

**Minutes
Planning Commission**

Date: November 3, 2014
Time: 6:00 p.m.
Place: Commission Chambers
Meeting: Regular

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

Absent:

APPROVE MINUTES

Member Morrison offered the following Motion:

I move that the reading of the minutes of October 6, 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 Wade, and adopted (7).

OLD BUSINESS:

NEW BUSINESS:

SBA Communications, Inc. – Public Hearing – Application to construct a cell tower – 158 County Park Road.

Vice-Chair Schramke offered the following Motion:

I move that this Commission receive and file the application of SBA Communications, Inc. for approval of a proposed 195' monopole telecommunications tower located at 158 County Park Road.

A. I further move that the requested approval be given in compliance with all other applicable provisions of the Paducah Zoning Ordinance.

or;

B. I further move that the requested approval be denied.

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

Note: Belinda Bode Presented the Application.

Ophthalmology Group – site plan review – 161 Pecan Court.

Member Shadle offered the following Motion:

I move that this Commission approve the location of the ingress/egress of the Ophthalmology Group as shown on the site plan dated August 4, 2014.

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

Paducah Properties, LLC and Walter & Karla Sorrells – Waiver of Subdivision – 430 Adams Street and 508, 520, 522 & 526 South 5th Street.

Member Bradford offered the following Motion:

I move that this Commission receive and file the application of Paducah Properties, LLC and Walter & Karla Sorrells for the proposed re-subdivision of property located at 430 Adams Street and 508, 520, 522 & 526 South 5th Street.

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 Shadle and adopted (7).

Ed Musselman – Waiver of Parking Requirements – 3121 Broadway.

Member Benberry offered the following Motion:

I move that this Commission receive and file the application of Ed Musselman for approval to waive 121 parking spaces at 3121 Broadway pursuant to Section 126-71 (b) (2) of the Paducah Zoning Ordinance.

I further move that this Commission find:

The waiver of 121 parking stalls shall have no negative impact on the property; and

The Coke Plant is listed on the National Register of Historic Places; and

55 parking spaces can be provided on-site; and

Independence Bank, located at 3143 Broadway, has verbally agreed to allow the Coke Plant to utilize their 57 parking spaces on nights and weekends; and

Total nearby street parking on Labelle Avenue, Broadway and Jefferson Street is 61 vehicles; and

Historic tax credits cannot be used to help rehabilitate the Coke Plant if any original portion is demolished for parking;

and The Mid-town area has undergone revitalization as a whole and the Coke Plant is part of, and will help to further facilitate, that revitalization; and

The Coke Plant is being rehabilitated into a mixed-use building; and

The Coke Plant is surrounded by residential neighborhoods where pedestrian activity can and will occur; and

That the Planning Commission has approval to waive the parking requirements at 3121 Broadway.

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

DISCUSSION: