

**MURRAY PLANNING COMMISSION MINUTES**  
**REGULAR MEETING**  
**Tuesday, September 19, 2023**  
**4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, September 19, 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:** Carol Downey, Lindsay Aycock, Rakov Aetherus, David Perlow, Tad Long, Larry Guin, James Powers, Clark Sheeks, 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 August 15, 2023.

**Jim Foster made a motion to approve the minutes from the regular Planning Commission meeting on August 15, 2023 as presented. David Roberts seconded the motion and the motion carried unanimously.**

**Public Hearing: Zoning Map Amendment – 1314 Main Street, a 0.46 -acre tract – Request to change the zone from R-2 (Single-Family Residential) to B-2 (Highway Business District) – MSU Federal Credit Union, now known as Main Impact Federal Credit Union.** 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.

*Martin Milkman entered the meeting at 4:35 p.m.*

*Bobby Deitz recused himself at 4:37 p.m.*

Larry Guin came forward and was sworn in. Mr. Guin shared that their three goals regarding this request are additional parking, easier entrance and exit points and using the grassy area for community efforts.

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

Clark Sheeks came forward and was sworn in. Mr. Sheeks stated his concerns regarding traffic and the historic nature of Main Street changing.

James Powers came forward and was sworn in. Mr. Powers voiced his concerns regarding privacy and lighting.

Chairman Krieb asked if anyone else wished to speak in favor or opposition of this request. No one came forward, so Chairman Krieb closed the public hearing.

Larry Guin came forward for rebuttal. Mr. Guin offered to work with Mr. Powers regarding his

concerns. He mentioned planting more trees and explained how the extra entrance/exit would likely relieve traffic issues. The commission asked the credit union's hours of operation and discussed lighting types and positioning. Mr. Guin stated the hours of operation are generally 8:30 a.m. - 4:30 p.m., Monday through Thursday and a little longer on Fridays, but they are not open on the weekends.

Chairman Krieb brought it back to the commission for discussion or a motion. The commission commented that all properties are viewed on a stand-alone basis for zoning; the request is for the tract next to the old car wash lot to allow for an additional entrance/exit, not for the old carwash lot which is already zoned B-2; and the credit union would be a totally different operation than the car wash. The commission asked about the screening requirements and staff replied that they have the option of natural or fencing; if screening is already in place, they don't have to do additional screening but the building needs to stay 25 feet off the property line that is adjacent to residential.

**Jim Foster made a motion to approve the zoning map amendment request to rezone the 0.46-acre tract of land owned by Main Impact Federal Credit Union located at 1314 Main Street (PVA Parcel # 003-0-0012-00030) from R-2 (Single Family Residential District) to B-2 (Highway Business District) as presented. The findings of fact being that the credit union is a low traffic business with limited hours; the request allows for more parking spaces and safer entrance and exit points; their plan to use the grassy area for community education efforts is a positive and the applicant stated they would work with the residents regarding lighting and screening. 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. Cami Duffy seconded the motion and the motion carried with a 6-0 roll call vote.**

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

#### **Public Hearing: Land Use Element update of the City of Murray Comprehensive Plan**

Tad Long came forward and was sworn in. Mr. Long explained the updates including some minor language changes and adjustments in the dataset timeframes.

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 commission for discussion or a motion.

**Jim Foster made a motion to adopt the updated Land Use Element of the Comprehensive Plan for the City of Murray, KY. The findings of fact being that a citizen's group participated in the review of the old and new data; they worked closely with Kentucky League of Cities to develop the draft, which they then revised as needed. Martin Milkman seconded the motion and the motion carried with a 7-0 roll call vote.**

**Non-Public Hearing: Minor Subdivision Plat Review – Kenny Imes property located adjacent to 4064 US Hwy 641 North – creating five new lots – total area 6.078 Acres.**



*David Roberts recused himself at 5:05 p.m.*

Carol Downey explained the applicable regulations and presented the Staff Report including the zoning map & Minor Subdivision plat, as well as pictures of the property, the surrounding properties and the street views.

Kenny Imes came forward and was sworn in. Mr. Imes shared that Lot 1 would be for his son to put a building on for his personal use. He said that since he was marking that lot off, he might as well do them all. The commission asked if there are any structures on the lots right now and Mr. Imes replied that there are not.

**Jim Foster made a motion to approve to proceed with processing the Minor Subdivision Plat for Kenneth Imes for the property located adjacent to 4064 US Hwy 641 North (PVA parcel # 048-0-0078) as presented. Based on the findings, it does not adversely affect public health, safety, or welfare, will not alter the essential character of the general vicinity, will not cause a hazard or nuisance to the public, and will not allow unreasonable circumvention of the requirements of the zoning ordinance or subdivision regulations. Martin Milkman seconded the motion and the motion carried with a 6-0 roll call vote.**

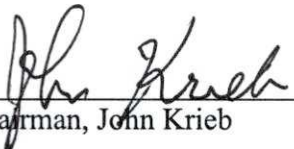
*David Roberts returned to the meeting at 5:12 p.m.*


**Discussion Item:** None

**Questions and Comments:** David Perlow and the commission thanked everyone that worked on the Land Use Element update.

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 5:13 p.m.**

  
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Chairman, John Krieb

  
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Recording Secretary, Lindsay Aycock