

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

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

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

Commissioners Absent: None

Also Present: Dannetta Clayton, Carol Downey, Lindsay Aycock, Rakov Aetherus, David Perlow, Ryan Laber, 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 February 21, 2023.

Jim Foster made a motion to approve the minutes from the regular Planning Commission meeting on February 21, 2023 as amended. Chairman Krieb seconded the motion and the motion carried unanimously.

Cami Duffy arrived at 4:31 p.m.

Public Hearing: Proposed Ordinance - Corridor Design Guidelines: Carol Downey highlighted the changes made to the proposed ordinance for the Corridor Design Guidelines. The board discussed the wording for the compliance section in part two of letter B. Carol described the intent and purpose of the ordinance.

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 board for discussion or a motion.

Cami Duffy made a motion to forward the text amendments to City Council. Dr. Martin Milkman seconded the motion and the motion carried with a 7-0 roll call vote.

Non-Public Hearing: Minor Subdivision Plat Review – David John Agati & Cindy Lou Talocoo property located on Brinn Road – approximately 542' south of Poor Farm Rd. Carol Downey explained the regulations and presented the Staff Report including the proposed Minor Subdivision Plat and zoning map. The board questioned the request to divide the property north to south with no frontage road access as well as the ingress/egress easement next to the gravel road. Chairman Krieb recommended their questions be passed along to the property owners, who were not in attendance and that this item be tabled until the next meeting.

Cami Duffy made a motion to table this item until the next meeting, allowing the applicant to answer the questions reviewed by staff. Jim Foster seconded the motion and the motion carried with a 7-0 roll call vote.

Non-Public Hearing: Relationship to street exception (Brooklyn Drive) – proposed Subdivision of Property- 5 Acres - located on the east, of the tract of land known as 438 Bailey Road.

Bobby Deitz recused himself at 5:01 p.m.

Carol Downey explained the applicable regulations and presented the Staff Report including the zoning map, a rendering of the proposed property, a picture of the proposed land and pictures of the surrounding properties.

Ryan Laber came forward and was sworn in. Mr. Laber shared details of the proposed project, a topography map and pictures of similar projects they've recently built. The board asked if the Fire Department had reviewed the plan and Mr. Laber responded that they have had a preliminary review and were told they wouldn't need a road to circle the building as long as the building was properly sprinklered and up to fire code, which is their intention. He mentioned they will also run a turnaround analysis. The board questioned the proposed number and type of parking available.

David Roberts made a motion to approve the exception of the relationship to streets as presented, with 50' of road frontage versus the 75' of road frontage per regulations, for the proposed 80-unit senior living apartment building on the proposed 5 acres at the end of Brooklyn Drive, contingent upon purchase of the property and approval of the plans. The findings of fact being the topography of the property and lack of future streets being developed are both limiting factors. Jim Foster seconded the motion and the motion carried with a 6-0 roll call vote.

Bobby Deitz returned at 5:33 p.m.

Discussion: Proposed Amendments to Zoning Regulations: Dannelta Clayton explained the proposed amendments. The board asked for clarification regarding outdoor storage and they discussed the specifics regarding signage removal.

Dr. Martin Milkman made a motion to advance the proposed amendments to the Zoning Regulations with the board's changes to a public hearing at the next Planning Commission meeting. The motion was seconded by Cami Duffy and carried with a 7-0 roll call vote.

Questions and Comments: Dannelta Clayton mentioned that the minutes and agendas are almost all uploaded to the website now and will load automatically after being scanned going forward. Dr. Milkman shared about the loss of previous board member, Loretta Jobs, and staff was asked to prepare a statement of recognition for the next meeting.

Chairman Krieb called for a motion to adjourn.

Cami Duffy made a motion to adjourn. Jim Foster seconded the motion. The motion carried unanimously. The meeting adjourned at 5:56 p.m.


Chairman, John Krieb


Recording Secretary, Lindsay Aycock