

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, SEPTEMBER 21, 2021  
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, September 21, 2021 at 4:30 p.m. in City Hall at 500 Main Street.

**Commissioners Present:** John Krieb, Dr. Robin Zhang, Dr. Terry Strieter, Bobby Deitz, Jim Foster, Dr. Martin Milkman and David Roberts

**Commissioners Absent:**

**Also Present:** Attorney David Perlow, Danna Clayton, Marisa Stewart, Kim Miles, Zach Warren, Rakov Aetherus and Brent Williams

Chairman Krieb called the meeting to order and welcomed all guests. Kim Miles called the roll. At this time Mr. Krieb asked if there were any changes to the minutes from the regular Planning Commission meeting on April 20, 2021.

**Martin Milkman made a motion to approve the minutes from the regular Planning Commission meeting on April 20, 2021 as presented. Terry Strieter seconded the motion and the motion carried unanimously.**

Chairman Krieb then took a moment to remember Ed Pavlick and recognize his service to the Planning Commission for approximately 20 years. Both Ed and his wife Maryann passed away this year. Chairman Krieb asked that they commemorate Ed with a moment of silence.

**Public Hearing: Request to rezone 1653 and 1655 North 16<sup>th</sup> Street from AG to R-2 – Brent Williams:** Marisa Stewart reviewed the regulations that this request falls under. The property located at 1653 and 1655 North 16<sup>th</sup> Street is one tract of land at 0.85 acres. Based on city records, the south portion of the property where the church is located was part of a city-initiated annexation in 1974. It appears that this area was zoned Agriculture since it was all farm land at that time. In 2001, the property owner requested that the north portion of the property where the house is located be annexed so the entire tract of land would be in the city limits. The zoning was set as Agriculture to match the rest of the property. Over the past 25 years that area has changed in nature due to the development of the surrounding properties as residential and commercial. The properties to the north and south are single family residences. Adjacent to this property is Whispering Meadows Subdivision that was developed between 1993 – 1995. It is a single-family residential subdivision with part of the subdivision being in the city limits and zoned R-2. Marisa used a zoning map to show the location of the property. She also showed the minor plat of the property and additional photos.

Chairman Krieb opened the public hearing and asked for anyone that wished to speak in favor or opposition of the request to come forward.

Brent Williams came forward and was sworn in. Mr. Williams actually lives on the property that is being discussed and he also pastors the church that is on the property. Mr. Williams thanked

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the board for allowing him to come and discuss this request. He stated that Marisa had properly described the history of the property. His property is "sandwiched in" since Murray has grown and the surrounding land has become residential. His family is growing. Currently the Williams have two children of their own and they foster children as well. Their home is three-bedroom and they are out growing it and they need to find something bigger. Mr. Williams' plan is to split the property and to sell his house. In splitting the property, there should be plenty of remaining area on the south side of the church for parking. One reason that he is looking at rezoning the property is that as pastor of the church and owner of the church building, he has made a promise to the church that he would not sell the building unless the church should decide to dissolve or decide to move. Therefore, some of the reasoning behind the request is personal but because of the changes that have come about over time to the surrounding properties, he feels like the zoning change makes sense. He explained that there is really not room for expansion of the church once the property is divided and if they grew anymore, they would have to relocate the church.

Chairman Krieb explained that if this request is granted that Mr. Williams would have to come back before the BZA for a Conditional Use for the church as it will be in an R-2 zone which is single family residential. David Roberts explained that there have been previous conditions such as this and in this type situation the church would be "grandfathered in" if the building itself remains the same as well as the use remains the same.

There was no one that spoke in opposition to the request; therefore, the public hearing was closed. Chairman Krieb turned the item over to the Commissioners for further discussion and a motion.

**Bobby Deitz made a motion to approve the zoning map amendment request to rezone the 0.85 acres tract of land owned by Patrick "Brent" Williams located at 1653 & 1655 North 16th Street from Agriculture to R-2 (single family residential) as presented based on the following findings of fact that the area was originally set as Agricultural and that the area has a significant amount of residential properties adjacent to it now. The owner intends to subdivide the property which will allow the residents to be in an R-2 zone as opposed to the Agriculture zone. The Comprehensive Plan and the official zoning map should be updated to reflect the change in zoning and the designated land use of this property. The testimony presented in this public hearing has shown that the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate based on the evidence presented. Jim Foster seconded the motion. The motion carried with a 7-0 roll call vote.**


**Discussion: Amendment to the Community Facilities Element of the Comprehensive Plan:** Each Commissioner previously received a copy of the changes so they could follow along as Dannetta Clayton reviewed the proposed changes. There were some questions and some discussion. Chairman Krieb gave an update on the timelines of the previous updates that had been made to the Comprehensive Plan and who had been involved. He stressed the importance of having something more current on the City's website. He noted that during the educational training they have been to, it is stressed to have as much community input as possible when making updates to the Comprehensive Plan. He then challenged everyone to think of approaches that could be taken in the upcoming years. One example was that they work on an element periodically so they didn't have the entire Plan to update at the end of the timeline. It was also


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suggested that the Planning Staff contact other cities to see how they went about updating their Comp Plan. Chairman Krieb suggested that they put that on an agenda in an upcoming meeting so they can discuss ideas.

**Questions/Comments:** Robin Zhang ask if there is an Advisory Committee or a regular group that the City consults with on everything that the City does. Dannetta explained that the City Council has different committees that oversee City functions. The current Mayor as well as the previous Mayor put together some work groups before; however, there is not a group that does this on a regular basis.

**Jim Foster made a motion to adjourn. Martin Milkman seconded the motion. The motion carried unanimously. The meeting adjourned at 5:09 p.m.**

  
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Chairman, John Krieb

  
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Recording Secretary, Reta Gray