

Minutes
Planning Commission

Date: March 21, 2011
Time: 6:00 P.M.
Place: Commission Chambers
Meeting: Regular

Attendees: Crecelius, Cromwell, Feldsien, Chairman Manchester, Overlin, Shadle, Tyler

Absent:

APPROVE MINUTES:

Member Overlin offered the following motion:

I move that the reading of the minutes for March 7, 2011, meeting be waived, and that the minutes of said meeting, prepared by the secretary, be approved as written.

The motion was seconded by Vice-Chair Crecelius and adopted (7)

NEW BUSINESS

Independence Bancshares, Inc. (Independence Bank) – Similar Permitted Use - 415 Lone Oak Road, 114 Forest Circle, and 122 Forest Circle.

Member Tyler offered the following Motion:

I move that this Commission find as fact that:

Upon convening for the City of Paducah Planning Commission meeting at 6:00 p.m. on March 21, 2011, the property owner's representative appeared before the Commission pursuant to the Paducah Zoning Ordinance requesting approval of a bank to be found a Similar Principal Permitted Use in the R-4 High Density Residential Zone.

- The proceeding was recorded and a quorum of the Commission was present.
- During the course of the proceeding, testimony and evidence pertaining to the Similar Principal Permitted Use request was presented.
- Based on the testimony and evidence presented at meeting and after careful consideration of the same, the Planning Commission hereby makes the following findings:
 1. A bank is considered to be similar in nature to a professional office, as defined in Section 126-3 of the Paducah Zoning Ordinance.
 2. A bank has limited hours of operation.

3. A bank has no retail sales or food service.
4. A bank produces a low volume of traffic.
5. Banking activities are not noisy or disruptive.
6. The level of training for bank employees is comparable to the training of most employees in a professional office.
7. The finding that a bank is a Similar Principal Permitted Use will advance the goal of buffering neighborhoods from more intense commercial activities.

Based upon the aforesaid findings, I further move that a bank be found to be a Similar Principal Permitted Use in the R-4 High Density Residential Zone.

The Motion was seconded by Vice-Chair Crecelius and adopted (7).

Independence Bancshares, Inc. (Independence Bank) – Public Hearing – Zone Change – 415 Lone Oak Road, 114 Forest Circle, and 122 Forest Circle.

As per request of the Attorney, the Agenda Item was pulled. (Zone Change)

Gasada Inc. (Alex Argotte) – Public Hearing – Zone Change – 2540 Lone Oak Road.

Member Cromwell offered the following Motion:

I move that a Resolution entitled: A RESOLUTION CONSTITUTING THE FINAL REPORT OF THE PADUCAH PLANNING COMMISSION ON THE PROPOSED ZONING ESTABLISHMENT OF HIGHWAY BUSINESS DISTRICT FOR PROPERTY LOCATED AT 2540 LONE OAK ROAD, be adopted.

The motion was seconded by Member Crecelius and adopted (7).

Member Cromwell then offered the following Motion:

I move that this Commission find as fact that:

Upon convening for the City of Paducah Planning Commission meeting at 6:00 p.m., on March 21, 2011 owner's representative appeared before the Commission pursuant to the Paducah Zoning Ordinance requesting a zoning designation of HBD (Highway Business District) for property located at 2540 Lone Oak .

- The proceeding was recorded and a quorum of the Commission was present.
- During the course of the proceeding, testimony was presented, and documentary evidence pertaining to aforesaid amendment of the zoning map.
- Upon the conclusion of the testimony, the Commission opened the floor to interested parties regarding the proposed amendment.

- The hearing was concluded at approximately _____ p.m.
- Based upon the testimony and documentary evidence presented at the hearing, and after careful consideration of same, the Planning Commission hereby makes the following findings:

1. The City Commission adopted an intent to annex ordinance for 2540 Lone Oak Road on March 8, 2011.
2. A 14,476 sf strip center currently exist on the property.
3. The proposed zoning will allow the existing commercial structure to be a conforming use.
4. Properties directly to the east of the subject properties in the City of Paducah are zoned HBD (Highway Business District).
5. The proposal is in compliance with the future land use plan.

Based upon the aforesaid findings, the Planning Commission finds and recommends to the City Commission that the HBD zoning be given to the property located at 2540 Lone Oak Road.

The Motion was seconded by Member Overlin and adopted (7).

Keith Mayo – Similar Permitted Use – 1700 Bridge Street.

Vice-Chair Crecelius offered the following Motion:

I move that this Commission receive and file the application of Keith Mayo for approval of a Similar Principal Permitted Use to allow tire recycling and installation at 1700 Bridge Street.

I further move this Commission find:

1. That no outside storage of materials will be allowed.
2. That a tire recycling and installation business is a Similar Principal Permitted Use in the B-1 Zone.

The motion was seconded by Member Tyler and adopted (7).

Higdon Development Inc. – Public Hearing – Amendment to Development Plan – 173 Stuart Nelson Park Road and 190 County Park Road.

Member Overlin offered the following Motion:

I move that a Resolution entitled: A RESOLUTION CONSTITUTING THE FINAL REPORT OF THE PADUCAH PLANNING COMMISSION ON THE PROPOSED PRELIMINARY DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 173 Stuart Nelson Park Road and 190 County Park Road, be adopted.

The Motion was seconded by Member Cromwell and adopted (7).

Danesh Inc. – Easement Establishment – 3121, 3130, and 3140 Parisa Drive.

Member Feldsien offered the following Motion

I move that this Commission receive and file the application of Danesh, Inc. for the proposed establishment of ingress/egress and drainage easements on property located at 3121 Parisa Drive, 3130 Parisa Drive and 3140 Parisa Drive.

I further move that the requested approval be given.

The Motion was seconded by Member Tyler and adopted (7).