

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, APRIL 20, 2021  
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, April 20, 2021 at 4:30 p.m. via web cam from City Hall at 500 Main Street.

**Commissioners Present:** John Krieb, Dr. Robin Zhang, Bobby Deitz, Jim Foster, Dr. Martin Milkman (muted-could not be heard during the meeting), and David Roberts

**Commissioners Absent:** Dr. Terry Strieter (unable to log in to web cam)

**Also Present:** Attorney David Perlow, Danna Clayton, Marisa Stewart, Kim Miles, Zach Warren, Justin Phillips, Keith Crouch, Mike Faihst and public audience

Chairman Krieb called the meeting to order and welcomed all guests. He then asked Kim Miles to call the roll. At this time Mr. Krieb asked if there were any changes to the minutes from the special called Planning Commission meeting on February 25, 2021.

**Jim Foster made a motion to approve the minutes from the special called Planning Commission meeting on February 25, 2021 as presented. Robin Zhang seconded the motion and the motion carried unanimously.**

**Public Hearing: Amendment Zoning Ordinance 156.050 Signs – (F) Sign Regulations in Industrial Districts:** Marisa Stewart explained that before 2018 the Sign Regulations for the City of Murray regulated wall signs for Industrial Districts exactly the same as the Business Districts. At the end of 2018, the Zoning Ordinance was revised and the current wall sign regulations for Industrial Districts only allow up to 80 square feet per wall sign. Since 2018, two variance requests to the BZA for larger wall signs in Industrial Districts have been requested and granted. Both variance size requests were for over double the allowed square footage (TPG @ 216 square feet and Dae-IL @ 192 square feet). This text amendment is necessary to reduce the number of future variance requests made to the BZA and to create more consistent wall sign regulations between the Business Districts and Industrial Districts. Marisa noted that she has a sign permit on her desk for IWIS (which is also in the Industrial District) for a larger sign and if this gets approved, they will not have to request a variance.

At this time Chairman Krieb opened the public hearing and asked if there was anyone that wished to speak either in favor or opposition to the subject item. No one wished to speak. The public hearing was closed and the item was turned over to the Commissioners for a motion.

Keith Crouch from the sign company clarified that they would be taking a small set of letters that was located below the words "IWIS" and replacing them with "DID" that will be the same size as the current "IWIS" lettering.

**Jim Foster made a motion to recommend approval to the City Council for the text amendment request to 156.050 (F) (1) section of the City of Murray's Zoning Ordinance. The testimony presented in this public hearing has shown that the proposed text**

Murray Planning Commission Regular Meeting  
 Tuesday, April 20, 2021

**amendment is appropriate in order to make the Industrial Districts section for sign regulations consistent with the Business Districts. In approving this, it will reduce the number of variance requests being presented to the BZA. David Roberts seconded the motion and the motion carried with a 5-0 roll call vote.**

**Final Subdivision Plat for Deerfield Estates Phase III – Justin and Stephanie Phillips:**

Marisa explained the provisions of §155.48 PROCEDURE FOR FINAL PLAT APPROVAL. The applicant has provided the necessary information in order for the Commission to take action on the plat. The Final Plat is consistent with the approved Preliminary Plat except for the change made at the end of Deerfield Run which is now shown as a cul-de-sac as required per the Fire Department regulations. The construction of the streets and the installation of all utilities have been completed except for the surface coat of asphalt on the street portion of Phase III. A Letter of Credit in the amount of \$29,500.00 has been submitted to the City to cover any outstanding improvements. Maintenance obligations for the detention pond will be the responsibility of the developer until the Home Owners Association is established. The civil plans have been submitted, reviewed and approved by staff. Marisa showed the site plan, the Preliminary Plat that was approved in 2014 and the Final Phase III Plat that is awaiting approval from the Commissioners. The letter with the estimate from BFW for the estimated cost of completion and the Letter of Credit from First Financial Bank were then shown. Marisa showed a recent picture of Deerfield Run. Bobby Deitz from BFW explained that everything for Phase III has asbuilts except for the detention area and the final coat of asphalt on the road surface. The Fire Marshall has signed off on the cul-de-sac radius. Chairman Krieb called for a motion.

**Jim Foster made a motion to approve the Final Subdivision Plat for Deerfield Estates Phase III based on the fact that the Final Plat is consistent with the approved Preliminary Plat. Approval of the Final Plat is contingent upon all City regulations being met and that a Letter of Credit be retained by the City until the surface coat of asphalt for Phase III has been completed and approved by the City. Robin Zhang seconded the motion and the motion carried with a 4-0 roll call vote. Bobby Deitz abstained.**

**Acceptance of Streets for Maintenance: Deerfield Run and Martin Drive – Deerfield Estates Phase II:** Marisa referred to the applicable regulations of § 155.50 ACCEPTANCE AND DEDICATION OF STREETS. She explained that City code requires that prior to accepting a street dedication and releasing the associated security bond, two main conditions must be met prior to the Commission taking action. First, is written verification from a registered engineer or land surveyor certifying that the street has been constructed in conformance to the approved street plan and profile requirements outlined in § 155.47 Final Plat Required (B). And secondly, that the Final Plat has been approved and the street was inspected by the City to determine if the street has been constructed to City requirements. The project engineer, Bacon Farmer Workman, has submitted the required verification letter. In addition, the street improvements have been inspected and are in conformance to the approved plans as well as all other City requirements. Based on these facts, staff believes that the Commission can recommend the acceptance and dedication of the portion of Deerfield Run in Phase II of Deerfield Estates as well as Martin Drive which is part of Phase II and Phase III. Marisa showed the site plan, the certification letter from BFW, a map of the roadway portions that are being accepted, and a picture of the streets as they currently look. Sidewalks and utilities are finished. Martin Drive is both part of Phase II and Phase III. Chairman Krieb called for a motion.

Murray Planning Commission Regular Meeting  
Tuesday, April 20, 2021

**David Roberts made a motion to recommend that the City Council accept the 824 feet of Deerfield Run in Phase II of Deerfield Estates and the 525 feet of Martin Drive in Phase II and Phase III into the City's public street system for maintenance based on the following facts: The Final Plat has been approved by the Planning Commission; written verification has been submitted by BFW Engineering certifying that the streets have been installed properly and in accordance with the previously approved street plan and profile drawings; and that the streets have been inspected by the City and have been found to be in compliance with City specifications. Jim Foster seconded the motion and the motion carried with a 4-0 roll call vote. Bobby Deitz abstained.**

**Questions/Comments:** Dannetta Clayton stated that Terry Strieter had sent her an e-mail during the meeting and said that he was unable to log in to Web-Ex. She then noted that she would like to have in-person meetings beginning next month.

Chairman Krieb then reviewed the Five-Points turning lanes. After speaking to Jim Osborne, they have come up with the idea of just changing the turning lanes on the pavement markings where the right-hand lanes going east and west become straight and right-turn lanes and that the left lane be a left turn only. Jim passed additional information on to Dannetta that the State is going to try this to see if it helps the situation. The markings went down on the street on April 19<sup>th</sup>.

Chairman Krieb then discussed the updates to the Comprehensive Plan. During the past couple of months everyone was asked to review the final draft that Marisa had sent out. Chairman Krieb said that he and Dannetta had spoken several times and they are disappointed with the product that they have at this point. He reviewed some of the instances of disappointment. Chairman Krieb and Dannetta have agreed to go ahead and get the revised copy of the 2020 Comp Plan posted to the website as soon as they can get to a closure point (which they anticipate being between now and the end of May). A disclaimer statement will be added that recognizes that some parts of the 2020 plan rely on data from previous plans and that those parts will remain until new data becomes available. Mr. Krieb suggested that they have an explanation as to what has happened thus far in compiling the information to include the groups that have worked on the plan during the revision process. David Roberts would like to see the utility asbuilt maps updated on the Comp Plan. Mr. Krieb said that as things are identified, they can be brought to Marisa's attention and then new PDF's can be inserted with the help of Chris Lamm in the GIS Department. He then asked that if anyone should see anything that needs to be changed, to bring that to Dannetta in the next few weeks for her to try to get those included in the revision by the end of May.

Chairman Krieb then called for a motion to adjourn. **Bobby Deitz made a motion to adjourn. Jim Foster seconded the motion. The motion carried unanimously. The meeting adjourned at 5:04 p.m.**

  
Chairman, John Krieb

  
Recording Secretary, Reta Gray

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

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

**Commissioners Present:** John Krieb, Dr. Robin Zhang, Dr. Terry Strieter, Bobby Deitz, Jim Foster, Dr. Martin Milkman and David Roberts

**Commissioners Absent:**

**Also Present:** Attorney David Perlow, Danna Clayton, Marisa Stewart, Kim Miles, Zach Warren, Rakov Aetherus and Brent Williams

Chairman Krieb called the meeting to order and welcomed all guests. Kim Miles called the roll. At this time Mr. Krieb asked if there were any changes to the minutes from the regular Planning Commission meeting on April 20, 2021.

**Martin Milkman made a motion to approve the minutes from the regular Planning Commission meeting on April 20, 2021 as presented. Terry Strieter seconded the motion and the motion carried unanimously.**

Chairman Krieb then took a moment to remember Ed Pavlick and recognize his service to the Planning Commission for approximately 20 years. Both Ed and his wife Maryann passed away this year. Chairman Krieb asked that they commemorate Ed with a moment of silence.

**Public Hearing: Request to rezone 1653 and 1655 North 16<sup>th</sup> Street from AG to R-2 – Brent Williams:** Marisa Stewart reviewed the regulations that this request falls under. The property located at 1653 and 1655 North 16<sup>th</sup> Street is one tract of land at 0.85 acres. Based on city records, the south portion of the property where the church is located was part of a city-initiated annexation in 1974. It appears that this area was zoned Agriculture since it was all farm land at that time. In 2001, the property owner requested that the north portion of the property where the house is located be annexed so the entire tract of land would be in the city limits. The zoning was set as Agriculture to match the rest of the property. Over the past 25 years that area has changed in nature due to the development of the surrounding properties as residential and commercial. The properties to the north and south are single family residences. Adjacent to this property is Whispering Meadows Subdivision that was developed between 1993 – 1995. It is a single-family residential subdivision with part of the subdivision being in the city limits and zoned R-2. Marisa used a zoning map to show the location of the property. She also showed the minor plat of the property and additional photos.

Chairman Krieb opened the public hearing and asked for anyone that wished to speak in favor or opposition of the request to come forward.

Brent Williams came forward and was sworn in. Mr. Williams actually lives on the property that is being discussed and he also pastors the church that is on the property. Mr. Williams thanked