

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, NOVEMBER 14, 2017
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, November 14, 2017 at 4:30 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Bobby Deitz, Jordan Smith, Martin Milkman, Marc Peebles, Jim Foster and Tom Kind

Commissioners Absent: John Krieb, Robin Zhang, and Loretta Jobs

Also Present: Gerald Gilbert, Jessie Boshell, Maurice Thomas, Attorney David Perlow and Ken Andrus

Chairman Tom Kind called the meeting to order and asked Maurice Thomas to call the roll. Chairman Kind then asked for a motion to approve the minutes from the October 17, 2017 regular meeting.

A motion was made by Jordan Smith to approve the minutes from the October 17, 2017 Planning Commission regular meeting as presented. The motion was seconded by Martin Milkman and the motion carried unanimously.

Public Hearing: Set zoning for land bounded by Sycamore Street to the south, South 13th Street to the west and South 12th Street to the east – Community Financial Services Bank (CFSB): Chairman Kind announced that this item has been moved to the December 19, 2017 meeting.

Public Hearing: Amendments (ZA-02-17) to City of Murray Zoning Ordinance – SECTION III, ARTICLE 1 – SIGN REGULATIONS: Mr. Gilbert explained the intention at this time is to make minor adjustments to the Sign Ordinance and display content neutrality. All aspects of signage have been reviewed and staff recommendations made. A Power Point presentation was used to show the proposed changes and additions. Mr. Gilbert stated that if the Commissioners recommend action, the amendment will then be forwarded to the City Council for their review and final action. Finally, the updated Ordinance will be added to the City Website to aid the public with sign regulations. Mr. Gilbert suggested incorporating the business community and sign makers with an effort to make major changes to this Ordinance in the future.

Chairman Kind opened the public hearing and asked if there was anyone that wished to speak either in favor or opposition to the amendments to come forward. No one spoke in favor of the amendments.

Ken Andrus came forward and was sworn in. Mr. Andrus owns a professional photography business located on North 4th Street and he has concerns with the proposed amendments. His

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business is in the Professional Office Zoning District and not adjacent to any residential homes. Mr. Andrus would like to display slides of photographs in his sign but after talking with Planning Staff, he found out that there are no provisions for signs like this. Mr. Gilbert explained that even though this particular item has nothing to do with the amendments that are being discussed; it is an issue that should be addressed. Electronic reader boards are allowed in B-2, B-3 and B-4 zones but as Mr. Andrus stated there are no provisions for this type of request. These types of monitor signs have already been introduced and accommodated in larger cities but as these signs begin to filter into Murray, regulations will need to be defined. Mr. Gilbert suggested that if the Commissioners would like to consider new regulations for electronic reader boards, he would like to see them forward a separate recommendation to the City Council for their approval.

Chairman Kind closed the public hearing and turned the item over to the Commissioners for discussion and a motion.

Jim Foster made a motion to accept the sign regulations in SECTION III, ARTICLE 1 SIGN REGULATIONS as changed and amended and to send this item on to the City Council for their approval. Martin Milkman seconded the motion and the motion carried with a 6-0 roll call vote.

Jordan Smith made a motion to recommend that the Planning Staff begin the process of investigating electronic display signs and present their findings to the Planning Commission. Marc Peebles seconded the motion and the motion passed with a 6-0 roll call vote.

Jim Foster made a motion to have the Planning Staff ask the City Council to look into the Comprehensive Update of the Sign Ordinance. Jordan Smith seconded the motion and the motion carried with a 6-0 roll call vote.

Discussion: Amendment to SECTION III ARTICLE 4 NON-CONFORMING USES, STRUCTURES AND PREMISES, B. NON-CONFORMING LOTS OF RECORD:

Recently, it has come to staff's attention that provisions contained in this section of the Ordinance require clarification (specifically, the provisions regarding allowable density in the R-3, R-4 and R-5 zone for existing non-conforming lots). Current regulations do not make reference to density other than the lot may be developed with either single family, two-family or multi-family dwelling units as long as they meet required development standards of the underlying zoning. The intent is to make it clear that the density of the zone is met. Mr. Gilbert stated that Planning Staff will clean this up and bring the amendment back to the Commissioners next month with the exact language for their approval.

Annual Election of Planning Commission Officers: The current slate of officers is as follows:

- Chairman - Tom Kind
- 1st Vice-Chairman - Jim Foster
- 2nd Vice-Chair - Jordan Smith
- Secretary – Loretta Jobs

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Jordan Smith made a motion to accept the current slate of officers for 2018. Marc Peebles seconded the motion and the motion carried 6-0 by roll call vote.

Questions and Comments: None

Marc Peebles made a motion to adjourn and Martin Milkman seconded the motion. The meeting was adjourned at 5:33 p.m.

Chairman, Tom Kind

Recording Secretary, Reta Gray

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