

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, July 18, 2023
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, July 18, 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

Commissioners Absent: Adam Seiber

Also Present: Dannetta Clayton, Carol Downey, Lindsay Aycock, Rakov Aetherus, David Perlow, Shawn Hileman, Michelle Ellis, Sherri Hendersen 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 May 16, 2023.

Cami Duffy made a motion to approve the minutes from the regular Planning Commission meeting on May 16, 2023 as presented. Jim Foster seconded the motion and the motion carried unanimously.

Public Hearing: Repeal Chapters 156.100, 156.101, 156.102, 156.103 regarding Transient Business Regulations. Carol Downey explained the reason for the repeal and provided a copy of the adopted ordinance with the applicable updates.

Bobby Deitz made a motion to agree with the changes presented. Chairman Krieb seconded the motion and the motion carried with a 5-0 roll call vote.

Public Hearing: Request by Michelle Ellis for exception to Chapter 156.051 (c)(h), to place a manufactured home on the property at 101 Ash Street – R-5 zone – with a three-pitch roof. Carol Downey explained the applicable regulations and presented the Staff Report including the zoning map, pictures of the two roof styles, the property, the surrounding properties and the street views.

Dr. Martin Milkman entered the meeting at approximately 4:37 p.m.

Michelle Ellis and Sherri Hendersen came forward and were sworn in. Ms. Ellis submitted an information packet to the board. The board asked the goals of the project and for clarification on the roof pitch differences. Ms. Ellis explained that they are wanting to provide about five affordable homes and a community hall on the lots she owns in the Douglas Community. She mentioned that she plans to purchase these homes and then rent them out. She deferred to her builder to answer questions regarding the roof.

Chairman Krieb opened the public hearing.

Shawn Hileman came forward and was sworn in. The board inquired about the specifications of the homes and their roofs. Mr. Hileman shared that the homes would be approximately 30 feet by 40 feet, set 32 inches off the ground, have decking at both entrances and landscaping and that one home would

cost around \$146,000. He explained the cost and size differences between the three-pitch and four-pitch roofs.

Chairman Krieb 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.

Jim Foster a motion to approve the request to place a three-pitch roof manufactured home on the property located at 101 Ash Street, contingent upon all other regulations being met, including approval by the Board of Zoning Adjustments, of the variances for placement of the manufactured home. A building permit must be obtained for placement of the manufactured home. The findings of fact being that this would not be a detriment to the area, but a positive and the significant cost difference of \$5000 between a three-pitch and four-pitch roof. Bobby Deitz seconded the motion and the motion carried with a 6-0 roll call vote.


Questions and Comments: None

Chairman Krieb called for a motion to adjourn.

Cami Duffy made a motion to adjourn. Jim Foster seconded the motion and the motion carried unanimously. The meeting adjourned at 4:58 p.m.



Chairman, John Krieb



Recording Secretary, Lindsay Aycock