

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, AUGUST 21, 2007**

The Murray Planning Commission met in regular session on Tuesday, August 21, 2007 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Ed Davis, Tom Kind, Marc Peebles, Mike Lovins, Loretta Jobs, Mary Anne Medlock, Ed Pavlick, Nelson Shroat, Howard Koenen and Richard Vanover

Commissioners Absent: None

Also Present: Candace Dowdy, Peyton Mastera, Mike Pitman, David Roberts, Matt Mattingly, Reta Gray, Vickie Garland, Paul Garland, and Kristen Taylor.

Chairman Vanover called the meeting to order at 5:00 p.m. and welcomed all guests.

Chairman Vanover asked for approval of the July 17, 2007 regular meeting minutes. **Nelson Shroat made a motion to approve the minutes as presented. Ed Pavlick seconded the motion and it carried with a 10-0 voice vote.**

Public hearing to review preliminary site plan for storage units behind the Murray Business Center – Planned Development Project - 1900 North 12th Street – Paul Garland:

Ms. Dowdy referenced the location of the proposed storage units on a Power Point presentation and stated that the area is zoned B-2, Highway Business. This project came before the Planning Commission in July for an advisory meeting and on the following meeting went to before the BZA for compatibility. Ms. Dowdy pointed out the adjoining properties stating that the property to the east of the proposed development was also zoned B-2, despite the property being used for residential purposes, and the property to the south, which is Riviera Mobile Home Park, is zoned R-3A. There is a fenced area and tree line, on the property line at the south side of the property that joins Riviera Mobile Home Park. Ms. Dowdy stated that the back part of the third storage unit will be a grassy area and that there will be no access to these units from the backside (N. 4th Street). The project meets all setback requirements. Ms. Dowdy stated that the Planning Department has noted to the developer, Paul Garland, that the Planning Commission or the Board of Zoning Adjustments could possibly require screening to the east, despite it not being a residential zone, but the use of the property is residential in nature.

The project consists of three storage units. The first set of storage units will be 11.5 feet off the existing concrete behind the Murray Business Center. Ms. Dowdy stated that West Kentucky Rural Telephone and West Kentucky Rural Electric have recently located their offices on the southeast corner of the center. There is a drive thru window located on the east corner for these businesses. Ms. Dowdy asked Mr. Garland if there was going to be any issue with employees parking along the backside of the Murray Business Center since the companies had moved in.

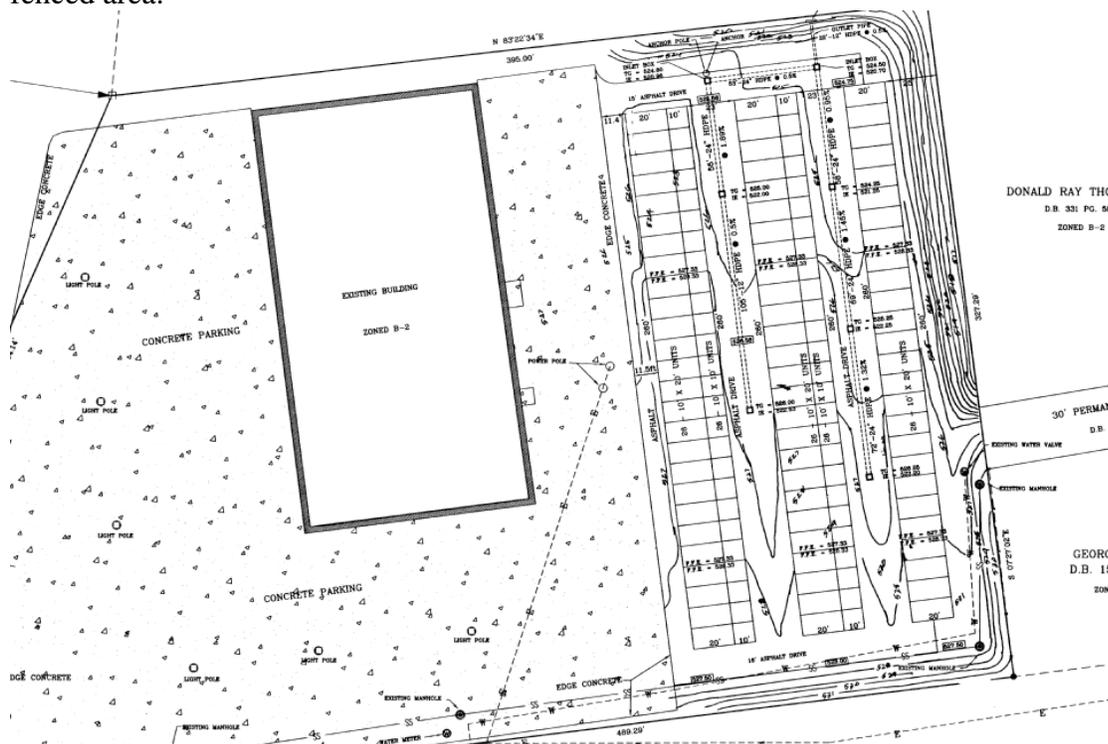
Mr. Roberts stated that storm water plans had been submitted to the Planning Department and approved. These plans included erosion control and water management. Mr. Roberts stated that

there would be underground detention pipes between all of the storage units with a controlled outlet. These pipes vary in size from 36" to 24". The water flows from the south to the north into an existing channel underneath N. 4th Street. Mr. Roberts stated that Mr. Garland is providing the needs for storm water detention on site.

Chairman Vanover opened the public hearing. There was no one that spoke either for or against the proposed project. The public hearing was closed. At this time, the public hearing was opened up to the Commissioners.

Mr. Paul Garland, P. O. Box 65, was sworn in. Chairman Vanover asked Mr. Garland to address the parking question that Ms. Dowdy had previously asked. Mr. Garland said that he was allowing parking on the backside of the center and if parking should become an issue, there was plenty of parking along the sides and in the front of the building. Commissioner Jobs asked how the traffic was going to flow for West KY Rural Electric and West KY Rural Telephone. Mr. Garland stated that they had striped a lane from Hwy 641 that goes up to the drive-in window; the traffic then loops around and goes back out the opposite lane. There is no exit from the North side of the building. Mr. Garland concluded that there was not that much traffic in and out of storage units and he felt that by building these storage units, he was improving the looks of the property and the Murray Business Center.

Ms. Dowdy asked the Commissioners if they had any questions or thoughts that they would like to pass along to the Board of Zoning concerning screening. Commissioner Pavlick asked if fencing would be put up around the storage units. Mr. Garland said that if he had extra money once he had finished the construction of the units that he would like to have a security gated fenced area.



Nelson Shroat made a motion to approve the PDP preliminary plat for the storage units located behind the Murray Business center, located at 1900 N. 12th Street, contingent upon it meeting all city regulations. Loretta Jobs seconded the motion and it carried by a 10-0 vote.

Discussion of possible changes to the fee schedule: Mr. Mastera passed out copies of a proposal that will be submitted to the Finance Committee showing proposed increased rates for Planning and Zoning fees. Ms. Dowdy explained that the current fees are listed in the Zoning Ordinance. Ms. Dowdy stated that these fees had not been increased since 1990 and they need to bring them up to date in comparison to other communities. Ms. Dowdy explained that the City of Murray was absorbing costs that applicants should be handling. Ms. Dowdy described each cost increase in detail. The services that are subject to increase are listed below with their current and proposed costs.

	<u>Current</u>	<u>Proposed</u>
Board of Zoning Adjustments Special Called Meeting	\$75.00	\$330
Conditional Use Permit Fee	\$50.00	\$100
Dimensional Variance Application	\$25.00	\$100
Conditional Use & Dimensional Variance Recording (as required by County Clerk)	\$15	\$15
Planning Commission Special Called Meeting	\$150	\$450
Zoning Amendments or Changes (non-refundable)	\$150	\$300
*Planned Development Project Process (Total Fees)	\$215	\$385
Sign Permit	\$25	\$50
Bond Posted for Removal of Temporary Sign	\$25	\$25
Subdivision Preliminary Plat Review	\$25	\$75
Subdivision Final Plat Review	\$25	\$75
Recording of Plat (as required by County Clerk)	\$20	\$20
Zoning Ordinance with Small Zoning Map	\$8	\$20
Subdivision Regulations	\$5	\$20
Administrative Appeal	---	\$50
Review of minor subdivision plat (by Planning Comm.)	\$25	

Questions and comments: Discussion of transient businesses: The Planning Department, as well as the Mayor's office, is receiving a lot of questions concerning transient businesses. Transient businesses are temporary or roadside businesses that may or may not be seasonal. They are usually mobile concession stands type businesses, which may sell rugs, fireworks, blackberries, sunglasses, food, etc. Ms. Dowdy stated that the current Zoning Ordinance does not address this in anyway. Currently, each transient business is evaluated on an individual basis when they apply for a business license. The majority of these businesses have been operating on Main Street, 12th Street, and at The Farmer's Market, downtown. Chairman Vanover suggested that a committee be appointed to come up with some guidelines for this type of establishments. Ms. Dowdy said that a public hearing would have to be held before any text amendments.

Mike Lovins made a motion to adjourn. Nelson Shroat seconded the motion and it carried with a 10-0 voice vote. The meeting adjourned at 6:00 p.m.

Chairman, Richard Vanover

Recording Secretary, L. Peyton Mastera