

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JULY 19, 2016
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, July 19, 2016 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Robin Zhang, Marc Peebles, Loretta Jobs, Jim Foster, Tom Kind, Ed Pavlick, Ed Davis and John Krieb

Commissioners Absent: Jordan Smith

Also Present: Candace Dowdy, Summer Grogan, Reta Gray, David Roberts, Attorney David Perlow, Officer Tim Fortner, Mark Blankenship, John Kopperud, Bill Kopperud, Tom Stevens, Charles Adams, Ryan Stanger, Ledger representative and public audience

Chairman Kind called the meeting to order and welcomed all guests and applicants. Chairman Kind asked if there were any changes to the minutes from the June 21, 2016 regular meeting.

John Krieb made a motion to approve the minutes from the June 21, 2016 Planning Commission regular meeting as presented. Ed Davis seconded the motion and the motion carried unanimously.

Public Hearing: Request to rezone the property located at 1102 Story Avenue from R-2 to B-2 – Mark & Becky Blankenship: The owners (Mark and Becky Blankenship) are requesting to rezone this tract of land from R-2 (Single Family Residential) to B-2 (Highway Business). The property adjoins B-2 zoning to the west; is adjacent to B-2 zoning across the street to the south; and adjoins R-2 to the east. The 2009 Future Land Use Map identifies this area as low density residential use. A history was given of the surrounding properties. The Blankenships indicated the following reasons for their request for rezoning:

- The economic growth along S. 12th Street and the substantial change to the area
- Surrounding properties are zoned B-2 (with the exception of the homes on South 11th Street)
- The property has been on the market for approximately 2 years with no prospects
- The property has never been used for residential or commercial purposes

Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the rezoning request.

Mark Blankenship, John Kopperud and Tom Stevens came forward and were sworn in. Each gentleman spoke in favor of the request. It is Mr. Blankenship's belief that the property's best use would be for business. He stated that appropriate screening should be provided between it and the residential properties to the east if it is rezoned. Mr. Kopperud and his father own the property directly to the south and they wished to go on record that they do not oppose the request

Murray Planning Commission Regular Meeting
Tuesday, July 19, 2016

to rezone the property. Mr. Kopperud stated that they are the listing company involved in the transaction and they represent both the Blankenships and Interstate Personnel Services. Interstate Personnel purchased the hotel earlier this year. They are interested in purchasing this property for use in accessing their hotel property. Mr. Kopperud revealed that a portion of the contract includes that the purchaser will provide an adequate buffer zone within 60 days of the purchase. Mr. Stevens is Executive VP and a representative of Interstate Personnel Services and Paschall Truck Lines. He reiterated that they are very interested in purchasing the property from Mr. Blankenship for the purpose of having an additional ingress/egress to the hotel as well as for truck parking. He described how the visibility is limited with the current entrance to the hotel and how the proposed entrance off Story would improve visibility conditions for truck drivers as they enter and exit South 12th Street. Mr. Stevens added that they have an agreement with Charles Adams to use his property for a year for this purpose. Mr. Stevens explained that there would not be any trailers accessing this entrance, only tractors.

Charles Adams came forward and was sworn in. Mr. Adams owns the property where Thoroughbred Spirits is located. His property has been surveyed and he explained that the property line runs behind Benson's Sporting Goods. With this proposal Mr. Adams has questions concerning the accessibility of his building on the back of his property. He would also like to know if there is ample room for a truck to get in to the hotel through this area.

Chairman Kind closed the public hearing and turned the item over to the commissioners for discussion and a motion. There was not a boundary survey of the hotel property available to define property lines; therefore, after discussion the commissioners decided to table the item. *Commissioners Loretta Jobs and Ed Davis left the meeting at 5:47 p.m.*

Ed Pavlick made a motion to table this item until a boundary survey between the two properties could be presented in order to clarify a route that the trucks could use. John Krieb seconded the motion and the motion carried with a 6-0 roll call vote.

Review: Final Plat for Vintage Hills, Phase 2 – West Wind Rentals, LLC and City West, LLC: Preliminary approval for Phase 2 was approved by the Planning Commission on October 21, 2014. On October 20, 2015 Phase 2 was granted a one (1) year extension on the preliminary plat. Phase 2 is 18.53 acres in size and consists of 42 lots. At this time the applicants are requesting Final Plat approval for Phase 2. The utilities have been installed and approved for this section. The curb and gutter has been completed and the streets have been paved. Planning Staff recently received the Final Plat. Locations of the drainage easements for the stormwater detention are on the Final Plat; however, they have not been reviewed at this point. Sidewalks will be constructed as each lot is developed (as noted in the covenants and restrictions on the plat). Approval of the Final Plat should be contingent upon all city regulations being met.

John Krieb made a motion to approve the Final Plat for Vintage Hills, Phase 2 owned by City West LLC and West Wind Rentals LLC contingent upon all city regulations being met. The findings of fact include: utilities have been installed and approved for this section; the curb and gutter has been completed; the streets have been paved; and the drainage easements are being reviewed by the Planning Staff at this time. Ed Pavlick seconded the motion and the motion passed with a 6-0 roll call vote.

Murray Planning Commission Regular Meeting
Tuesday, July 19, 2016

Public Hearing: Text Amendment – Section I Article 2 of the Zoning Ordinance as it pertains to definitions: Ms. Dowdy stated that this section has been divided into three phases for review and that only one phase would be presented at a time. A lot of the changes were recommendations from Pike Legal Group when they previously reviewed the Zoning Ordinance. Existing text from this section of the Zoning Ordinance and proposed changes were noted and explained. Moving forward on this item to the City Council should be delayed until all phases are ready to be submitted.

The question was asked what category the new Interstate Personnel Services facility would fall. Ms. Dowdy explained that this is only an overnight facility for lodging of their new trainees and employees and they would not be preparing meals there, but she was not sure how it would be categorized.

Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the text amendments. There was no one that came forward; therefore, the public hearing was closed and the item turned over to the commissioners for discussion and a motion.

John Krieb made a motion to table this phase of Section I Article 2 of the Zoning Ordinance pending review of the other phases. Marc Peebles seconded the motion and the motion passed with a 6-0 roll call vote.

Questions and Comments: None

John Krieb made a motion to adjourn. Jim Foster seconded the motion. The meeting adjourned at 6:05 pm.

Chairman, Tom Kind

Recording Secretary, Reta Gray

MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, JULY 19, 2016
5:00 P.M.

The Murray Planning Commission met in regular session on Tuesday, July 19, 2016 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Robin Zhang, Marc Peebles, Loretta Jobs, Jim Foster, Tom Kind, Ed Pavlick, Ed Davis and John Krieb
Commissioners Absent: Jordan Smith

Also Present: Candace Dowdy, Summer Grogan, Reta Gray, David Roberts, Attorney David Perlow, Officer Tim Fortner, Mark Blankenship, John Kopperud, Bill Kopperud, Tom Stevens, Charles Adams, Ryan Stanger, Ledger representative and public audience
Chairman Kind called the meeting to order and welcomed all guests and applicants. Chairman Kind asked if there were any changes to the minutes from the June 21, 2016 regular meeting.

John Krieb made a motion to approve the minutes from the June 21, 2016 Planning Commission regular meeting as presented. Ed Davis seconded the motion and the motion carried unanimously.

Public Hearing: Request to rezone the property located at 1102 Story Avenue from R-2 to B-2 — Mark & Becky Blankenship: The owners (Mark and Becky Blankenship) are requesting to rezone this tract of land from R-2 (Single Family Residential) to B-2 (Highway Business). The property adjoins B-2 zoning to the west; is adjacent to B-2 zoning across the street to the south; and adjoins R-2 to the east. The 2009 Future Land Use Map identifies this area as low density residential use. A history was given of the surrounding properties. The Blankenships indicated the following reasons for their request for rezoning:

- The economic growth along S. 12th Street and the substantial change to the area
- Surrounding properties are zoned B-2 (with the exception of the homes on South 11 th Street)
- The property has been on the market for approximately 2 years with no prospects
- The property has never been used for residential or commercial purposes

Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the rezoning request.

Mark Blankenship, John Kopperud and Tom Stevens came forward and were sworn in. Each gentleman spoke in favor of the request. It is Mr. Blankenship's belief that the property's best use would be for business. He stated that appropriate screening should be provided between it and the residential properties to the east if it is rezoned. Mr. Kopperud and his father own the property directly to the south and they wished to go on record that they do not oppose the request

144

Murray Planning Commission Regular Meeting Tuesday, July 19, 2016

to rezone the property. Mr. Kopperud stated that they are the listing company involved in the transaction and they represent both the Blankenships and Interstate Personnel Services. Interstate Personnel purchased the hotel earlier this year. They are interested in purchasing this property for use in accessing their hotel property. Mr. Kopperud revealed that a portion of the contract includes that the purchaser will provide an adequate buffer zone within 60 days of the purchase. Mr. Stevens is Executive VP and a representative of Interstate Personnel Services and Paschall Truck Lines. He reiterated that they are very interested in purchasing the property from Mr. Blankenship for the purpose of having an additional ingress/egress to the hotel as well as for truck parking. He described how the visibility is limited with the current entrance to the hotel and how the proposed entrance off Story would improve visibility conditions for truck drivers as they enter and exit South 12th Street. Mr. Stevens added that they have an agreement with Charles Adams to use his property for a year for this purpose. Mr. Stevens explained that there would not be any trailers accessing this entrance, only tractors.

Charles Adams came forward and was sworn in. Mr. Adams owns the property where Thoroughbred Spirits is located. His property has been surveyed and he explained that the property line runs behind Benson's Sporting Goods. With this proposal Mr. Adams has questions concerning the accessibility of his building on the back of his property. He would also like to know if there is ample room for a truck to get in to the hotel through this area.

Chairman Kind closed the public hearing and turned the item over to the commissioners for discussion and a motion. There was not a boundary survey of the hotel property available to define property lines; therefore, after discussion the commissioners decided to table the item. Commissioners Loretta Jobs and Ed Davis left the meeting at 5:47 p.m.

Ed Pavlick made a motion to table this item until a boundary survey between the two properties could be presented in order to clarify a route that the trucks could use. John Krieb seconded the motion and the motion carried with a 6-0 roll call vote.

Review: Final Plat for Vintage Hills, Phase 2 — West Wind Rentals, LLC and City West, LLC: Preliminary approval for Phase 2 was approved by the Planning Commission on October 21, 2014. On October 20, 2015 Phase 2 was granted a one (1) year extension on the preliminary plat. Phase 2 is 18.53 acres in size and consists of 42 lots. At this time the applicants are requesting Final Plat approval for Phase 2. The utilities have been installed and approved for this section. The curb and gutter has been completed and the streets have been paved. Planning Staff recently received the Final Plat. Locations of the drainage easements for the stormwater detention are on the Final Plat; however, they have not been reviewed at this point. Sidewalks will be constructed as each lot is developed (as noted in the covenants and restrictions on the plat). Approval of the Final Plat should be contingent upon all city regulations being met.

John Krieb made a motion to approve the Final Plat for Vintage Hills, Phase 2 owned by City West LLC and West Wind Rentals LLC contingent upon all city regulations being met. The findings of fact include: utilities have been installed and approved for this section; the curb and gutter has been completed; the streets have been paved; and the drainage easements are being reviewed by the Planning Staff at this time. Ed Pavlick seconded the motion and the motion passed with a 6-0 roll call vote.

145

Murray Planning Commission Regular Meeting Tuesday, July 19, 2016

Public Hearing: Text Amendment — Section I Article 2 of the Zoning Ordinance as it pertains to definitions: Ms. Dowdy stated that this section has been divided into three phases for review and that only one phase would be presented at a time. A lot of the

changes were recommendations from Pike Legal Group when they previously reviewed the Zoning Ordinance. Existing text from this section of the Zoning Ordinance and proposed changes were noted and explained. Moving forward on this item to the City Council should be delayed until all phases are ready to be submitted.

The question was asked what category the new Interstate Personnel Services facility would fall. Ms. Dowdy explained that this is only an overnight facility for lodging of their new trainees and employees and they would not be preparing meals there, but she was not sure how it would be categorized.

Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the text amendments. There was no one that came forward; therefore, the public hearing was closed and the item turned over to the commissioners for discussion and a motion.

John Krieb made a motion to table this phase of Section I Article 2 of the Zoning Ordinance pending review of the other phases.

Marc Peebles seconded the motion and the motion passed with a 6-0 roll call vote.

Questions and Comments: None

John Krieb made a motion to adjourn. Jim Foster seconded the motion. The meeting adjourned at 6:05 pm.

Chairman, Tom Kind Recording Secretary, Reta Gray