

MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
Tuesday, March 19, 2024
4:30 P.M.

The Murray Planning Commission met in regular session on Tuesday, March 19, 2024 at 4:30 p.m. in City Hall at 500 Main Street.

Commissioners Present: Cami Duffy, Jim Foster, John Krieb, David Roberts, Chris Scott, Adam Seiber

Commissioners Absent: Bobby Deitz

Also Present: Lindsay Aycock, Dannetta Clayton, Carol Downey, Attorney David Perlow, Kaleb Houston, Alexander Fichter and public audience.

Chairman Krieb called the meeting to order and welcomed the guests, applicants and staff. Lindsay Aycock called the roll.

Chairman Krieb asked for approval of the minutes from the regular Planning Commission meeting on February 20, 2024.

Jim Foster made a motion to approve the minutes from the regular Planning Commission meeting on February 20, 2024 as presented. Cami Duffy seconded the motion and the motion carried unanimously.

Public Hearing: Review Final Plat for an Amended Planned Development Project to allow four additional storage buildings to be constructed at 1609 N 4th Street, contingent upon purchase of the property – The Magnolia Group, the Applicant – Storage Holdings, LLC, the Owner.

David Roberts recused himself at 4:31 p.m.

Carol Downey gave an overview of the project and explained that the applicant has provided the necessary information for the final plat and if it is approved, they will close on the property and record the final plat. Mrs. Downey mentioned the addition of the detention pond note which states that no building permit may be issued until detention has been designed in accordance with City Regulations.

Kaleb Houston and Alexander Fichter came forward and were sworn in. Mr. Houston shared that they are working with James Oakley and Marisa Stewart at the City to make sure they do everything correctly.

Chairman Krieb opened the public hearing and asked if anyone wished to speak in favor or opposition of this request. No one came forward, so Chairman Krieb closed the public hearing and brought it back to the commission for discussion or a motion.

Chairman Krieb made a motion to approve the Final PDP plat for the Amended Planned Development Project for four additional storage buildings at 1609 North 4th Street for The Magnolia Group, contingent upon purchase of the property and the project meeting all city regulations. The findings of fact being that the property has three existing buildings and they are using the space to construct four more; they are fencing in the property, which is a desirable feature; they are retaining the protective edge barriers and tree borders where appropriate; their lighting plan was reviewed and found acceptable as was their fence screening plan. Cami Duffy seconded the motion and the motion carried with a 5-0 roll call vote.

David Roberts returned to the meeting at 4:38 p.m.

Non-Public Hearing: Acceptance for Maintenance: Accept the road with the proposed name, Cooperation Drive, into the City's regular maintenance schedule - located in the Hale Development Co. Property between North 16th Street and Paramount Drive. Carol Downey shared that the City of Murray received a FEMA grant to address the stormwater issues at North 16th Street and Paramount Drive and the proposed plan to correct the issues involves installing a stormwater conveyance system right where the road is currently. Mrs. Downey states that as part of this project, the City plans to take in this road to street maintenance and it is to be known as Cooperation Drive. She explains that the City will replace the road to the specifications of the City of Murray Street Construction, other than the road width regulation of 28 feet. The road is currently 25 feet wide and will remain 25 feet wide. Mrs. Downey mentioned that the surrounding property owners are in favor of the City of Murray taking the road into maintenance and she presented the necessary easements as shown on the plat. The commission asked for clarification on the property line, existing easements and the specific location of the stormwater project and Mrs. Downey pointed to the requested items on the displayed plat. The commission expressed their concern for the amount of water that accumulates in the area being discussed.

Jim Foster made a motion to recommend that the City Council accept the 692 feet of the road between North 16th and Paramount Drive into the City's public street system for maintenance, to be named Cooperation Drive. 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. Chairman Krieb added the findings of fact being that this project is related to the FEMA grant to improve the drainage situation in this general area; the roadway will be built to the City's specifications with exception to the width, which will be 25 feet and the property owners are all in favor of this project. Jim Foster added a finding of fact being that the City is building the road. Cami Duffy seconded the motion and the motion carried with a 5-0 roll call vote.

Discussion Item: Carol Downey gave an update on the Base Study Element of the Comprehensive Plan. Mrs. Downey shared that the committee recently met and made some minor revisions to what was presented. The plan is to have the non-public hearing in April and the public hearing in May.

Questions and Comments: None

Chairman Krieb called for a motion to adjourn.

Cami Duffy made a motion to adjourn. Adam Seiber seconded the motion and the motion carried unanimously. The meeting adjourned at 4:47 p.m.



Chairman, John Krieb



Recording Secretary, Lindsay Aycock