

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, JUNE 16, 2009**

The Murray Planning Commission met in regular session on Tuesday, June 16, 2009 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5<sup>th</sup> Street.

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

**Commissioners Absent:** None

**Also Present:** Candace Dowdy, Peyton Mastera, David Roberts, Mike Pitman, Mayor Rushing, Hawkins Teague, John Bowers, Robert Billington, Linda Cherry, Greg Anderson, Danny Hudspeth, Pete Lancaster, Lynda Houck, Officer Jimmy Osborne, and public audience

Chairman Vanover called the meeting to order and welcomed all guests. Chairman Vanover asked for approval of the minutes from the May 19, 2009 regular meeting.

**Loretta Jobs made a motion to approve the minutes from the May 19, 2009 regular meeting as presented. Ed Davis seconded the motion and the motion carried with a 9-0 vote.**

**Approval of Continuing Education Credit Hours:** Peyton Mastera reviewed some recent continuing education credits Planning Staff received and Mr. Ed Davis.

David Roberts: 2.75 hrs. (KAPA Conference) + 3 hrs. (Town & Gown)	=	<b>5.75 hours</b>
Candace Dowdy: 9 hrs. (KAPA Conference) + 5.25 hrs. (Town & Gown)	=	<b>14.75 hours</b>
Peyton Mastera: 9 hrs. (KAPA Conference) + 4.75 hrs. (Town & Gown)	=	<b>13.75 hours</b>
Ed Davis: 1 hr. (APA online workshop)	=	<b>1 hour</b>

**Ed Pavlick made a motion to approve the continuing education credit hours as presented. Marc Peebles seconded the motion and the motion carried with a 9-0 vote.**

*Mary Anne Medlock entered the meeting at 5:05.*

**Discussion of Comprehensive Plan:** Candace Dowdy began this presentation by explaining that this entire meeting would be devoted to reviewing all elements of the Comprehensive Plan with the Planning Commission before holding a public hearing with the consultants with the project, Florence and Hutcheson. This presentation was broken down according to each element being presented -

Base Study: Ms. Dowdy explained that the Base Study Element contains information from the basic research and studies undertaken as part of the Murray Comprehensive Plan. The information in this element was used in developing the information in the Land Use Element, the Transportation Element, and the Community Facilities Element. The two segments of

information in this element are Population/Demographics and Economy. The current population and demographics were presented as well as population projections that form the basis for land use and infrastructure needs. Information on the economic activity and the individuals and entities involved in that activity were presented.

Community Facilities: Mr. Mastera reviewed the Community Facilities Element. The Community Facilities Element shows proposals for the most desirable, appropriate, economic, and feasible pattern for the general location, character, and the extent of public and semipublic buildings, land, and facilities for specified times as far into the future as is reasonable to foresee. The facilities may include, without being limited to, parks and recreation, schools and other educational or cultural facilities, libraries, churches, hospitals, social welfare and medical facilities, utilities, fire stations, police stations, jails, or other public office or administrative facilities. In essence, this element takes an inventory of all existing public locations and infrastructure and provides insight on future plans to improve upon them. Mr. Mastera broke down the categories of the Community Facilities Element and briefly highlighted future plans for the following:

- Utilities
  - Water Supply
  - Wastewater
  - Stormwater
  - Natural Gas
  - Electricity
  - Telecommunications
  - Solid Waste
- Other Community Facilities
  - Public Safety
  - General Government Facilities
  - Parks and Recreation
  - Libraries
  - Education
  - Hospital and Public Health Facilities

*Nelson Shroat left the meeting at 5:30.*

Transportation: Ms. Dowdy reviewed the Transportation Element. The Transportation Element of this comprehensive plan serves to provide guidelines for maintaining and improving a transportation system to facilitate local and regional travel demands throughout the planning period. The Transportation Element has been closely coordinated with the other updated elements to provide for a viable system wide transportation network which satisfies the need for the safe, efficient movement of goods and people. This Transportation Element also contains recommendations for improving other modes of transportation.

This Element reviews all existing and discusses future improvements (or implementation) of roadways, sidewalks, bike paths, public transportation, railways, and the airport.

Land Use:

Ms. Dowdy explained the Land Use Element. The Land Use Element is to show the most appropriate, economic, desirable, and feasible patterns for the general location, character, extent, and interrelationship of the manner in which the community should use its public and private

land at specified times as far into the future as is reasonable to foresee. Such land uses may cover, without being limited to, public and private, residential, commercial, industrial, agricultural, and recreational land uses.

Much discussion ensued amongst the Commissioners and Planning Staff as well as some public input. The majority of the discussion dealt with the existing and future land use maps. In particular Planning Staff identified particular sections of town that come up in discussion frequently, have attempted to be rezoned before, or in Planning Staff's professional opinion need to be considered for change on the future land use map. Some of the areas discussed was the Forrest property on the north side of Chestnut Street beside the city cemetery; residential area west of MSU campus but east of N. 17<sup>th</sup> Street between Main Street and Hamilton Avenue; east side of S. 4<sup>th</sup> Street between Sycamore Industrial and Woods Road; east side of N. 13<sup>th</sup> Street between Payne Street and Olive Street; and other properties across town.

Some Commissioners expressed concern about properly notifying property owners whose future land use category may change when the future land use map is updated. Planning Staff expressed their concerns as well and also explained the difficulty and constraints in notifying every person.

Planning Staff noted to the Commissioners that they will decide as to when a public hearing(s) will be held to formally review all Elements of the Comprehensive Plan with Florence and Hutcheson. It was expressed that a separate public hearing to review the Land Use would most likely happen.

**Adjournment: Ed Davis made a motion to adjourn. Ed Pavlick seconded the motion and the motion carried unanimously. The meeting adjourned at 7:25 p.m.**

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Chairman, Richard Vanover

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Recording Secretary, L. Peyton Mastera