findings of fact.

The motion was seconded by Commissioner Pollard and adopted (5). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Pollard, Wade); Nay Votes (0)

A vote was taken on the amended motion and adopted (4). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Pollard); Nay Votes (Wade)

USE2020-050

Property Address: 250 Valley Road

Applicant/ Owner: John C. Wise

Request: Conditional Use for multi-family; recommendation to the BOA

Chair Crecelius opened the meeting by explaining a public hearing would be held on the recommendation to the Board of Adjustment. The Petitioner would be allowed to make their presentation, followed by the public that would like to speak for or against the project. Speakers would have a five-minute time limit. Chair Crecelius then recused herself and turned the meeting over to Vice-Chair Schramke.

Commissioner Bradford offered the following motion:

I move that this Commission recommend to the Board of Adjustment case USE2020-050 pertaining to 250 Valley Road for a conditional use not be approved.

I further move that this Commission make the following findings of fact and send them to the Board of Adjustment along with said denial recommendation:

- 1. This is not a development of an open nature, as evidenced by the lot coverage.*
- 2. The tree canopy has been lost.*
- 3. The living space of the structure is 6,356 square feet larger than the living space of the largest neighboring home.*
- 4. A positive recommendation should only be made when the proposed development keeps within the spirit and intent of the City of Paducah Zoning Ordinance and surrounding neighborhood characteristics. In this case, there is no duplex or multi-family development in the vicinity.*
- 5. The Future Land Use Map, adopted as part of the City of Paducah Comprehensive Plan, shows this site as Neighborhood Conservation. A multi-family structure at this site would not be keeping with the recommendation of the Comprehensive Plan for the site to remain in character with the general vicinity.*

The motion was seconded by Commissioner Pollard.

Mr. Chad Beyer with i5 Design Group presented the project to the Commission. He described it as a multi-family structure with three proposed living units. He further explained that, if approved by the Board of Adjustment, a site plan would be needed to address storm water runoff.

Vice-Chair Schramke asked Mr. Stephen Chino, IT Director, to gather the names of the attendees who wished to speak. After the names were gathered, Vice-Chair Schramke asked for Mr. Chino to proceed down the list.

Ms. Deanna Henschel-Wise, the daughter of the Petitioner, spoke in favor of the proposal. She described the need for future living space for a special-needs child.

Mr. Thomas Fenske of 233 Valley Road spoke on the proposal. He was concerned about storm water runoff. He also stated he did not see an architect stamp on the building plans. Mr. Fenske stated he did not have enough information to be either for or against the proposal.

Mr. George Sirk of 260 Valley Road spoke against the proposal. He cited the size of the structure, the tree canopy and the detriment of property values as reasons he was opposed to the structure.

Mrs. Stacy Blankenship of 249 Valley Road spoke against the proposal. She cited property values, traffic and property values as reasons she was opposed to the structure.

Mr. Chad Beyer addressed the speakers and the Commission. He stated impervious surface would take up approximately 60% of the lot. He also addressed concerns that an architect stamp was not required on this structure.

Staff presented the findings in the staff report and recommended a negative recommendation to the Board of Adjustment based on findings of fact.

A vote was taken on the motion and adopted (4). Yea Votes (Vice-Chair Schramke, Bradford, Pollard, Wade); Nay Votes (0); Chair Crecelius had recused.

ZON2020-052

Property Address: 5802 Commerce Drive

Applicant/ Owner: Paducah-McCracken County Industrial Development Authority

Request: Rezone request from R-1 to M-1 for a water tower

Commissioner Wade offered the following motion:

I move that the Planning Commission recommend to the City Commission case ZON2020-052 pertaining to 5802 Commerce Drive be rezoned to the M-1 zoning classification.

I further move the following findings of fact be adopted:

- *Public Utility Installations are permitted in all zones in the City;*
- *The majority of Commerce Park is zoned M-1 Light Industrial Zone;*
- *An existing tree line would help to screen the site;*
- *The water tower would fulfill a necessary improvement to the water pressure in the Cairo Road Pressure Zone.*

- *The proposed rezoning to the M-1 Classification is in compliance with the City of Paducah Comprehensive Plan.*

The motion was seconded by Commissioner Pollard and adopted (5). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Pollard, Wade); Nay Votes (0)

WAV2020-054

Property Address: 3500, 3510 & 3530 Park Avenue

Applicant/ Owner: Benjamin & Judith Green and MEM Cheth Properties, LLC

Request: Abolish & re-establish property lines for commercial property transfer

Vice-Chair Schramke offered the following motion:

I move that this Commission receive and file the application of Benjamin & Judith Green and MEM Cheth Properties, LLC for the proposed re-subdivision of property and ingress/ egress easement located at 3500, 3510 & 3530 Park Avenue.

I further move that the requested waiver of the public hearing and the dedication of streets be given and that approval of the submitted plat be granted.

The motion was seconded by Commissioner Bradford and adopted (5). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Pollard, Wade); Nay Votes (0)

OTHER:

ADJOURN: 7:23 PM

Minutes recorded by staff: Joshua P. Sommer, AICP

Typed by staff: Joshua P. Sommer, AICP