

PADUCAH PLANNING COMMISSION
MINUTES



Commission Chambers
Called Meeting
April 23, 2018,
5:30 p.m.

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

Absent: Chair Crecelius,

PLEDGE

APPROVAL OF MINUTES

Member Benberry offered the following Motion:

I move that the reading of the minutes for March 5, 2018, meeting be waived and that the minutes of said meeting, as prepared by the secretary, be approved as written.

The Motion was seconded by Member Bradford.

EMD Properties, LLC - Public Hearing – Planned Unit Development - 1720 & 1740 New Holt Road

Member Morrison offered the following Motion:

I move that this Commission adopt a Planned Unit Development for Phase I of Laberri Farm to permit townhomes to be located no less than 20' from the Laberri Lane Right of Way.

I further move that this Commission adopt the following standards for the PUD to facilitate an "estate" characteristic of the new development:

1. Minimum of two trees per lot with shade trees on the south side and ornamental trees on the north side.
2. A brick wall would need to be installed along New Holt Road along the primary entrance on its own lot or easement for HOA maintenance purposes.

3. Two subdivision identification signs will need to be located along the new roadway at New Holt Road. No subdivision signs will be permitted in the landscaped median.
4. A landscaped entrance median will need to extend from New Holt Road; to be approved by the Planning and Engineering Departments.
5. Laberri Lane would need a gentle curve in it to avoid a typical straight-line subdivision layout.
6. Two spruce trees would need to be planted behind the subdivision identification signs.
7. The area around the signs, landscaped median, brick wall and storm water detention can be labeled as a common area for the HOA to maintain.
8. A cul-de-sac will be needed at the ends of both streets. The cul-de-sacs shall be constructed to City street standards.
9. Place a traffic circle in Laberri Lane at the stub street.
10. Redesign the detention pond to be longer and narrower with fewer straight edges for better water quality and to attract fewer geese. Said detention pond shall be landscaped with trees.

The Motion was seconded by Member Wade and adopted (6).

EMD Properties, LLC - Waiver of Subdivision - 1720 & 1740 New Holt Road

Member Wade offered the following Motion:

- A. I move that the preliminary subdivision plat for EMD Properties, LLC be approved and that the matter be continued generally, pending submission of a final plat incorporating all requirements made known to the applicant at the conclusion of the hearing.
- B. Pursuant to Section 126-176 (i) (2) of the Paducah Zoning Ordinance, I further move that this Commission adopt a resolution approving the preliminary development plan of the development known as Laberri Farm.

The Motion was seconded by Member Shadle and adopted (6).

OTHER:

DISCUSSION: