

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, DECEMBER 20, 2016
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, December 20, 2016 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Robin Zhang, Jordan Smith, Loretta Jobs, Ed Pavlick, Ed Davis and John Krieb.

Commissioners Absent: Tom Kind, Jim Foster and Marc Peebles

Also Present: Ahmed Abdullah, Dannetta Clayton, David Roberts, Attorney David Perlow, Ryan Stanger and public audience.

Vice-Chairman Davis called the meeting to order and welcomed all guests and applicants. He then asked if there were any changes to the minutes from the October 18, 2016 regular meeting. Changes were noted.

Ed Pavlick made a motion to approve the minutes from the October 18, 2016 Planning Commission regular meeting as amended. Jordan Smith seconded the motion and the motion carried unanimously.

Review: Advisory Meeting for a proposed Office Planned Development Project on Hwy 94 West – Matt Jennings: Vice-Chairman Davis informed the commissioners that Ryan Stanger would be representing the owner (Matt Jennings) during the meeting. Ahmed explained that the R-4 property located approximately 550 feet east of the intersection of Highway 94 West and Robertson Road North was previously subdivided into two tracts with the dedication of right-of-way for the construction of a street that dead ends at the school property. The preliminary subdivision plat for the City West Subdivision was approved by the Planning Commission on May 17, 2016. Mr. Jennings is now proposing to re-subdivide this property into eight lots to develop a professional office PDP. The plan is to place a professional office building on each of the seven lots and a detention pond with an additional buildable area on the eighth. R-4 zoning districts are intended for multi-family developments; however, as a conditional use Office Planned Development Projects may be considered in this district subject to approval by the Board of Zoning Adjustments. Mr. Jennings is asking the Planning Commission to forward his request to the Board of Zoning Adjustments for a consideration of compatibility of the proposed use with respect to its location.

Ryan Stanger came forward and was sworn in. Mr. Stanger explained that the previous proposal wasn't going to work for them because they couldn't get enough units on the property to make it feasible. They were originally targeting retirement age individuals with one story units. In order to get the number of units they needed, they had to make two story dwellings and they didn't feel this would be practical for their targeted prospect. Mr. Stanger said that they are open for suggestions and mixed development ideas but right now they see a need for professional office in Murray. Mr. Stanger added that if this is approved, he would probably build his office on lot 8.

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Bobby Deitz from BFW Engineering is going to work up a mock proposal for them to see if they can fit housing and professional offices both on this property. Several commissioners voiced a need for retirement housing in Murray. Mr. Roberts explained that this is only an advisory meeting and several more ideas could be brought forward for the commissioners to review and approve before a final decision is made on what exactly will be constructed on the property.

John Krieb made a motion to approve the request to forward the proposed Professional Office PDP use to the BZA with the understanding that the proposal might expand to include mixed use and possibly include some residential. The BZA will consider the request for compatibility of these uses with respect to its location. The findings of fact include: The property owner has conveyed that this proposal is a better financial proposal than the initial plan and it'll be better use of the property that was initially thought several years ago. Jordan Smith seconded the motion and the motion carried unanimously by voice vote.

Amend By-Laws: Article II, Section II and Article IV, Section I: Ahmed used a Power Point presentation to show the amendments that are being proposed to this section of the By-Laws. He then noted that the Planning Commission meetings will be changed from 5:00 p.m. to 4:30 p.m. beginning in January of 2017 as most everyone had previously agreed on. David Roberts explained that Commissioner Peebles had made the recommendation earlier and that Planning Staff had no preference to the time of the meetings. In order to make a change to the time; however, the change must be stated in the By-Laws. Attorney Perlow advised the commissioners that a motion was needed to amend the By-Laws.

John Krieb made a motion to approve the By-Law amendments as presented. Ed Pavlick seconded the motion and the motion carried unanimously by voice vote.

Questions and Comments: The commissioners and staff wished everyone a Merry Christmas. Vice-Chairman Davis then shared a letter of resignation that he had left with Mayor Rose earlier in the day. Mr. Davis has served on the Planning Commission for 23 years. He said that he had enjoyed working with other commissioners both past and present. Mr. Davis will still be involved with doing extensive research with regards to the open meeting statutes particularly public comments for committees, boards, councils and other entities subject to open meeting statutes. He thanked everyone for the courtesies that been extended to him over this period.

John Krieb acknowledged Mr. Davis's long and dedicated service.

Jordan Smith made a motion to adjourn. John Krieb seconded the motion. The meeting adjourned at 5:34 p.m.

Vice-Chairman, Ed Davis

Recording Secretary, Reta Gray

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