

**MURRAY PLANNING COMMISSION MINUTES  
REGULAR MEETING  
TUESDAY, AUGUST 17, 2010**

The Murray Planning Commission met in regular session on August 17, 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, Loretta Jobs, Jeremy Boyd and Richard Vanover

**Commissioners Absent:** Ed Davis and Ed Pavlick

**Also Present:** Candace Dowdy, Peyton Mastera, Danny Steele, Hawkins Teague, Bobby Deitz and Rich Johnston

Chairman Vanover called the meeting to order and welcomed all guests. Chairman Vanover asked Commissioner Loretta Jobs to update the board on her discussion with the Chamber on the possibility of them doing a survey concerning sign regulations. Commissioner Jobs stated that the Chamber committed to do the survey and at this time, they have not set a time frame. Commissioner Tom Kind stated that he thought it would be a good idea for the Planning Staff to have input on the questionnaire. Ms. Dowdy stated that they would touch base with Lance Alison before the questionnaire went out. Chairman Vanover asked for approval of the minutes from the June 15, 2010 regular meeting.

**A motion was made by Marc Peebles to approve the minutes from the June 15, 2010 regular meeting as presented. Tom Kind seconded the motion and the motion carried unanimously.**

**Request to use a pre-manufactured office for up to one year – 624 North 4<sup>th</sup> Street – W.D. Steele:** *Kevin Perry recused himself from this item and also the next item since both items are connected with W. D. Steele.* Candace Dowdy used a Power Point presentation to show the W.D. Steele Construction property located at 624 North 4<sup>th</sup>. The business is located in an Industrial District and owned by Danny Steele. Ms. Dowdy stated that since Mr. Steele's business has increased recently, he has had to hire additional people. Mr. Steele has not had the time to renovate his existing building to accommodate for the increased staff; therefore, he has placed a 10' x 36' pre-manufactured office at 624 North 4<sup>th</sup> Street while he decides whether to renovate the existing structure or move to a more suitable site. The temporary building is situated a foot or two off the rear property line. In an Industrial Zoning district, the Zoning Ordinance requires principal buildings to be located thirty-five feet off a rear property line. By definition this is not a principal building. Accessory structures are required to be at least five feet off all side and rear property lines. In addition, the ordinance states that the zoning official shall grant such authority on a temporary basis in hardship cases for a period not to exceed ninety (90) days and any request for an extension shall be submitted to the Planning Commission for approval; therefore, Mr. Steele is requesting that he be allowed to keep the pre-manufactured office for up to one year. During the October 2008 Planning Commission meeting, a rear setback variance was granted by the Planning Commission for the principle building to be

situated 10.11 feet from the rear property line. Ms. Dowdy stated that even though the pre-manufactured building is only there on a temporary basis, the building inspector required that it be strapped and fastened to the ground securely. This building has been inspected and is meeting all building and electrical codes. Ms. Dowdy said that Mr. Steele had called her prior to placing the pre-manufactured office at that site to find out the regulations against this type of structure.

Danny Steele, 1657 Kandy Kay Lane, Murray was sworn in. Mr. Steele said that he did not acquire the property at the back of the pre-manufactured office when he purchased the site where his business is located; however, he has to decide whether he wants to make the most of the space he has or get another building. Mr. Steele stated that he is landlocked to the back of his property. He added that with the current economy, he would like to hold off for a while before he makes that decision. Mr. Steele stated that this time of the year is busy for him and during the winter months when things slow down, he would like to get with the Planning Staff and find out his options and move forward with something at that time.

**Loretta Jobs made a motion to approve the temporary placement of a 10' x 36' pre-manufactured office building at 624 North 4<sup>th</sup> Street for a period not to exceed one year or at such time current building renovations are complete. Amber DuVentre seconded the motion and motion carried with a 7-0 voice vote.**

**Request to use a pre-manufactured office for up to one year – 318 Solar Drive –**

**W.D. Steele:** Candace Dowdy used a Power Point presentation to show the property at 318 Solar Drive where Mr. Steele owns another business, Murray Iron Works. This business is located in an Industrial zoning district. Mr. Steele has placed a 10' x 36' pre-manufactured office at 318 Solar Drive while renovations are being done to the principle structure. The temporary building is situated a foot or two off the rear property line. In an Industrial Zoning district, the Zoning Ordinance requires principal buildings to be located thirty-five (35) feet off a rear property line. By definition this is not a principal building. Accessory structures are required to be at least five (5) feet off all side and rear property lines. The ordinance states that the zoning official shall grant such authority on a temporary basis in hardship cases for a period not to exceed ninety (90) days and any request for an extension shall be submitted to the Planning Commission for approval; therefore, Mr. Steele is requesting that he be allowed to keep the pre-manufactured office for up to one year. The temporary building has been inspected and is meeting all building and electrical codes. The building official did require the structure be securely strapped and fastened to the ground.

**Amber DuVentre made a motion to approve the temporary placement of a 10' x 36' pre-manufactured office building at 318 Solar Drive for a period not to exceed one year or at such time current building renovations are complete. Marc Peebles seconded the motion and the motion carried with a 7-0 voice vote.**

**Advisory meeting for proposed planned development project – 411 South 12<sup>th</sup> Street –**

**Huck's:** *Kevin Perry re-entered the meeting.* Peyton Mastera used a Power Point presentation to show the property at 411 South 12<sup>th</sup> Street where Huck's convenience store recently purchased land on the northeast corner of 12<sup>th</sup> and Sycamore Streets. The convenience store will be open 24

hours a day with a drive-thru window located on the north side of the building. There will also be a restaurant with a seating capacity of 12. Since this is located in a B-4 zoning district, the ordinance states that any restaurant located in a B-4 zone will have to go through the Planned Development Process. Mr. Mastera stated that the first step in the process is to hold an advisory meeting with the Planning Commission to discuss informally the minimum requirements and design standards for the project as well as to discuss existing or proposed development which may affect, or be affected by the proposed project. In addition, the development shall provide a sketched plan indicating the proposed project area, its relationship to the surrounding area and general development scheme to be presented in the preliminary plat application. Mr. Mastera said that Huck's is proposing to build a 4050 square foot convenience store and a 6832 square foot canopy over 8 gas pumps. Some of the issues noted by Planning Staff to be reviewed by both the Planning Commission and BZA through the Planned Development process are: clear zone visibility, monument signage location, wall signage, landscaping, outdoor storage of merchandise, parking, traffic impact and hours of operation for restaurant. Mr. Mastera added that screening would be provided on the east side of the project between the convenience store and the residential area. Commissioner Jobs questioned the location of the proposed project and the potential problem of traffic entering and exiting the site. David Roberts stated that everyone involved with the project (including DOT) had decided to push both entrances back as far away from the intersection as they could to help alleviate the situation. He added that there was going to be an issue no matter what kind of establishment went on that corner.

Chairman Vanover asked the commissions if they were ready to forward this on to the BZA at the August 18, 2010 meeting for their review of this project for compatibility. The commissioners said they were.

**Approval of continuing education credit hours:** Chairman Vanover stated that there were continuing education hours that needed to be approved for Candace Dowdy, John Krieb, Jeremy Boyd, Richard Vanover, Kevin Perry, Amber DuVentre, Ed Davis, Bill Whitaker, Scott Seiber, and Steven Reed.

**Loretta Jobs made a motion to approve the continuing education hours for Candace Dowdy, John Krieb, Jeremy Boyd, Richard Vanover, Kevin Perry, Amber DuVentre, Ed Davis, Bill Whitaker, Scott Seiber and Steven Reed. Kevin Perry seconded the motion and the motion passed unanimously.**

**Questions and comments:** Mr. Mastera stated that the Planning Staff would get with the Chamber to help with the sign survey.

**Adjournment: Marc Peebles made a motion to adjourn. Loretta Jobs seconded the motion and the motion carried unanimously. The meeting adjourned at 5:40 p.m.**