

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, December 21, 2021
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, December 21, 2021 at 4:30 p.m. in City Hall at 500 Main Street.

Commissioners Present: Bobby Deitz, Jim Foster, John Krieb, Dr. Martin Milkman (arrived @ 4:32), David Roberts, Dr. Terry Strieter, Cami Duffy

Commissioners Absent: none

Also Present: Dannetta Clayton, Kim Miles, Carol Downey, Jim Osborne, and Rakov Aetherus Tom Adams, and Charles Wilson

Chairman Krieb called the meeting to order and welcomed all guests. Kim Miles called the roll. Chairman Krieb asked for approval of the minutes from the regular Planning Commission meeting on November 16, 2021.

Dr. Strieter made a motion to approve the minutes from the regular Planning Commission meeting on November 16, 2021 as presented. Cami Duffy seconded the motion and the motion carried unanimously.

Public Hearing: Set Zoning to I (Industrial) for Property on US Hwy 641 N – Industrial Park Rd – Paschall Truck Lines, Inc.: Carol stated the property owner is requesting that the property located on US Hwy 641N – Industrial Park Rd be annexed into the City of Murray. The City Council is in the process of adopting the annexation ordinance. The zoning will be contingent upon the ordinance passing. Currently the property is not zoned as it is in the Calloway County boundary. The proposed zone is I (Industrial). The property and surrounding areas were illustrated on a zoning plat for the board and audience. A copy of the annexation request was provided as well as photos of the subject property and surrounding properties. Carol provided the following staff analysis: The property located on US Hwy 641 North – Industrial Park Road is approximately 8.241 acres and is one tract of land. The property owner is requesting the property to be annexed into the City of Murray limits. The adjacent properties to the North, South, East are in the City of Murray limits and zoned I (Industrial). The property to the West is in the county. The land use of the property to the West is Agricultural, Semi-Public Use and Single Family Residential. The proposed zone amendment request is supported by the Land Use Element of the 2020 Comprehensive Plan which states:

“Industrial and warehousing land use is generally located in the north and northeast portion of Murray, east of 12th Street and US HWY 641 North. A new industrial park has been completed west of US HWY 641 North in the northern portion of the planning area. Future industrial growth is expected to occur in these areas with the expansion in the area of the new industrial park west of US HWY 641 North.”

The 2020 Comprehensive Plan also reflects an increase in industrial land in the “northern portion of the planning area”, which would include the proposed property requesting annexation.

Carol asked if there were any questions or if anyone wanted to review photos or information. Mr. Roberts requested to view the land use map and asked if it is the future or current. Carol confirmed the map reflects how the area is currently zoned. Dannetta confirmed the map reflects existing land use. Mr. Roberts asked if the current map is different from the future. Dannetta explained she did not believe there would be a difference, but could confirm. Mr. Roberts was fine with the information as presented. Dr. Strieter asked if the neighbors or surrounding property owners have been notified about the request. Carol confirmed all surrounding property owners had been notified. One letter was returned undeliverable for Saber Management Company to which she called and left a message. Carol stated she had not been contacted by any of the surrounding property owners about the request. Carol also advised the property was posted as well as the public notification.

Chairman Krieb opened the public hearing.

Bobby Dietz recused himself from the meeting (at 4:39 p.m.).

Tom Adams, a representative of Paschall Truck Lines, came forward and explained the intent is to build the corporate offices on the property. Mr. Adams provided a rendering of the proposed corporate office as well as a sample of the brick planned for the building. Currently the corporate offices are on the south side of town. The desire is to move from the existing location, which has been utilized for over 40 years, to one campus. The building will be 25,000 square feet consisting of 2 stories with a large atrium planned in the middle. The building will be a nice addition to the community, to which they have received a lot of support. Mr. Adams stated they have been working on the design for about a year. The exterior will have black trim. Mr. Wilson, of Paschall Truck Lines, confirmed the brick façade will appear to be gray granite. Dr. Milkman asked if a portion of the building would be rented or if they would occupy the entire building. Mr. Adams confirmed the company would occupy the entire building, allowing some space for future growth. He further stated, the intent is to also have a lot of green-space on the property. An architect was hired for the landscaping as well. Mr. Adams stated the plan is to be there for a while.

Mr. Krieb asked how far from the road will the building be. Mr. Wilson explained an access road is located between 641 and the building. The building will be close to the access road. There will not be a lot of parking in the front of the property, most of the parking will be behind the building. Mr. Krieb explained the reason for the question if a property across the street utilizes parking in front of the building and it is not as aesthetically pleasing with the parking in front. Mr. Adams went on to explain they want the property to look nice and plan on a sign in front. Mr. Krieb asked about the impact on the trailer storage with the proposed building location. Mr. Adams acknowledged that they would have to establish more trailer parking to the East and the back of the property. Mr. Krieb asked if eventually they would be out of the property south of town. Mr. Adams confirmed they planned to be completely out of the property to the south eventually. Mr. Roberts asked if the access will be from the frontage road or the road to the rear of the property. Mr. Adams advised the access would be primarily from US Hwy 641. They discussed with the State to construct an R-cut. When exiting the property, the driver would not be able to turn south. Anyone leaving will have to go north and then turn around to prevent crossing US Hwy 641 when exiting. Mr. Krieb asked if anyone else would like to speak. No one else came forward to speak.

Mr. Krieb closed the public hearing.

The item was turned over to the Commissioners for a motion.

Jim Foster made a motion to approve the zoning map amendment request to set the zone for an 8.241-acre tract of land owned by Paschall Truck Lines Inc. located on US 641 North – Industrial Park Road to Industrial as presented based on the following findings of fact. He also moved that the Comprehensive Plan and the official zoning map be updated to reflect the change in zoning and the designated land use of this property upon annexation. The testimony presented in this public hearing is showing the proposed zoning classification is appropriate based on the evidence presented. Cami Duffy seconded the motion. The motion carried unanimously.

Discussion: Chairman Krieb ask Dannetta if the zoning map would be updated. Dannetta explained the process of updating the zoning map within the planning department. Mr. Krieb asked for other discussion items. No one else had an item to discuss. Mr. Krieb did want to discuss an item from the last meeting, KLC. If the planning staff would have available for the January meeting or February meeting a schedule of a time line to decide when to proceed if we will proceed with KLC, with regards to the Comprehensive Plan. Dannetta confirmed KLC is gathering information at her request and would have to make sure the funds would be available within the budget. Ms. Duffy asked when the review of the budget begins. Dannetta confirmed the review of the budget would begin in February. Jim Osborne offered if the project started earlier a possible budget amendment could be reviewed. Dannetta confirmed the fiscal year begins in July. Dannetta explained with the recent disaster KLC is very busy assisting, she will continue to try to obtain information from KLC.

Mr. Krieb called for a motion to adjourn.

Jim Foster made a motion to adjourn. Martin Milkman seconded the motion. The motion carried unanimously. The meeting adjourned at 4:50 p.m.



Chairman, John Krieb



Recording Secretary, Carol Downey