

PIKEVILLE/PIKE COUNTY/ELKHORN CITY
JOINT PLANNING COMMISSION
APRIL 13, 2004
MINUTES

BILL BLACKBURN:

If everyone here will sign their names I'd appreciate it. This meeting will now come to order. I've talked to a couple of stenographers about, we've got our previous three or four meetings taped, about typing up the minutes and I'll try to have those by next, next meeting. Treasurer's report, any thing to report?

RICK GORTNEY:

No we have had no transactions in the last month. We have a balance of \$1,991.73.

BILL BLACKBURN:

If there is no objection the treasurer's report will stand approved as stated. I have a public hearing first of all on our agenda. To receive comments or support of or in opposition to Adams' Real Estate Limited Partnership's request to re-classify zoning of property located between Second Street and Trivette Drive from R1A to R1T. Do we have any comments?

_____:

_____ what are they proposing to change.

DAVID ADAMS:

Basically, it's just pretty simple, straight forward.

BILL BLACKBURN:

This is it here in front of us, isn't it. Is this the same thing.

DAVID ADAMS:

Yeah. That's it. I want to kind of show you all this just so you'll have an idea of what I'm wanting to do. This is what property here that you all have got, these are the two houses, here, and we currently have the town homes that I just want to just keep on extending the town homes out.

BILL BLACKBURN:

All right the proposal basically is to locate town homes down adjacent to where there are a number of town homes already located down at the end of Second Street, isn't it?

DAVID ADAMS:

Yes, sir.

BILL BLACKBURN:

Down at the end of Second Street.

DAVID ADAMS:

I've already sent out the letters that were required, and we put the two signs up, on the property, that's required and they have already been there a month, so we've done, as far as I know we've done everything we was required to do.

BILL BLACKBURN:

They've pretty much fulfilled all their requirements. Alright. Do you have anything else to share with us, David?

BILL BLACKBURN:

Can we do that this evening is alright?

_____:

I don't know. I think we can.

BILL BLACKBURN:

Can we do it this evening, Karen?

KAREN HARRIS:

Yes.

_____:

Any time you can react after the public hearing.

BILL BLACKBURN:

Is there a motion to adjourn, if there is no other comments, to adjourn the public hearing?

_____:

I move.

BILL BLACKBURN:

Motion is made and seconded?

_____:

I'll second it.

BILL BLACKBURN:

All those, well we better do it role call. Phenis?

PHENIS POTTER:

Yes.

BILL BLACKBURN:

David?

DAVID SANDERS:

Yes.

BILL BLACKBURN:

Rick?

RICK GORTNEY:

Yes.

BILL BLACKBURN:

John?

JOHN ELLIOTT:

Yes.

BILL BLACKBURN:

Tim?

TIM BELCHER:

Yes.

BILL BLACKBURN:

And I'll abstain. That was a motion to adjourn public hearing, well I can vote yea on that, I'll vote yes on that. Now for the motion to approve David Adams' proposal to change it from R1A to R1T,, the property between Second Street and Trivette Drive, what's the will of the commission? Do I have a motion?

PHENIS POTTER:

I make a motion.

BILL BLACKBURN:

Phenis makes a motion, is there a second.

JOHN ELLIOTT:

I second it.

BILL BLACKBURN:

Motion seconded by John Elliott. Role call. Phenis?

PHENIS POTTER:

Yes.

BILL BLACKBURN:

David?

DAVID SANDERS:

Yes.

BILL BLACKBURN:

Rick?

RICK GORTNEY:

Yes.

BILL BLACKBURN:

John?

JOHN ELLIOTT:

Yes.

BILL BLACKBURN:

Tim?

TIM BELCHER:

Yes.

BILL BLACKBURN:

And I'll abstain. So the motion is approved. If you'll get those plats to us we'll sign them. Alright, now.

KAREN HARRIS:

BILL BLACKBURN:

Yes, yes, keep us in order here.

KAREN HARRIS:

One thing here. The planning commission will actually need a recommendation from the city commission to give or adopt any coordinates to change the zoning map, so if you would, _____ a signature on the zoning map.

BILL BLACKBURN:

Until the city commission approves it.

KAREN HARRIS:

Commission approves it, yes.

BILL BLACKBURN:

Alright, everyone understand that. So our motion is approved-

KAREN HARRIS:

Passed.

BILL BLACKBURN:

Subject to the approval of the city commission, and then after their approval, we'll, we can sign it. Very good, very good.

DAVID ADAMS:

Thank you very much.

BILL BLACKBURN:

Well, thank you all and thank you for coming. Now, the regular meeting will, if there is no objection, the regular meeting will come to order. And we've already dispensed with the minutes, might have done that a little prematurely, but it is covered. The treasurer's report, and we took care of the zoning change. Now, to consider the approval of the preliminary plat for Concept Lodging Development. Charles, do you want to update us on that?

CHARLES:

Yes, sir I will. We had previously submitted that plat map to take under advisement the committee has reviewed it, and has concerns, questions about the _____ and issues. We have since rectified those issues, met with them, nobody is here from the technical advisory committee tonight.

BILL BLACKBURN:

Did you all have a meeting Friday, Jack Sykes, I think said you all were having a meeting Friday with the Technical Advisory Committee?

CHARLES:

We had a meeting last week, yes, _____ here, and to my knowledge everything was cleared up on the issue of the preliminary plat. Basically the preliminary plat would free us up to go to building utility lines, water and sewer. That is basically all we have left _____.

BILL BLACKBURN:

Was there, well there was a forum at the meeting, the Technical Advisory Committee Meeting?

CHARLES:

John Charles and Jim Cantrell.

BILL BLACKBURN:

And John Charles approved it as it is?

CHARLES:

He did sir.

BILL BLACKBURN:

Okay, and were you at the meeting mentioned?

KAREN HARRIS:

No sir.

CHARLES:

The city manager was there, _____,
Jack Sykes, myself and _____.

BILL BLACKBURN:

And they did take a vote and approved it?

CHARLES:

There was, I don't have the recommendations, they had one recommendation on one of the drainage issues, I don't have that with me, it was basically there's nothing to be constructed or to hold off on what we are going to do on the plat, _____, we basically just there's the water and sewer lines _____.

BILL BLACKBURN:

Alright, so as I understand it, the motion is to approve it, there's one issue left and that's just on the draining, and the Technical Advisory Committee still needs to approve that.

CHARLES:

They basically approved it, but it not something they take up on the preliminary plat.

BILL BLACKBURN:

That will be something dealt with in the final plat, is that what you are saying?

CHARLES:

I think they approved it as it stood, is the way it was. I think there was sufficient drainage off the property to take care of it initially, there is an issue between Chris Penn and the city and us, I guess it relates to us, and that issue really will be dealt with in the future, but there's sufficient drainage to take care of the property as it is. They won't approve it in that _____. The drainage is taken care of and that's not the problem, we have sufficient drainage to do it, the issue is outside of it, basically what the Technical Advisory Committee's _____.

The city has an issue on the table with Mr. Penn, and I believe they're working toward resolving that, I think they pretty well have issue in hand and resolved. Basically it was, my

understanding was they were not going to let that issue stand in the way of this approval of this plat. They are satisfied with that plat as it is. That is my understanding of what we discussed the other day.

BILL BLACKBURN:

That's your understanding, Charles?

CHARLES:

That's correct, they basically approved the plat as it is, as it's shown, like I said that is not an issue.

BILL BLACKBURN:

Do you have the plat with you?

CHARLES:

Yes I do _____. The city manager affirmed all that information I just told you _____.

BILL BLACKBURN:

Last time, I think, they had a question or two about the ingress and egress, and the two lane, and the traffic flow, so all that?

CHARLES:

That was taken care of, there was a traffic study done on all the intersections, in and out, _____ service, _____
_____. That is basically the same map as we submitted before.

_____:

I usually don't make a statement, but to avoid the

conflict and state that I do have a conflict with regards to this because of my involvement with Summit, but there were four issues for the preliminary, for the Technical Advisory Committee to address. And you're saying they did address the traffic study, and the map now reflects the curve cuts as being either existing or proposed and they recognized that. They recognize the Chris Penn drainage issue, and its satisfactory with regards to the plat, subject to resolution of the issues with Penn.

CHARLES:

That's correct.

_____:

And the only other issue that they raised was a lift station and whether or not the city would take control of that, and they have. So those were the four issues that they raised and all four of those have been addressed.

CHARLES:

Yes sir.

_____:

Well then as far as preliminary approval then subject to that, recognizing that I am stating this under the basis that I do have a conflict and I'm not trying to convince anyone of doing it or not, but to clarify the issues having been addressed.

_____:

_____:

Okay.

_____:

We are receiving permits to do the construction of the sewer lines from the state, it's my understanding that the water has been approved, I have not received that permit in my hands, but I do _____.

BILL BLACKBURN:

Okay. So all four there were four issues then have been addressed by the Technical Advisory Committee and approved?

CHARLES:

Yes sir.

BILL BLACKBURN:

And approved. Alright. Any questions from the commission? Any questions?

_____:

Has everybody signed _____, that signed off on it.

CHARLES:

We don't actually get signatures on a preliminary plat map, we wait until we get the final plat map.

BILL BLACKBURN:

Any other comments or questions? Do I hear a motion that we approve the plat map, preliminary plat map?

PHENIS POTTER:

If there is no objection I make a motion to approve.

BILL BLACKBURN:

Phenis makes a motion to approve it, is there a second?

_____:

I second it.

BILL BLACKBURN:

The motion has been made and seconded. Role call.

PHENIS POTTER:

Yes.

_____:

Again I'll abstain because of involvement in Summit.

_____:

Yes.

_____:

Yes.

_____:

Yes.

BILL BLACKBURN:

And I'll abstain. So the preliminary plat is approved by the joint planning commission.

CHARLES:

Thank you very much.

BILL BLACKBURN:

Thank you fellows, and good luck with the project, we

need the businesses, and we need the jobs.

_____:

Appreciate your consideration.

BILL BLACKBURN:

So full steam ahead. Let's see that's it, isn't it?

KAREN HARRIS:

If I could I would like to make you all aware of one thing. The Kentucky League of Cities and, you know, _____, and I think Mr. Gortney attended one of the classes that they have in Paintsville. But the City of Pikeville will be hosting a Planning and Zoning Seminar on May the 20th, at the fire station, and.

BILL BLACKBURN:

Who is doing that, the Kentucky League of Cities?

KAREN HARRIS:

Uh-huh.

BILL BLACKBURN:

At our fire station on May the 20th?

KAREN HARRIS:

Uh-huh.

BILL BLACKBURN:

Well that's great.

_____:

Does this count toward our premium?

KAREN HARRIS:

What _____?

_____:

Does this count toward our yearly premium?

KAREN HARRIS:

Yes it will. And then it is _____

_____ 10:30 and runs through somewhere around _____.

BILL BLACKBURN:

Are you going to feed us?

KAREN HARRIS:

Yeah.

BILL BLACKBURN:

Well now, that sounds pretty good. That's May the 20th.

KAREN HARRIS:

_____.

BILL BLACKBURN:

You all pay that, is what you are saying? We like that too. Will you see, let's see who else is on there Reed and Tivis and who everyone gets a notice of this?

KAREN HARRIS:

I will, and I'll send out a reminder notice for you all.

BILL BLACKBURN:

And it will be at the fire station?

KAREN HARRIS:

The Kentucky League of Cities puts on a very good seminar.

BILL BLACKBURN:

I've attended several of them in the past, down in Lexington, they're very good. Anything else Karen? Fellows anything else? If there is a motion for adjournment?

DAVID SANDERS:

I so move.

BILL BLACKBURN:

David moves.

RICK GORTNEY:

I second it.

BILL BLACKBURN:

Rick seconds, all those in favor stand, and we are adjourned.