

**MURRAY PLANNING COMMISSION MINUTES
SPECIAL MEETING
WEDNESDAY, OCTOBER 6, 2010**

The Murray Planning Commission met in special session on Wednesday, October 6, 2010 at 4:30 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Mary Anne Medlock, Tom Kind, Kevin Perry, Ed Davis, Ed Pavlick, Loretta Jobs, and Richard Vanover

Commissioners Absent: Amber DuVentre, Jeremy Boyd, and Marc Peebles

Also Present: Candace Dowdy, Peyton Mastera, David Roberts, Jim Whetstone, Bobby Deitz, and Hawkins Teague

Chairman Vanover called the meeting to order and welcomed all guests. Chairman Vanover asked for approval of the minutes from the September 21, 2010 regular meeting.

A motion was made by Ed Pavlick to approve the minutes from the September 21, 2010 regular meeting as presented. Ed Davis seconded the motion and the motion carried unanimously.

Final plat approval for a Planned Development Project – 411 South 12th Street – Huck’s: Peyton Mastera used a Power Point presentation to show the property at 411 South 12th Street where the proposed *Huck’s* facility is to be located. Mr. Mastera stated that the special called meeting is to expedite the PDP process so that the developer of *Huck’s*, Mr. Whetstone, can proceed and obtain the building permit for the project. Mr. Mastera reviewed that the project had previously been before the Planning Commission and BZA at the Advisory Meeting and Compatibility Hearing, respectively in August and was approved. In September the Planning Commission approved the preliminary PDP plat contingent upon it meeting all city regulations and the BZA granting a conditional use permit for the project. The evening following the Planning Commission meeting the BZA approved the conditional use permit application for a mixed-use convenience store and restaurant with the following conditions:

- Outdoor storage of merchandise (ice chest and propane display as shown on site-plan)
- Lighting plan for the future
- Signage variance
- 8 foot fence with landscaping along eastern property line
- 5 parking space variance (28 required, 23 provided)
- Financial responsibility with the city to improve traffic safety within a year of opening

Mr. Mastera stated that since the last meeting, *Huck’s* had made revisions and submitted a new final plat that includes all the improvements that were discussed with them. The driveways were moved as far away as possible from the intersection. The newly revised landscaping plan has an additional 8 foot fence along the eastern property line that will serve as noise and light mitigation. *Loretta Jobs entered the meeting at 4:35 p.m.*

Ed Pavlick proposed that he would like to see the pumps located on a diagonal to accommodate recreational vehicles ease. Commissioner Pavlick stated that since the last meeting he had visited other convenience type facilities with gas pumps located on a diagonal and he thought the traffic flow worked well. He added that the 30 foot area available for reentering the street is not a lot of room to maneuver an RV or vehicle pulling a trailer or boat. Tom Kind asked about the new heavy dark line along the bottom of the plat along Sycamore and Bobby Deitz stated that it is a new curb and gutter. David Roberts stated that there had been much discussion concerning the "Y" on Sycamore and that at this time, everything will remain the same. Mr. Roberts said that if in the future this presents a traffic problem, this discussion will be revisited. Loretta Jobs stated that she thought the board should be pro-active instead of reactive towards the situation so that we wouldn't be faced with another McDonald's situation. She added that if cars started backing up at the "Y" that would lead to cars backing up on Hwy 641 going north. Commissioner Jobs asked Mr. Roberts if the state had any ideas to help resolve this potential traffic problem. Mr. Roberts stated that their only suggestion was to move the entrances as far away from the intersection as possible and that has been done.

Tom Kind made a motion to approve the final Planned Development Project plat for the proposed Huck's at 411 S. 12th Street contingent upon it meeting all city regulations. Kevin Perry seconded the motion and the motion carried with a 6-1 voice vote. Ed Pavlick voted no.

Questions and comments: None.

Adjournment: Ed Davis made a motion to adjourn. Kevin Perry seconded the motion and the motion carried unanimously. The meeting adjourned at 4:50 p.m.

Chairman, Richard Vanover

Recording Secretary, Reta Gray