



PADUCAH PLANNING COMMISSION
MINUTES
Commission Chambers
Regular Meeting
January 6, 2020
5:30 p.m.

Attendees: Chair Crecelius, Vice-Chair Schramke, Bradford, Morrison, Pollard, Wade

Absent: Benberry

PLEDGE

PRESENTATION BY PLANNING DIRECTOR TAMMARA TRACY

A presentation was made, which provided an overview of how the Planning Commission and Urban Renewal and Community Development Agency would function as one board.

ELECTION OF OFFICERS

Planning Director Tammara Tracy opened the floor for nominations for Chair for 2020.

Vice-Chair Schramke nominated Ms. Crecelius for Chair.
Commissioner Morrison seconded the motion.

Commissioner Wade made a motion that nominations cease.

The motion was seconded by Commissioner Pollard and adopted (6). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Morrison, Pollard, Wade); Nay Votes (0)

The motion to nominate Ms. Crecelius was then voted upon and adopted (6). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Morrison, Pollard, Wade); Nay Votes (0)

Chair Crecelius opened the floor for nominations for Vice-Chair.

Commissioner Morrison nominated Ms. Schramke.
Commissioner Wade seconded the nomination.

Commissioner Bradford made a motion to close nominations and elect Ms. Schramke by acclamation.

The motion was seconded by Commissioner Wade and adopted (6). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Morrison, Pollard, Wade); Nay Votes (0)

APPROVAL OF MINUTES

Commissioner Wade offered the following motion for the Urban Renewal minutes:

I move that the reading of the minutes for October 22, 2019 be waived and that the minutes of said meeting, as prepared by the secretary, be approved as written.

The minutes were seconded by Vice-Chair Schramke and adopted (6). Yea Votes (Chair Crecelius, Bradford, Morrison, Pollard, Wade); Nay Votes (0).

Commissioner Wade offered the following motion for the Planning Commission minutes:

I move that the reading of the minutes for December 16, 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 Morrison and adopted (6). Yea Votes (Chair Crecelius, Bradford, Morrison, Pollard, Wade); Nay Votes (0).

INC2019-9029

Property Address: 106-110 South 3rd Street
Applicant/ Owner: William Robinson
Request: Roof Stabilization grant

Vice-Chair Schramke offered the following motion:

*I move that the URCD A approve the utilization of Roof Stabilization Assistance Program funds in the amount of **\$23,340** for roof stabilization at 106-110 South 3rd Street subject to the work being completed by one of the qualified contractors that bid on the work.*

The motion was seconded by Commissioner Pollard and adopted (5). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Morrison, Pollard, Wade); Nay Votes (0); Alternate Votes (1) Bradford

INC2019-9030

Property Address: 108 South 3rd Street
Applicant/ Owner: William Robinson
Request: Upper Story Residential grant

Vice-Chair Schramke offered the following motion:

*I move that the URDCA approve the utilization of Upper Story Residential funds in the amount of **\$15,000** for one residential unit at 108 South 3rd Street, subject to the work being completed as proposed in the application received on November 11, 2019.*

The motion was seconded by Commissioner Morrison and adopted (5). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Morrison, Pollard, Wade); Nay Votes (0); Alternate Votes (1) Bradford

INC2019-9031

Property Address: 315 Broadway
Applicant/ Owner: Jay Campbell
Request: Roof Stabilization grant

Commissioner Pollard offered the following motion:

*I move that the URDCA approve the utilization of Roof Stabilization Assistance Program funds in the amount of **\$17,438** for roof stabilization at 315 Broadway, subject to the work being completed by one of the qualified contractors that bid on the work.*

The motion was seconded by Vice-Chair Schramke and adopted (5). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Morrison, Pollard, Wade); Nay Votes (0); Alternate Votes (1) Bradford

INC2019-9032

Property Address: 120 South 3rd Street
Applicant/ Owner: KY Farm Boys – Scott Green
Request: Roof Stabilization grant

Commissioner Morrison offered the following motion:

*I move that the URCD A approve the utilization of Roof Stabilization Assistance Program funds in the amount of **\$24,173** for roof stabilization at 120 South 3rd Street, subject to the work being completed by one of the qualified contractors that bid on the work.*

The motion was seconded by Vice-Chair Schramke and adopted (5). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Morrison, Pollard, Wade); Nay Votes (0); Alternate Votes (1) Bradford

ZON2019-222

Property Address: 1140 Broadway and 1143 Kentucky Avenue
Applicant/ Owner: Steve and Jill Durham
Request: Zone change from B-3 to M-2 Heavy Industrial Zone

Commissioner Wade offered the following motion:

I move that this Commission remove from the agenda case ZON2019-222 for the proposed rezoning of 1140 Broadway and 1143 Kentucky Avenue.

The motion was seconded by Commissioner Morrison and adopted (6). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Morrison, Pollard, Wade); Nay Votes (0)

ZON2019-245

NOTE: This item was moved up on the agenda to follow ZON2019-222

Property Address: 1128 & 1140 Broadway and 1143 Kentucky Avenue
Applicant/ Owner: Steve and Jill Durham
Request: Zone change from B-3 to M-2 Heavy Industrial Zone

The Petitioners and their professional representative addressed the Commission. A rendering was provided of the front elevation. Discussion was made regarding landscaping and the ingress/egress of traffic. Discussion was further made regarding a possible text amendment to the B-3 zone regulations.

Staff stated the Petition should have a negative recommendation to the City Commission based on several findings of fact.

Commissioner Wade offered the following motion:

I move that the Planning Commission recommend to the City Commission that case ZON2019-245 pertaining to 1128 & 1140 Broadway and 1143 Kentucky Avenue be rezoned to the M-2 zoning classification.

I further move that side yard variances of 8.5' on the east side of the lot and 13.5' on the west side of the lot be granted in accordance with Section 126-176 (e) of the Paducah Zoning Ordinance.

I further move that the following conditions be attached to this forwarded recommendation:

- A. The only uses permitted are principal uses in the B-3 Zone and a self-storage facility.*
- B. The design of the elevations shall be subject to the Zoning Administrator's approval.*

The motion was seconded by Commissioner Morrison and adopted (5). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Morrison, Wade); Nay Votes (1) Pollard

WAV2019-243

Property Address: 325 Country Club Lane
Applicant/ Owner: Mitchell Stewart
Request: Abolish/ re-establish property lines in Gregory Heights Subdivision

Vice-Chair Schramke offered the following motion:

I move that this Commission receive and file the application of Mitchell Stewart for the proposed re-subdivision of property located at 325 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 file dated December 13, 2019 be granted.

The motion was seconded by Commissioner Morrison and adopted (6). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Morrison, Pollard, Wade); Nay Votes (0)

WAV2019-244

Property Address: 5360 Old US Highway 60
Applicant/ Owner: Falconite Real Estate Holdings, LLC
Request: Establish new lot and ingress/egress in front of new Menard's store

Commissioner Bradford offered the following motion:

I move that this Commission receive and file the application of Falconite Real Estate Holdings, LLC for the proposed re-subdivision of property located at 5360 Old US Highway 60.

I further move that the requested waiver of the public hearing and the dedication of streets be given and approval of the submitted plat file dated December 13, 2019 be granted.

The motion was seconded by Commissioner Wade and adopted (6). Yea Votes (Chair Crecelius, Vice-Chair Schramke, Bradford, Morrison, Pollard, Wade); Nay Votes (0)

OTHER:

ADJOURN: 7:00 PM

Minutes recorded by staff: Joshua P. Sommer, AICP

Typed by staff: Joshua P. Sommer, AICP