



MINUTES OF THE PADUCAH PLANNING COMMISSION

AUGUST 17, 2020, 5:30 P.M.

Video Conference Meeting via Zoom

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://us02web.zoom.us/j/83107661027?pwd=RTlCd096Q3ZVOUdFVUJmTThtTjFSUT09>, or 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 Bradford

Staff: Josh Sommer, Associate Planner; Tammara Tracy, Director of the Department of Planning

Chair Crecelius called the regularly-scheduled meeting of the Paducah Planning Commission to order at 5:43 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 August 3, 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 Pollard. No corrections were requested.

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

URCDA Public Hearing

Acting as the URCDA, Commissioner Wade moved that the Case# SOA2019-144 pertaining to 520 Harahan Boulevard be removed from the table. Commissioner Pollard seconded. No discussion. Roll call vote was taken and the motion approved unanimously.

Case #: SOA2019-144 520 Harahan Boulevard

Declaration of surplus property, bid acceptance and transfer of the property to Jenny Chapman to renovate the property into a single-family residence at 520 Harahan Boulevard.

Chairwoman Crecelius indicated that it had been a while since this case was discussed so she asked Commissioner Wade to read the motion. Commissioner Wade obliged.

I move the URCDA determine the property located at 520 Harahan Boulevard is surplus property;

I further move the bid of \$500.00 for the property is accepted;

I further move the property be transferred to Jenny Chapman subject to the standard clause applied in the Fountain Avenue Redevelopment Area stating that the property would revert back to the City if the owner fails to comply with the submitted proposal and substantially complete the project within two years.

Chairwoman Crecelius indicated that significant work had been done on this and that the wait was for financing which has been secured. She asked if anyone had questions.

No one was present for this case.

Chairwoman Crecelius called for the vote.

5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays

Case# SOA2019-144 was approved.

Case #: SOA2020-091 508 Harahan Boulevard

Declaration of surplus property, bid acceptance and transfer of the property to Bryson Wells to renovate the property into a single-family residence at 508 Harahan Boulevard.

Commissioner Pollard offered:

I move the URCD A determine the property located at 508 Harahan Boulevard is surplus property;

I further move the bid of \$325.00 for the property is accepted;

I further move the property be transferred to Bryson S. Wells subject to the submittal of the additional documents as indicated on the bid form within 30 days and the standard clause applied in the Fountain Avenue Redevelopment Area stating that the property would revert back to the City if the owner fails to comply with the submitted proposal and substantially complete the project within two years.

Commissioner Wade seconded.

Tammara Tracy indicated that staff was in the unusual situation of receiving 2 bids for the same property on the same day and that both bids were very good. Staff recommends the transfer to Mr. Wells because of the stated preference in the Fountain Ave Redevelopment Plan for owner-occupancy.

Commissioner Wade asked how the owner-occupancy would be enforced. Tracy indicated that if the residence was not occupied by the owner for 5 years the incentive money would be clawed back.

No further questions were asked. Chairwoman Crecelius called for the vote.

5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays

Case# SOA2019-144 was approved.

Chairwoman Crecelius closed the URCD A portion of the agenda and moved to the Planning Commission's business.

Public Hearing

Case #: ZON2020-093 5269 Hinkleville Rd

Zone change from R-1 to HBD for property generally located at 5269 Hinkleville Road to provide for future commercial use. The applicant is The City of Paducah.

Vice-Chairman Lorraine Schramke made the following motion:

I move that this Commission adopt a resolution approving the Highway Business District (HBD) for property located at 5269 Hinkleville Road.

I further move the following findings of fact be adopted:

- *The annexation area is at the edge of the Regional Trade Center of Paducah/ McCracken County;*
- *There have been major changes of an economic, physical or social nature within the area involved including a shopping development; new restaurants and new retail;*
- *The HBD is appropriate because it mimics the existing development pattern which is automobile oriented and is supportive of future commercial development;*
- *The proposed HBD would allow for new commercial development, which in turn provides jobs, new commercial development and helps to further solidify the importance of the Regional Trade Center as a whole.*

I further move the above findings of fact be made in accordance with KRS 100.213.

I further move that one access point be provided at the current ingress/ egress point to the east in order to mitigate traffic accidents and alleviate traffic on Hinkleville Road.

Commissioner Pollard seconded.

Josh Sommer, Associate Planner presented the case on behalf of the City explaining that this was in conjunction with the annexation that was currently moving through the Board of Commissioners, ANX2020-024 / ORD 2020-8-8646. Mr. Sommer explained that this area of Paducah and the County has developed to accommodate high traffic and automobile-driven uses. It is reasonable to expect similar developments to infill within this area. Therefore, Highway Business District would be appropriate.

Commissioner Morrison asked if a traffic study was done. Mr. Sommer indicated in the negative and that those are not requested until there is a development proposal.

No further questions were asked. Chairwoman Crecelius called for the vote.

5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays

Case# APP2020-25 was approved.

Case #: ZON2020-025 6215 Blandville Rd

Zone change from R-1 Low Density Residential Zone to R-4 High Density Residential Zone for property generally located at 6215 Blandville Road. Applicant is Neal & Sharon Oliphant.

Commissioner Pollard offered the following motion:

I move that this Commission adopt a resolution approving the R-4 High Density Residential zoning classification for property located at 6215 Blandville Road.

I further move the following findings of fact be adopted:

- *The dog kennel building is screened from the townhomes via natural vegetation*
- *The dog kennel building cannot be seen from Blandville Road, as it is located down a hill and behind the existing home*
- *A church campus provides a buffer from residential uses on the east and north sides of the lot*
- *The business of a dog kennel, dog grooming and veterinarian office is currently existing.*

I further move the above findings of fact be made in accordance with KRS 100.213

I further move that the kennel building shall not have any future enlargements in size or capacity.

I further move that the kennel building be 100% screened by vegetation from the townhomes in perpetuity.

Motion was seconded by Commissioner Schramke.

Neal Oliphant was present; however, no one commented on the petition.

No further questions were asked. Chairwoman Crecelius called for the vote.

5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays

Case# APP2020-25 was approved.

Case # WAV2020-084 120-128 Market House Sq

Waiver of Subdivision for property line abolishment for property generally located at 120-128 Market House Sq. Applicant is Market House Theater of Paducah.

Commissioner Wade offered: *I move that this Commission receive and file the application of Market House Theater of Paducah, Kentucky, Inc. for the proposed re-subdivision of property located at 120, 122 & 126 Market House Square and 121 Maiden Alley.*

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, file dated July 28, 2020, be granted.

Motion was seconded by Commissioner Morrison.

Jett Wood, Michael Cochran and Chris Jones were present for the case.

No one else was present for this case.

No further questions were asked. Chairwoman Crecelius called for the vote.

5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays

Case# WAV2020-84 was approved.

Case # WAV2020-086 141 Stuart Nelson Park Road

Waiver of Subdivision for property generally located at 141 Stuart Nelson Park Road. Applicant is Charles Clark & Steve Musselman.

Vice-Chair Schramke offered:

I move that this Commission receive and file the application of Charles Clark & Steve Musselman for the proposed re-subdivision of property located at 141 Stuart Nelson Park Road.

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, file dated July 28, 2020, be granted.

I further move that one point of ingress/ egress be permitted for both parcels.

Motion was seconded by Commissioner Wade.

No one was present for the case.

Comments from staff were requested by Chairwoman Crecelius. Associate Planner Josh Sommer highlighted the reasoning behind the restrictions on curb cuts. Chairwoman Crecelius indicated that the road was very narrow and that the limitation was wise.

No further questions were asked. Chairwoman Crecelius called for the vote.

5 Ayes (Crecelius, Schramke, Morrison, Pollard, Wade), 0 Nays

Case# WAV2020-86 was approved.

Adjournment

Chairwoman Crecelius asked if there was any other business to be brought before the Planning Commission, seeing none she adjourned the hearing at 6:04pm.

Respectfully submitted by Tammara Tracy