



MINUTES OF THE PADUCAH PLANNING COMMISSION

AUGUST 3, 2020, 5:30 P.M.

Video Conference Meeting

Note: In order to keep the Commission and public safe in the midst of the COVID-19 outbreak this meeting was held virtually using video teleconferencing. In accordance with Senate Bill 150, the public was invited to participate by joining <https://view> the meeting on the government access channel, Government 11 (Comcast channel 11). The link was included on individual legal notice.

Attendees: Chairwoman Cathy Crecelius, Vice-Chair Lorraine Schramke, David Morrison, Valerie Pollard, Bob Wade

Absent: Joe Benberry, Paul Morrison

Staff: Tammara Tracy, Director of the Department of Planning

Chair Crecelius called the regularly-scheduled meeting of the Paducah Planning Commission to order at 5:36 pm. Members who were present were visible on the video monitor.

The pledge of allegiance to the U.S. flag was recited.

The Roll was taken

Vice-Chair Schramke offered the following motion: *I move that the reading of the minutes for July 20, 2020 be waived and that the minutes of that meeting, as prepared by the secretary, be approved as written.*

The Motion was seconded by Commissioner Wade. No corrections were requested.

Roll was called: 5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays; Motion approved.

Public Hearing

Commissioner Wade moved that the APP2020-034 pertaining to 900 North 32nd Street be removed from the table. Commissioner Morrison seconded. No discussion. Roll call vote was taken and the motion approved unanimously.

Case # APP2020-034 900 North 32nd Street

Approval of a larger sign in a Planned Unit Development for property generally located at 900 North 32nd Street. Applicant is Mid-South Energy Properties - LLC.

Chairwoman Crecelius asked if anyone was present to speak to the application. Shawn Strickland commented on the case. Mr. Strickland indicated that the “marquis” is a 1.5’ wider and would be removed and the new sign would be 10’ by 10’, just like the marquis. It would go from the bottom of the marquis to the top and be the same width.

Commissioner Morrison asked what the dimensions of the existing sign and Mr. Strickland did not know.

Commissioner Pollard reminded the Commission that a lady, who lived behind the site, had appeared at the last hearing to oppose the request.

Mr. Strickland said that everyone he talked to had no problem with it.

Tammara Tracy indicated that the information submitted did not have any dimensions. Consequently, the measurements are the best estimate based upon scaling the images.

Discussion ensued trying to establish the proposal's parameters. Commissioner Wade moved that the Planning Commission table the request to enable drawings to be submitted.

Motion was seconded by Commissioner Schramke.

Roll was called: 5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays

Case# APP2020-034 was tabled for 2 weeks.

Case # ZON2020-064 and ZON2020-065 401 Walter Jetton Blvd

Request is to rezone 2.04 acres from the R-3 district to the B-3 district with a variance of parking standards to provide for a mixed use development that would adaptively reuse the historic school building to contain 60 apartment units and community service facilities for property generally located at 401 Walter Jetton Boulevard. Applicant is the Marian Development Group.

Commissioner Wade offered the following motion:

I move that the Planning Commission recommend to the City Commission case ZON2020-064 pertaining to 401 Walter Jetton Boulevard be rezoned to the B-3 zoning classification.

I further move the following findings of fact be adopted:

- *The use of multi-family; symphony venue and artist space are found in the B-3 Zone;*
- *The proposed rezoning to the B-3 Classification is in compliance with the City of Paducah Comprehensive Plan.*
- *The parcels around this site are proposed to change to commercial uses over time as shown on the Future Lane Use Map;*
- *The uses proposed in the building are supported by the City of Paducah Comprehensive Plan Goals and Objectives.*
- *The school building is proposed to be adaptively reused, thereby providing infill development, enhancing the downtown economy and adding population to the City of Paducah as a whole.*

I further move that a condition be placed on this rezoning to not allow automotive uses of any type in the future; and

I further move that a parking waiver variance be granted to reduce the required number of parking spaces from 471 spaces to 179 spaces based on the following findings of fact:

- *Reasonable on-street parking can be provided 400 feet from the property;*
- *Nine homes that require on-street parking can be accommodated;*
- *Most existing homes are served by existing alleys or streets to the rear of the properties;*

- The Parks Department has entered into an agreement to allow the usage of the Midtown Golf Course parking lot as overflow parking;
- The City of Paducah Board of Education has entered into an agreement to allow the usage of the Gould Avenue parking lot as overflow parking;
- The Paducah Symphony Orchestra anticipates only requiring 300 seats for most of its performances;
- The apartments consist of 40 one-bedroom apartments and 20 two-bedroom apartments, thereby reducing the need for vehicular parking;
- The site is on the Green Line PATS route and also the PATS trolley stops at the Jackson House, one block away

Motion was seconded by Commissioner Pollard.

Chairwoman Crecilus asked for the presentation of the case.

Jeremy Dyer presented the case, starting with the description of the historic school buildings and the Marian Development Group's extensive experience in such renovations.

Mr. Dyer indicated that the proposed zoning classification is more appropriate than the existing because it is more in line with the historical use of the buildings. Mr. Dyer indicated that the parking waiver is justified because the 60 apartment units are 1 and 2-bedroom units that would not generate a lot of parking demand. He also said that the performance space would only be at capacity once or twice a year and that the on-street parking and the on-site parking would accommodate the typical demands. For smaller events that might generate parking need, the Marian Development Group secured parking agreements with the City of Paducah Parks Department and the Board of Education.

Mr. Dyer concluded by stating that the very beginning of the Comprehensive Plan opens with the vision statement to revitalize older neighborhoods and the need to inspire reinvestment to bring back the historic character; improve the housing conditions; link together quality of life goals with entrepreneur efforts and encourage economic development.

Chairwoman Crecelius asked if artist incubator services be provided. Mr. Dyer answered affirmatively.

Vice-Chair Schramke asked about the maintenance of the parking lot. Mr. Dyer indicated that they would keep the weeds down and remove the fencing.

Commissioner Morrison asked if resident parking would be designated. Mr. Dyer indicated no, that the timing of the residents need for parking would be different than the times used by the performance space. Mr. Dyer also noted that some of the seats will be removed from the performance hall to make it more comfortable, so there would be around 600-700 seats instead of over a 1,000 seats.

Reese King, Executive Director of the Paducah Symphony, voiced the fact that they will be performing at the Carson Center. That the facility would be used for educational purposes mainly.

Roll was called: 5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade); 0 Nays

Cases# ZON2020-064 and ZON2020-065 were approved.

Case # APP2020-077 2670 New Holt Road

Amendment to a Development Plan for signage in the Mixed Use District for property generally located at 2670 New Holt Road. Applicant is Urban Edge Salon.

Commissioner Morrison made the motion:

I move that this Commission adopt a resolution approving the Amendment to a Development Plan for property located at 2670 New Holt Road; Suite A.

Motion was seconded by Commissioner Wade.

Eric from Bluegrass Sign presented the case.

Comments from staff were requested by Chairwoman Crecelius. Tammara Tracy highlighted the statutory requirements and indicated that the staff recommended approval.

No one else was present for this case.

Roll was called: 5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays

Case# APP2020-077 was approved.

Case # WAV2020-079 603 Kentucky Ave

Waiver of Subdivision for the resubdivision of property generally located at 603 and 619 Kentucky Ave. Applicants are Irvin Cobb, LTD and Sons of the Confederate Veterans.

Vice-Chair Schramke made the following motions:

I move that the Planning Commission receive and file the application of Irvin Cobb, LTD, and the Sons of Confederate Veterans for the proposed re-subdivision of property located at 603 and 619 Kentucky Ave.

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.

Motion was seconded by Commissioner Pollard.

Rod Martin, RLS, Shawnee Professional Services, explained the request that would accommodate an emergency generator.

Comments from staff were requested by Chairwoman Crecelius. Tammara Tracy highlighted the statutory requirements and indicated that the items in the staff report had been addressed and staff recommended approval.

No one else was present for this case.

Roll was called: 5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays

Case# WAV2020-079 was approved.

Adjournment

Chairwoman Crecelius asked if there was any other business to be brought before the Planning Commission, seeing none she adjourned the meeting. Meeting was adjourned at 6:53pm.

Respectfully submitted by Tammara Tracy.