

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, SEPTEMBER 18, 2007**

The Murray Planning Commission met in regular session on Tuesday, September 18, 2007 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5<sup>th</sup> Street.

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

**Commissioners Absent:** Ed Pavlick

**Also Present:** Candace Dowdy, Peyton Mastera, Mike Pitman, David Roberts, Matt Mattingly, Mayor Rushing, and Paul Garland.

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

Chairman Vanover asked for approval of the August 21, 2007 regular meeting minutes. **Ed Davis made a motion to approve the minutes as presented. Loretta Jobs seconded the motion and it carried with a 9-0 voice vote.**

**Final plat approval for storage units behind the Murray Business Center – PDP – 1900 North 12<sup>th</sup> Street - Paul Garland:** Candace Dowdy referred to the area on a PowerPoint presentation. This PDP has been reviewed by both the Murray Planning Commission and Murray Board of Zoning Adjustments in July and August (*\*please see the Planning Commission Meeting Minutes from 7-17-07 and 8-21-07; and, the BZA minutes from 7-18-07 and 8-22-07 for more specific information concerning the PDP*). She stated that there were a couple of minor changes to the preliminary plat, one was the notation of setbacks and the other was the relocation of a manhole. Ms. Dowdy stated that David Roberts had spoken to Mr. Garland to make sure that no additional water run off would occur to the adjacent property owners to the east due to the construction of the storage units. **Motion was made by Tom Kind to approve the Final Plat contingent on the fact that there would be no additional runoff to the property owners to the east. Motion was seconded by Ed Davis. Motion carried with a 9-0 voice vote.**

**Discussion of possible text amendments to sign regulations - Section III, Article I:** Peyton Mastera reviewed that text amendments could not be made until the items are brought before the Planning Commission for discussion. Mr. Mastera used PowerPoint to display the following proposals:

**A. SIGNS FOR R-1, R-2, R-3, R-3A, R-4 AND R-5 ZONES**

1. ~~Only traffic signs and~~ Temporary signs are allowed in the residential zoning districts **per approval of the zoning official.**
2. Real estate signs are allowed not exceeding six and a quarter (6.25) square feet on residential properties of less than one (1) acre in size. Real estate signs may not exceed twelve (12) square feet on properties

from one (1) to ten (10) acres in size. All residential properties greater than ten (10) acres in size shall be allowed real estate signage up to thirty-two (32) square feet. All real estate signs are considered temporary for the period of the sale of the property.

3. Yard sale signs are permitted only on property of the sale and only on the day before and the days of the sale. No yard sign shall be attached to a tree, fence or public utility pole. No other advertising, except for the yard sale, will be allowed on the sign.
  4. Temporary signs not exceeding six and a quarter (6.25) square feet may be placed for special events subject to placement of a bond to assure their removal as outlined in the general sign regulations.
  5. One (1) unlighted sign no over two (2) square feet in area identifying home occupations permitted as a conditional use on the premises. The sign location shall be subject to control by the Board of Zoning Adjustments.
  6. One (1) sign, not over eight (8) square feet in area, identifying the fraternity or sorority house on the premises shall be permitted.
  7. Per lot, only one (1) free standing or one (1) wall sign not to exceed 32 square feet for Churches or buildings used for church related activities.
  8. One (1) monument style sign not exceeding 32 square feet for residential PDPs.
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Mr. Mastera explained that Planning Staff would like to see some clarification regarding the use of canopies for signage. One idea that has been discussed is creating separate definitions for a canopy and a marquee; in lieu of that, Mr. Mastera presented the following under the definition section:

**CANOPY:** ~~A roof-like cover extending over a pedestrian way or right of way as a shelter or a shield. This definition shall include the term "awning" and shall apply regardless of the materials used in its construction.~~ A roof-like cover over a door, entrance, or outdoor service area comprised fabric, plastic, or other structural protective cover. A marquee is not a canopy.

**MARQUEE:** Any permanent roof-like structure projecting beyond the wall of the building, generally designed and constructed to provide protection from the weather.

**CANOPY SIGN:** Any sign that is a part of or attached to an awning, canopy, or other fabric, plastic or structural protective cover over a door, entrance, window or outdoor service area.

**MARQUEE SIGN:** A sign attached to the bottom of a marquee.

Mr. Mastera referenced other cities and their differences between marquees and canopy signs. He also clarified that a projecting sign is one that extends outward from a building and is only allowed in a B-3 zoning district.

**B. SIGNS FOR B-1, B-2, B-3, B-4 & INDUSTRIAL ZONES**

1. The following non-illuminated, indirectly illuminated, or directly illuminated signs shall apply:
  - (A) One (1) identification sign for each individual building and not to exceed three (3) square feet and must be attached to the building.
  - (B) Private directional signs indicating entrance, exit, or location of parking not exceeding two (2) square feet in surface area for each sign and the height must not be more than 30" from the street level. These signs must be placed on private property and not on public right-of-way.
  - (C) One (1) canopy marquee sign is permitted for buildings having an attached canopy marquee covering a privately or publicly owned walkway provided the width of the sign does not exceed 75% of the width of the canopy marquee and does not extend more than 12" below the ceiling of the canopy marquee. The total area of the sign shall not exceed three (3) square feet.
  - (D) One (1) canopy sign for the size to be determined in conjunction with the square footage of a permitted wall sign. The sum of the area of the wall sign and that of the canopy shall not exceed the allowable wall signage for the business.
2. The following regulations for business signs (non-illuminated, indirectly illuminated, or directly illuminated shall apply:
  - (A) The total number of business signs on a lot shall not exceed three (3).
  - (B) Only one (1) free standing business sign shall be permitted with the size to be determined as follows: .5 sq. ft. per lineal foot of street frontage not to exceed 80 square feet. Small lots with under 60 feet of street frontage will be allowed a 30 square foot sign if desired. The outer edge of the sign shall be set back at least ten (10) feet from the side lot line. All permitted free standing signs shall not exceed a height of 24 feet from mean property level. All freestanding signs are to be placed in a landscaped area, with a

ratio of one (1) square foot of landscaping to equal one (1) square foot of sign area up to a maximum of eighty (80) square feet.

- (C) One (1) wall business sign for each tenant or lessee mounted on the face of the building with the size to be determined as follows: 5% of square footage of face of building if the building is located up to 100 feet from the street and an additional 5% of square footage of face of building for each 100 feet thereafter, not to exceed 10%. For double frontage or corner lots, two (2) wall business signs for each tenant or lessee mounted on the face of the building which fronts on both primary and secondary street with the size to be determined above. No flat wall sign shall project above the roof or parapet line.
- (D) Only a wall sign or a projecting sign is allowed in a B-3 zone ~~Projecting signs are only allowed in the B-3 zone~~ where the right-of-way does not permit a free standing sign. A projecting sign ~~One (1) sign~~ shall be permitted, provided it does not exceed a surface area of twelve (12) sq. ft. It shall be at least 9 feet above ground level, but shall not project above the roof or parapet line. The front edge of a projecting sign must not project closer than two (2) feet inside the street curb.
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*Ed Davis left the meeting at 5:20. Mike Lovins left the meeting at 5:25.*

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Industrial and Commercial Zoning District Sign Regulations: Ms. Dowdy stated the need to make provisions to industrial zoning district signage as well as identification signage. She referenced industrial parks and monumental signage usually placed at the entrance of the park which identifies the businesses that are in the park. She also stated that electronic reader boards are currently allowed in Industrial, B-2, B-3, and B-4 Zones. The B-1 zoning district prohibits electronic reader boards, but they are being considered.

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Professional Office Sign Regulations: Mr. Mastera stated that a height limit of 10 foot needed to be added to the professional office regulations.

**SIGN FOR PROFESSIONAL OFFICE ZONE**

1. The following non-illuminated, indirectly illuminated, or directly illuminated signs shall apply:
  - (A) One (1) free standing sign or business wall sign ~~and~~ not to exceed twenty (20) square feet. The sign shall not exceed ten (10) feet in height. It shall be set back at least ten (10) feet from front lot

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line/right-of-way and five (5) feet from the side lot line/right-of-way line.

- (B) One (1) identification sign for each tenant or lessee limited to two (2) square feet in area, mounted on face of the building.
  - (C) Private directional signs indicating entrance, exit, or location of parking not exceeding two (2) square feet in surface area for each sign.
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General Sign Regulations: Peyton stated that currently when temporary banners/signs are put up, a \$25.00 bond is posted to insure that the sign is removed within five days of the completion of the activity being advertised. A performance bond receipt is issued and at the end of the event, the money is returned provided the sign was within compliance. There was discussion on setting a shorter deadline for removal of the signs and also to increase the amount of the performance bonds. The City has not been charging for a sign permit if it is promoting anything of a community, civic, religious or educational nature. Commissioner Kind suggested increasing the bond to \$100.

12. All temporary signs associated with community festivals or events of a cultural or educational nature shall be removed within ~~five (5) days~~ 24 hours of the completion of the activity being advertised, and the posting of a performance bond with the zoning official shall be required to insure such removal.

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8. Temporary signs associated with community festivals or events of a cultural or educational nature, not to be displayed more than fourteen (14) consecutive days. Only two (2) signs allowed per event in all zones, except residential, with the size not to exceed 32 square feet each and the posting of a performance bond with the Zoning Official shall be required to insure compliance. ~~such removal.~~ *\*under "Signs permitted in all zones and districts"\**

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Auction or Real Estate Signs: At this time, there is nothing addressing auction or real estate signs in the ordinance. The Planning Department is currently allowing one sign to be posted on site advertising the auction and one sign at an off site location advertising where the auction is going to be held. The signs can be erected two weeks prior to the event. There is no standard size for auction signs. Ms. Dowdy stated that real estate signs do not have a limit on how long the signs can be in the yard, but they are to be removed 10 days after the closing on the sale of the property.

10. Two (2) signs not exceeding 32 square feet each advertising the date and location of an auction are allowed. Only one (1) of the permitted signs is

allowed off-site indicating the direction to the auction site. The signs can only be erected for a period of fourteen (14) days prior to the event. The signs are to be removed with 24 hours of the completion of the auction.

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Ms. Dowdy mentioned that in 2005 there was discussion on whether to allow a temporary real estate office in a model home while a subdivision or PDP is being developed. If the City decides to allow this, there needs to be some guidelines set.

**Questions and comments:** Commissioner Jobs commented that there have been at least 35 subdivisions developed in Murray since the designation of Rand-McNally came out 20 years ago naming Murray in their top ten retirement places to live. She expressed her gratitude to the former Planning Commissioners for the work that they have done.

**Mary Anne Medlock made a motion to adjourn. Nelson Shroat seconded the motion and it carried with a 7-0 voice vote.** The meeting adjourned at 5:45 p.m.

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Chairman, Richard Vanover

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Recording Secretary, Reta Gray