



PADUCAH PLANNING COMMISSION
MINUTES
Commission Chambers
Called Meeting
September 5, 2019
5:30 p.m.

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

Absent:

PLEDGE

APPROVAL OF MINUTES

Vice-Chair Schramke offered the following motion:

I move that the reading of the minutes for August 19, 2019 be waived and that the minutes of said meeting, as prepared by the secretary, be approved as written.

The minutes were seconded by Commissioner Shadle and adopted (7). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Benberry, Bradford, Morrison, Shadle, Wade); Nay Votes (0).

WAV2019-134

Case #: WAV2019-134
Property Address: 201 and 217 Red Fox Trail
Applicant/ Owner: Logan and Leigh Anne Dycus
Request: Property line abolishment in the Pines, Section II

Agenda Item WAV2019-134 was left on the table.

WAV2019-181

Property Address: 4021 Valley Road, 4005 South Central Avenue and 151 Country Club Lane
Applicant/ Owner: Ryan Massey and Cindy Hart

Request: Abolish/ establish property lines off Country Club Lane

Commissioner Wade offered the following motion:

I move that this Commission receive and file the application of Ryan Massey and Cindy Hart for the proposed re-subdivision of property located at 4021 Valley Road, 4005 South Central Avenue and 151 Country Club Lane.

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

The motion was seconded by Commissioner Morrison and adopted (7). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Benberry, Bradford, Morrison, Shadle, Wade); Nay Votes (0)

WAV2019-193

Property Address: 3735 and 3845 Niblick Lane
Applicant/ Owner: David and Kelly Dixon
Request: Abolish interior property line in Westwood Hills

Commissioner Morrison offered the following motion:

I move that this Commission receive and file the application of David and Kelly Dixon for the proposed re-subdivision of property located at 3735 and 3745 Niblick Lane.

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

I further move the following findings of fact be adopted in support of said denial:

- 1. The character of Niblick Lane will be changed, as single-family homes are constructed on one lot.*
- 2. The rhythm of the neighborhood homes will be disrupted*
- 3. The City of Paducah Comprehensive Plan states a goal is to increase population. Reducing the number of buildable lots in the City is adverse to this goal.*
- 4. The neighboring and nearby single-family lots are approximately the same size as the lots in question.*
- 5. There are no unusually large utility or drainage easements that impact the amount of buildable area on the previously combined lots.*

The characteristics of these two lots are inherently different than previously approved waivers in Westwood Hills.

The motion was seconded by Commissioner Wade.

Discussion was made on this agenda item regarding the size of the home, the topography of the lots, market influences, potential neighbor opinions, the cost of the home, the intent of the developers and how the house would be oriented. A major point of discussion was that the housing market dictated housing size. Future waivers of subdivision in Westwood Hills were discussed to the extent that at least one was imminent.

The motion was denied (6). Yea Votes (Vice-Chair Schramke); Nay Votes (Chair Crecelius, Benberry, Bradford, Morrison, Shadle, Wade)

Commissioner Morrison offered the following motion:

I move that this Commission receive and file the application of David and Kelly Dixon for the proposed re-subdivision of property located at 3735 and 3745 Niblick Lane.

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

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

WAV2019-194

Property Address: 3835 and 3845 Niblick Lane
Applicant/ Owner: Signature Homes of Paducah, LLC
Request: Abolish/ establish property lines in Westwood Hills

Commissioner Shadle offered the following motion:

I move that this Commission receive and file the application of Signature Homes of Paducah, LLC for the proposed re-subdivision of property located at 3835 and 3845 Niblick Lane.

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

The motion was seconded by Commissioner Benberry and adopted (7). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Benberry, Bradford, Morrison, Shadle, Wade); Nay Votes (0)

WAV2019-195

Property Address: 3440 Trail Head Drive
Applicant/ Owner: Greenway Village, LLC
Request: Property line establishment in Greenway Village

Commissioner Bradford offered the following motion:

I move that this Commission receive and file the application of Greenway Village, LLC for the proposed re-subdivision of property located at 3440 Trail Head Drive.

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

The motion was seconded by Vice-Chair Schramke and adopted (7). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Benberry, Bradford, Morrison, Shadle, Wade); Nay Votes (0)

OTHER:

ADJOURN: 6:44 PM

Minutes recorded by staff: Joshua P. Sommer, Associate Planner, AICP

Typed by staff: Joshua P. Sommer, Associate Planner, AICP