

MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
Tuesday, August 15, 2023
4:30 P.M.

The Murray Planning Commission met in regular session on Tuesday, August 15, 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, Adam Seiber

Commissioners Absent: David Roberts

Also Present: Danna Clayton, Carol Downey, Lindsay Aycock, Rakov Aetherus, David Perlow, William Alexander, Tad Long, 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 July 18, 2023.

Jim Foster made a motion to approve the minutes from the regular Planning Commission meeting on July 18, 2023 as presented. Cami Duffy seconded the motion and the motion carried unanimously.

Public Hearing: Zoning Map Amendment: Request to change the zone from F (Floodway) to I (Industrial) of a 4.1078-acre tract at 500 B Industrial Rd. – William Alexander. Carol Downey explained the applicable regulations and presented the Staff Report including the zoning map & zoning request plat, as well as pictures of the property, the surrounding properties and the street views.

Bobby Deitz recused himself at 4:36 p.m.

William Alexander came forward and was sworn in. The board asked about possible erosion and Mr. Alexander replied that there shouldn't be any because of the building's footing and the large white rock he plans to put around the building.

Chairman Krieb opened the public hearing and asked if anyone wished to speak in favor of this request.

Justin Tidwell came forward and was sworn in. Mr. Tidwell voiced a concern that was brought to his attention regarding the impact this project would have on Clark's River, upstream. He later commented that he trusted James Oakley's decision.

Mr. Alexander stated that the water his project would stop from going to Clark's River would be very minimal due to the size of the area in question.

Chairman Krieb asked if anyone wished to speak in 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.

Adam Seiber made a motion to approve the zoning map amendment request to rezone the

4.1078-acre tract of land owned by William Alexander located at 500 B Industrial Road (PVA Parcel # 050-0-0031-G) from Floodway District to Industrial District as presented. The findings of fact being that the building exceeds the base floodplain elevation by several feet and James Oakley has no objections to the proposal. The testimony presented in this public hearing has shown that the proposed zoning classification is appropriate. The existing zoning classification given to the property is inappropriate and the proposed zoning classification is appropriate and there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area. I also move that the Comprehensive Plan and the official zoning map be updated to reflect the change in zoning and the designated land use of this property. Martin Milkman seconded the motion and the motion carried with a 5-0 roll call vote.

Bobby Deitz returned to the meeting at 4:45 p.m.

Non-Public Hearing Item: Review the Land Use Element draft of the Comprehensive Plan – Tad Long

Tad Long came forward and was sworn in. Mr. Long explained the proposed updates for the Land Use Element of the Comprehensive Plan based on the current trend, which included increasing possible density in three formerly planned low-density residential areas.

The board inquired about tax base and staff replied that they could get that information for them. The board also discussed their concern of replacing single family homes with rentals, especially in the heart of the city. Mr. Long explained that the Comprehensive Plan Committee discussed that concern and agreed this trend is a reality and wanted to recognize it and present it to the Planning Commission. The board also discussed adding a landscape ordinance to the city's ordinances.

Jim Foster made a motion to move the Land Use Element draft of the Comprehensive Plan to a Public Hearing at the next Planning Commission meeting. Bobby Deitz seconded the motion and the motion carried with a 6-0 roll call vote.

Discussion Item: None

Questions and Comments: David Perlow and the board thanked everyone that worked on the Land Use Element updates and those in attendance for this meeting.

Chairman Krieb called for a motion to adjourn.

Cami Duffy made a motion to adjourn. Martin Milkman seconded the motion and the motion carried unanimously. The meeting adjourned at 5:09 p.m.



Chairman, John Krieb



Recording Secretary, Lindsay Aycok