

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, JUNE 15, 2010**

The Murray Planning Commission met in regular session on June 15, 2010 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5<sup>th</sup> Street.

**Commissioners Present:** Marc Peebles, Kevin Perry, Mary Anne Medlock, Tom Kind, Amber DuVentre, Ed Pavlick, Loretta Jobs, Jeremy Boyd and Richard Vanover

**Commissioners Absent:** Ed Davis

**Also Present:** Candace Dowdy, Peyton Mastera, Reta Gray, Mayor Hudspeth, Joe Sons, Kyser Lough and Officer Jimmy Osborne

Chairman Vanover called the meeting to order and welcomed all guests. Chairman Vanover asked for approval of the minutes from the May 18, 2010 regular meeting.

**A motion was made by Ed Pavlick to approve the minutes from the May 18, 2010 regular meeting as presented. Loretta Jobs seconded the motion and the motion carried unanimously. Amber DuVentre entered the meeting at 5:01 p.m.**

**Review of minor subdivision plat – 1421 Vine Street – Keith and Carol Choukalas:**

Candace Dowdy used a Power Point presentation to show the property at 1421 Vine Street that is owned by Keith & Carol Choukalas. The property is located in an R-2 zone and consists of a 0.398 acre tract of land (located on the corner of Vine and S. 15<sup>th</sup> Street) that has a one-story brick house on it. From the east side of this home to the property line is approximately 100 feet. The Choukalases would like to divide the one tract of land into two tracts. “LOT 1” will encompass the existing home and be comprised of 0.197 acres; “LOT 2” will be a 0.201 acre tract of land containing only a storage building. Each lot will meet the minimum requirements for an R-2 zone in the depth of the lot as well as the road frontage requirement of 75 feet. The City of Murray regulations require lots in an R-2 zone be a minimum of 10,000 square feet in size (or 0.2296 acres) and the vacant lot will only total 8,773 square feet; therefore, these lots will not be meeting that requirement. Ms. Dowdy stated that if someone should purchase the lot and propose to build a house there, it would be buildable. Even though the houses in this area are approximately 1500 square feet in size, the lot could meet the minimum setback requirements of 30 feet front, 25 feet rear and 10 feet side setbacks where a house of up to 3000 square feet could be constructed.

**Loretta Jobs made a motion to approve the minor subdivision plat of Keith and Carol Choukalas at 1421 Vine Street as presented by the applicant. Mary Anne Medlock seconded the motion and the motion carried with an 8-1 vote. Jeremy Boyd voted no.**

**Acceptance of streets – Falwell Estates:** Candace Dowdy used a Power Point presentation to show the property of Falwell Estates located on Robertson Road South. The Murray Planning and Engineering Department is requesting that the following streets located in Falwell Estates be

accepted for maintenance by the City of Murray. A letter has been submitted for this development stating that the construction of the streets has been completed substantially in accordance with the approved set of plans.

Falwell Drive  
Gardenview Lane  
Longwood Drive  
Bedford Drive  
Reed Street  
Sassafras Row  
Martin Drive

**Ed Pavlick made a motion to approve the recommendation of the streets to go to the City Council for acceptance for maintenance purposes. Marc Peebles seconded the motion and the motion carried with a 9-0 voice vote.**

**Discussion of sign regulations:** Peyton Mastera discussed with the commissioners that the ordinance is in need of an update. Mr. Mastera stated that they have had public complaints that the sign regulations were anti-business; however, no one will ever tell them what they mean by that statement. He stated that they would like to be given specific examples from the business owners and also welcomed suggestions from the commissioners. Candace Dowdy stated that they have recently been dealing with signs that were displayed in the back of pick-up trucks advertising particular businesses and this was one of the particulars that needed to be addressed. Chairman Vanover requested that Loretta Jobs speak to the Chamber of Commerce about the possibility of sending a survey out to local businesses for input on the sign regulations.

**Questions and comments:** Chairman Vanover stated that there were continuing education hours that needed to be approved for Candace Dowdy and John Krieb, BZA member.

Mayor Hudspeth asked if there were any provisions in approval of new subdivisions for the initial costs of street lights to be covered by the developer. Ms. Dowdy said that she did not know if subdivision regulations actually addressed that; however, she said that she would find out and let the Mayor know.

**Marc Peebles made a motion to approve the continuing education hours for Candace Dowdy and John Krieb. Amber DuVentre seconded and the motion passed unanimously.**

**Adjournment: Loretta Jobs made a motion to adjourn. Marc Peebles seconded the motion and the motion carried unanimously. The meeting adjourned at 5:55 p.m.**

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Chairman, Richard Vanover

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Recording Secretary, Reta Gray