

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, February 21, 2023  
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, February 21, 2023 at 4:30 p.m. in City Hall at 500 Main Street.

**Commissioners Present:** Bobby Deitz, Cami Duffy, John Krieb, Dr. Martin Milkman, David Roberts, Adam Seiber

**Commissioners Absent:** Jim Foster

**Also Present:** Rakov Aetherus, Lindsay Aycock, Dannetta Clayton, Carol Downey, David Perlow, and public audience

Chairman Krieb called the meeting to order and welcomed all guests. Lindsay Aycock called the roll.

Chairman Krieb asked for approval of the minutes from the regular Planning Commission meeting on December 20, 2022.

**Cami Duffy made a motion to approve the minutes from the regular Planning Commission meeting on December 20, 2022 as presented. Dr. Martin Milkman seconded the motion and the motion carried unanimously.**

**Non-Public Hearing: Floodway District – Review Plan for construction of a building on a lot adjacent to 500 Industrial Road – Bill Alexander.** Carol Downey explained the applicable regulations, definitions, additional ordinance and FEMA information. She presented the Staff Report which included the project description, City of Murray and FEMA maps, site plan and preliminary construction plans provided by Mr. Alexander, as well as pictures of the property and surrounding properties.

*Adam Seiber arrived at 4:35 p.m.*

Chairman Krieb requested Adam Seiber be sworn in at this time.

**Administer Oath of Office for Adam Seiber:** Carol Downey administered the oath of office to Adam Seiber.

The board discussed the timing of the map amendment, the flood elevation determination, the timing and placement of gravel, and the electric line. The board asked Carol if a building permit had been issued and she replied that one had not been because this meeting needed to occur first.

**Bobby Deitz made a motion to approve the construction of a warehouse in the Floodway District, on the property located to the east of 500 Industrial Road, contingent upon the project maintaining compliance with all city, state and federal regulations with regards to permitting and elevating the property above the flood zone; making application to have the property rezoned from Floodway District to Industrial District; the overhead electric transmission line being moved and placed underground; a deeded 25' easement on the tract to the west of the parcel with frontage on Industrial Road is planned for ingress and**

**egress to the property. Based on the findings, it does not adversely affect public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow unreasonable circumvention of the requirements of the zoning ordinance or subdivision regulations. Dr. Martin Milkman seconded the motion and the motion carried with a 6-0 roll call vote.**

**Discussion: Proposed Ordinance 156.058 - Corridor Design Standards:** Carol Downey explained the updates that included adding “gateway”, using “corridor” throughout. She specified that the guidelines shall not apply to properties located in the Historic district, Industrial District, Franchises without alternative architectural designs, or existing shopping centers (a minimum of three tenant spaces located in a unified building or a group of buildings on a single lot of record) and when the square footage of an existing structure is expanded by more than fifty percent, all of the existing structure shall be brought into compliance with the design guidelines. Carol shared the changes made to the Provisions of Design Guidelines on Corridors which encompassed building articulation, masonry requirement, secondary materials, and trash and recycling collection areas. She also stated that Code Enforcement was added to Chapter 40 for ease of reading. The board questioned the overlap of stucco/dryvit and EIFS in the Masonry Requirements and the Secondary Materials sections. The commissioners revisited the Compliance section and recommended adding a time constraint on the fifty percent expansion. They then agreed to move the Proposed Ordinance 156.058 - Corridor Design Standards to a Public Hearing Item for the March meeting.

**Questions and Comments:** Chairman Krieb suggested verbiage be added to the sign ordinance guidelines requiring business owners to paint or repair that area behind their sign when it is taken down and also not leaving empty spaces on free-standing signs.

Chairman Krieb called for a motion to adjourn.

**Cami Duffy made a motion to adjourn. Dr. Martin Milkman seconded the motion. The motion carried unanimously. The meeting adjourned at approximately 5:22 p.m.**

  
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Chairman, John Krieb

  
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Recording Secretary, Lindsay Aycok