

Minutes
Planning Commission

Date: November 1, 2010
Time: 6:00 P.M.
Place: Commission Chambers
Meeting: Regular

Attendees: Creceilius, Cromwell, Feldsien, Chairman Manchester, Shadle, Tyler,
Absent: Overlin

APPROVE MINUTES:

Member Feldsien offered the following motion:

I move that the reading of the minutes for October 18, 2010, 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 Creceilius.

Member Tyler then offered a motion to amend the minutes.

The motion to amend was seconded by Member Feldsien and adopted (6).

The main motion as amended was then approved (6).

NEW BUSINESS

Paducah & Louisville Railway, Inc., Electric Plant Board (City of Paducah) and Tennessee Valley Authority – Public Hearing – Proposed Zone Change – Bechtoldt Road south to Interstate Highway 24, West of Pool Road and East of Schneidman Road, McCracken County, Kentucky.

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 ZONING DESIGNATION OF M-2 (HEAVY INDUSTRIAL ZONE) AND INDUSTRIAL LAND USE TO THE LAND USE PLAN OF THE CITY OF PADUCAH'S COOMPREHENSIVIVE PLAN FOR PROPERTY GENERALLY EXTENDINTG FROM BECHTDOLT ROAD SOUTH TO INTERSTATE HIGHWAY 24, WEST OF POOL ROAD AND EAST OF SCHNEIDMAN ROAD, MCCRACKEM FROM R-4 (HIGH DENSITY RESIDENTIAL ZONE) TO M-2 (HEAVY INDUSTRIAL ZONE) FOR PROPERTY LOCATED AT 1424 AND 1442 BLOOM AVENUE BE FORWARDED TO THE PADUCAH CITY COMMISSION WITH A FAVORABLE RECOMMENDATION.

The motion was seconded by Member Feldsien and adopted (6).

Paducah & Louisville Railway, Inc., Electric Plant Board (City of Paducah) and Tennessee Valley Authority – Planning Commission M-2 Zoning Designation Findings of Fact – Bechtdolt Road south to Interstate Highway 24, West of Pool Road and East of Schneidman Road, McCracken County, Kentucky.

Member Shadle 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 November 1, 2010 owner's representative appeared before the Commission pursuant to the Paducah Zoning Ordinance requesting an assignment of zoning of M-2 (Heavy Industrial Zone) and an amendment to the Land Use Plan by assigning industrial land use per KRS 100.209 as it pertains to a certain tract of real property located in Paducah, Kentucky, and generally contiguous to the Southern line of the City of Paducah, Kentucky, extending from Bechtdolt Road south to Interstate Highway 24, West of Pool Road and East of Schneidman Road, McCracken County, Kentucky (the "Property") of Paducah & Louisville Railroad, Paducah Power System and the Tennessee Valley Authority Properties.

- 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 7:10 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 Property contains 173.76 acres and is contiguous to the Southern line of the City of Paducah, Kentucky, extending from Bechtdolt Road south to Interstate Highway 24, West of Pool Road and East of Schneidman Road. The south side of the property is bounded by I-24.
 2. All properties are industrial in nature as a Marshalling yard (Paducah & Louisville Railroad), Paducah power peaking plant a various power related activates are currently present on the properties proposed for M-2 zoning.
 3. Paducah Power is owned by the City of Paducah. Paducah's peaking plant should be located in the City of Paducah.

4. The Paducah City Commission adopted an intent to annex ordinance on October 26th, 2010 per KRS 100.209.
5. Existing City of Paducah properties to the North of the subject properties have a future industrial land use designation.
6. The vacant lands remaining owned by Paducah Power are suitable for future industrial use as they are located adjacent to the Paducah Power Peaking Plant.
7. The City of Paducah is committed to protecting adjacent residential areas as the M-2 Zoning does not allow uses that are determined to be detrimental to the properties immediately surrounding the use.

Based upon the aforesaid findings, the Planning Commission finds and recommends to the City Commission that an assignment of M-2 to the zoning map and industrial to the land use map as it pertains to property generally contiguous to the Southern line of the City of Paducah, Kentucky, extending from Bechtoldt Road south to Interstate Highway 24, West of Pool Road and East of Schneidman Road, McCracken County, Kentucky be granted for Paducah & Louisville Railroad, Paducah Power System and the Tennessee Valley Authority Properties.

The motion was seconded by Member Feldsien and adopted (6).

CDH Group LLC – Waiver of Subdivision – 6826 Turnberry Drive.

Vice-Chair Crecelius/Shadle offered the following motion:

I move that this Commission receive and file the application of CDH, Group, for the proposed re-subdivision of property located on/at 6826 Turnberry Drive.

I further move 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 Tyler and adopted (6).

Thoai Muoi To – Waiver of Subdivision – 538 South 21st Street.

Member Cromwell offered the following motion:

I move that this Commission receive and file the application of the Thoai Muoi To for the proposed re-subdivision of property located on/at 538 South 21st Street.

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

The motion was seconded by Vice-Chair Crecelius and adopted (6).

Clarence Griggs – Waiver of Subdivision – 810 South 4th Street

Vice-Chair Crecelius offered the following motion:

I move that this Commission receive and file the application of Clarence Griggs for the proposed re-subdivision of property located on/at 810 South 4th Street.

I further move 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 Tyler and adopted (6).