

M i n u t e s
Planning Commission

Date: August 18, 2014
Time: 6:00 p.m.
Place: Commission Chambers
Meeting: Regular

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

Absent: Benberry

APPROVE MINUTES

Member Wade offered the following Motion:

I move that the reading of the minutes of August 4, 2014 be waived and that the minutes of said meeting, *as* prepared by the secretary, be approved as written.

The Motion was seconded by Member Shadle, and adopted (5).

OLD BUSINESS:

NEW BUSINESS:

L & H Properties, Inc. - Public Hearing - Zone Change - 2711 New Holt Road.

Vice-Chair Schramke 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 CHANGE FROM R-1 (LOW DENSITY RESIDENTIAL ZONE) TO MU (MIXED USE ZONE) FOR PROPERTY LOCATED AT 2711 NEW HOLT ROAD" be adopted.

The Motion was seconded by Member Shadle and adopted (4); Mr. Wade abstained (1).

Cafferty Consulting Group - Public Hearing - Zone Change - 1139 & 1179 Lone Oak Road and 1121 Sanders Avenue.

Member Morrison 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 CHANGE FROM R-2 (LOW & MEDIUM DENSITY RESIDENTIAL ZONE) TO R-4 (HIGH DENSITY

RESIDENTIAL ZONE) FOR PROPERTY LOCATED AT 1139 & 1179 LONE OAK ROAD AND 1121 SANDERS AVENUE" be adopted.

The Motion was seconded by Vice-Chair Schramke and adopted (5).

Starlight Enterprises — Public Hearing — Amendment to a Development Plan — 3545 Starlite Drive.

Member Shadle offered the following Motion:

I move that a Resolution entitled "A RESOLUTION CONSTITUTING THE FINAL REPORT OF THE PADUCAH PLANNING COMMISSION ON THE PROPOSED AMENDMENT TO A DEVELOPMENT PLAN FOR PROPERTY LOCATED AT 3545 STARLITE DRIVE" be adopted.

The Motion was seconded by Vice-Chair Schramke and adopted (5).

Baptist Health Paducah — Campus Sign Approval — 2501 Kentucky Avenue.

Vice-Chair Schramke offered the following Motion:

I move that this Commission receive and file the application of Baptist Heath Paducah for the approval of campus signage to be located at 2501 Kentucky Avenue pursuant to Section 126-76 (b) of the Paducah Zoning Ordinance.

I further move that this Commission find: That the signs will not have a negative impact on vehicular traffic or adjacent neighbors; and

That the Planning Commission has approval authority for the campus signs to be located at 2501 Kentucky Avenue.

I further move the application be approved.

The Motion was seconded by Member Wade and adopted (5).

Centurion Development, LLC — Conditional Use Recommendation — 1636 Jefferson Street.

Member Morrison offered the following Motion:

I move that this Commission recommend approval to the Board of Adjustment regarding the application of Centurion Development, LLC for a Conditional Use Permit to construct a parking area for the English Apartments in the R-1 Zone located at 1636 Jefferson Street. I further move that the additional findings of fact be adopted:

- The Comprehensive Plan states the need to increase the City's resident population.

/ The Comprehensive Plan states that "redevelopment and infill are essential"

The Comprehensive Plan states that "older areas need every encouragement to reinvest in the homes and neighborhood"

Screening in the form of vegetation and fencing will be installed

The parking is proposed off the existing alley

The existing ingress/egress off Jefferson Street will be removed.

The Motion was seconded by Vice-Chair Schramke and adopted (5).

Community Ministries — Waiver of Parking Requirements — 1237 Martin Luther King Jr. Drive.

Member Shadle offered the following Motion:

I move that this Commission receive and file the application of Community Ministries (Community Kitchen) for approval to waive 27 parking spaces at 1237 Martin Luther King Jr. Drive pursuant to Section 126-71 (b) (2) of the Paducah Zoning Ordinance.

I further move that this Commission find:

The waiver of 27 parking stalls shall have no negative impact on the property;. and

The majority of patrons do not drive; and

Typically less than 20 cars are present during the lunch hour; and

That the Planning Commission has approval to waive the parking requirements at 1237 Martin Luther King Jr. Drive

I further move the application be approved.

The Motion was seconded by Members Wade/Morrison and adopted (5).

Travis Rudd — Waiver of Subdivision — 832, 834 & 836 Mayfield Road.

Vice-Chair Schramke offered the following Motion:

I move that this Commission receive and file the application of Travis Rudd for the proposed re-subdivision of property located at 832, 834 & 836 Mayfield Road.

I further move that the requested approval be given and compliance with all other applicable provisions of the Paducah Subdivision Ordinance be waived.

The Motion was seconded by Member Morrison and adopted (5).