

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, SEPTEMBER 20, 2016
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, September 20, 2016 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

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

Commissioners Absent: Ed Pavlick

Also Present: Candace Dowdy, Summer Grogan, David Roberts, Attorney David Perlow, Ledger representative, Dale Campbell, Attorney Gerald Bell, John Lewis, Tony Nolcox, Jayson Roberts 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 August 16, 2016 regular meeting.

John Krieb made a motion to approve the minutes from the August 16, 2016 Planning Commission regular meeting as presented. Jim Foster seconded the motion and the motion carried unanimously.

Review: Revised Final Plat for Fairfield Subdivision, Unit III – Dale Campbell: Dale Campbell (owner and developer of Fairfield Subdivision) has submitted Unit 3 Revised Final Plat for approval. The original final plat was reviewed and approved on March 17, 2015; however, it was never recorded. At that time the final plat created six new residential lots with 100 foot of road frontage each. Approval of the plat was contingent upon Mr. Campbell extending Traci Drive by 30 feet and creating a temporary “T” turnaround (required by current Fire Codes). The Revised Final Plat still consists of six residential lots with five of those lots having reduced road frontage. The lots will still maintain the minimum square footage for the R-2 zoning district. The purpose of re-platting Unit 3 is to avoid the 30 foot extension of the existing street. Mr. Campbell is still requesting to construct the “T” turnaround in a graveled surface that will be certified by an engineer stating that it will support the weight of an 80,000 lb. vehicle. Sidewalks will still be required on the lots on the north side of Traci Drive. A letter of credit will be required to cover the cost of putting the temporary turnaround into a hard surface after a year if Mr. Campbell should decide not to move forward with further development of the subdivision. The covenants and restrictions for Unit 3 will be the same as those for Unit 2 with the exception of noted changes to #4, #5 and the deletion of #16.

John Krieb made a motion to approve the Revised Final Plat for Fairfield Subdivision, Unit 3 as presented contingent upon all city regulations being met and that a letter of credit be submitted to the city to cover the cost of paving the temporary turnaround in one year from this date if plans have not been submitted to further develop the subdivision. Additional findings of fact include that the owner has agreed to provide a written statement

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regarding the load bearing capacity of the gravel turnaround area per the city fire code requirements and that this approval will allow the property owner to delay paving of the turnaround around area pending the decision to expand to the east. Jordan Smith seconded the motion and the motion carried with an 8-0 roll call vote.

Review: Request for temporary placement of a pre-manufactured office building at 322 CC Lowry Drive – Mainstream Divers: Mainstream Commercial Divers placed a temporary office building behind their main building on September 9, 2016. They are requesting to leave the structure at this location (in an Industrial zoning district) for an extended period of two years which is beyond the 90 day timeframe allowed as per the Zoning Ordinance. The building is 12 feet x 56 feet (672 square feet). Attorney Gerald Bell is representing Mainstream Commercial Divers and he previously submitted a letter with reasons for this request.

Attorney Gerald Bell came forward and was sworn in. Mr. Bell stated that John Lewis (newly hired engineer for Mainstream Commercial Divers) was present at the meeting. Mr. Bell explained that Mainstream is a full service underwater inspection construction service that works all over the United States. Much of their work is done in collaboration with engineers. Their business has expanded in such that they felt like they could justify hiring at least one new engineer and possibly more in the foreseeable future. Should they determine that they need additional engineers, they will probably build on to the main building. Mr. Bell added that rather than having to come back for permission to extend their time, they are asking up front to keep the temporary office building for 2 years. Mr. Bell said that the manufactured office is not visible from anywhere other than Mainstream's property. Planning Staff has approved the inspection of the temporary building; however, the certificate of occupancy is currently being held up because of the City Fire Inspector's final approval.

John Krieb made a motion to approve the request by Mainstream Commercial Divers for the placement of a temporary office building at 322 CC Lowry Drive for a period of approximately 16 months to expire December 31, 2017. At such time the building is to be removed from the property or (prior to that date) the applicant should submit a request for an extension. Jim Foster seconded the motion and the motion carried with an 8-0 roll call vote.

Public Hearing: Review of Preliminary Plat for Phase 2 of a Residential Planned Development Project at 1809 College Farm Road – Greenspace Properties: Tony Nolcox and Jayson Roberts with Greenspace Properties are looking to purchase the property at 1809 College Farm Road. This property (1.2541 acres) lies to the west of their current residential PDP and is zoned R-4. There is currently a single family dwelling on the property that will remain and be used as rental property. Greenspace Properties is proposing to develop the back portion of the property as Phase 2 of their residential PDP with the addition of two buildings that will each house 4 two bedroom, two story townhouse units. With the additional units the project will still meet all density requirements. The required parking for this proposal is 24 parking spaces. The site plan shows that they are providing 16 parking spaces; thus, an eight parking space variance will be needed. The main access for Phase 2 will be off College Farm Road with a one way access around the new units. Additional stormwater detention will be addressed through the review process.

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

Tony Nolcox came forward and was sworn in. Mr. Nolcox revealed that Phase 2 had been anticipated when they originally developed the property. He explained that the Calloway County School System owns the property to the west and there is currently a chain link fence between the two properties. Mr. Nolcox said that they have in the past provided privacy screening between their properties and others; however, in this instance they would like to leave the chain link fence and add plantings to provide screening. Mr. Nolcox stated that there will be a privacy fence installed behind the existing house. There is a creek that flows on the west side of the existing cottages and they would like to straighten that creek and clear out some of the growth from around that area. Mr. Nolcox described the proposed green space areas. Several of their existing units are one bedroom; therefore, they have extra parking available from the prior development providing adequate parking for this proposal.

No one came forward to speak in opposition; therefore, Chairman Kind closed the public hearing and turned the item over to the commissioners for discussion and a motion.

Jim Foster made a motion to approve the Preliminary Plat for Phase 2 of the residential PDP for Greenspace Properties located at 1809 College Farm Road contingent upon the BZA approving the expansion of the geographic boundaries of the original conditional use permit and any necessary variances; that all other city regulations are met; and that the developer include provisions for natural landscaped barriers to the surrounding properties. Ed Davis seconded the motion and the motion carried with an 8-0 roll call vote.

Public Hearing: Text amendment to Section I, Article 2 of the Zoning Ordinance as it pertains to definitions (Phase 3 of 3): This section was divided into three phases for review. The first two phases have already been reviewed at previous month's meetings. A lot of the changes were recommendations from Pike Legal Group during their review of the Zoning Ordinance. Existing text from this section of the Zoning Ordinance and proposed changes were noted and explained.

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 phase 3 documents as amended and discussed for further discussion in upcoming meetings. Jim Foster seconded the motion and the motion passed with a 8-0 roll call vote.

Ms. Dowdy informed the commissioners it could take a couple of months to make all the suggested changes.

Questions and Comments: David Roberts completed 3 hours of Continuing Ed that needed approval.

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Jim Foster made a motion to approve the Continuing Ed completed by David Roberts. Loretta Jobs seconded the motion. Approval was unanimous.

Marc Peebles said that he would like to see the Planning Commission meetings changed to 4:30 p.m. instead of 5:00 p.m. on the third Tuesday of each month. The commissioners agreed that this would be a better time as it coincides with the BZA meeting time that is held on the following Wednesday and that would be easier to remember. Ms. Dowdy explained that the Bylaws would have to be changed and she would discuss that with Administration.

Ed Davis made a motion to adjourn. Loretta Jobs seconded the motion. The meeting adjourned at 6:08 pm.

Chairman, Tom Kind

Recording Secretary, Reta Gray

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