

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, DECEMBER 19, 2006**

The Murray Planning Commission met in regular session on Tuesday, December 19, 2006 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5<sup>th</sup> Street.

**Commissioners Present:** Tom Kind, Howard Koenen, Marc Peebles, Mike Lovins, Ed Pavlick, Dave Ramey, Nelson Shroat, and Richard Vanover

**Commissioners Absent:** Ed Davis and Loretta Jobs

**Also Present:** Candace Dowdy, David Roberts, Peyton Mastera, Mike Pitman, Kristen Taylor, and Public Audience.

Chairman Vanover called the meeting to order at 5:00 p.m. and asked for approval of the November 14, 2006 regular meeting minutes. **Tom Kind made a motion to approve the minutes as presented. Mike Lovins seconded the motion and it carried with an 8-0 voice vote.**

**Discussion of possible text amendments as it pertains to residential planned development projects in an R-2 zone:** Ms. Candace Dowdy presented possible text amendments for the zoning ordinance to the Planning Commissioners. *The following highlight the text amendments...*

PLANNED DEVELOPMENT PROJECTS ARE CONDITIONAL USES IN THE FOLLOWING ZONING DISTRICTS:

**SINGLE FAMILY RESIDENTIAL PDP'S ONLY**

**R-2**

Section III.Art.5.B.3.

BOARD OF ZONING ADJUSTMENTS TO DETERMINE COMPATIBILITY: After the advisory meeting with the Planning Commission, the Board of Zoning Adjustments will meet to determine if a project is compatible in its proposed location. ~~A planned development project application and a plat shall be filed with the zoning official prior to the Board of Zoning Adjustments meeting.~~ If the Board of Zoning Adjustments finds the project to be compatible with the surrounding area, **a planned development project application and a plat shall be filed with the zoning official.** A public hearing will be held by the Planning Commission within ~~30~~ **60** days.

Section III.Art.5.C.

Dimension and area regulations and lot sizes may vary from that allowed in the applicable zoning district but are intended ~~are structured through the process~~ to be consistent and compatible with existing development. The overall density shall be consistent with the applicable zoning district.

Section III.Art.5.E.2.

The plat submitted to the Board of Zoning Adjustments and Planning Commission shall have the following information contained and data, and shall be drawn to appropriate scale (generally not exceeding 1" = 100') as to size and nature of the project.

Section III.Art.5.F.2.

Off-street parking space shall be provided on the site as prescribed in Section I, Article 3, E. of this ordinance ~~at the ratio of three hundred (300) square feet per parking space required.~~ All parking space and access thereto shall be paved in a manner approved by the Planning Commission.

Section II.Art.2.D.5.

Residential Planned Development

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Mr. David Roberts explained that under Sec.III.Art.5.E.2., the possible text amendment is being placed into the text amendments to help avoid confusion when developers submit plans to the Planning Department. Commissioner Kind suggested specifically identifying the scales to which Planning Staff would like to see on site plans. Mr. Roberts stated that Planning Staff will rework the text amendment so that it specifies what a standard and acceptable scale is.

Ms. Dowdy explained that something the Planning Commissioners need to be aware of is the minimum lot size requirement and density requirements within R-2 zones. Proposed patio home developments may not fully meet the density requirements of an R-2 zone. Mr. Mike Pitman explained that the BZA cannot alter density but hopefully the text amendments will give flexibility to a process that can determine compatibility in R-2 zones. Ms. Dowdy explained that in some cities the developer writes their own regulations as to the number of units and size of the lots; the city will determine if more green space, parking space, etc. is required.

Mr. Pitman explained that with the compatibility that must be granted in order to move forward with a Planned Development Project, the BZA is still able to protect residential neighborhoods by only allowing them in areas they are deemed compatible.

**Mike Lovins made a motion to set a public hearing for the January Planning Commission meeting to review text amendments as it pertains to Planned Development Projects in an**

**R-2 zone. Nelson Shroat seconded the motion and it carried with an 8-0 voice vote.**

Chairman Vanover thanked Commissioner Ramey for his service to the Planning Commission.

Being of no further business, **Mike Lovins made a motion to adjourn. Nelson Shroat seconded the motion and it carried with an 8-0 voice vote.** The meeting adjourned at 6:25 p.m.

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Chairman, Richard Vanover

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Recording Secretary, L. Peyton Mastera