

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, AUGUST 16, 2016
5:00 P.M.**

The Murray Planning Commission met in regular session on Tuesday, August 16, 2016 at 5:00 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Robin Zhang, Jordan Smith, Jim Foster, Tom Kind, Ed Pavlick, Ed Davis and John Krieb

Commissioners Absent: Loretta Jobs and Marc Peebles

Also Present: Candace Dowdy, Summer Grogan, David Roberts, Attorney David Perlow, Ledger representative and public audience

Chairman Kind called the meeting to order and welcomed all guests and applicants. Chairman Kind asked if there were any changes to the minutes from the July 19, 2016 regular meeting. Commissioner Krieb asked if the attendance from that meeting had been updated. Candace noted that Bill Kopperud had been added to those present.

Jordan Smith made a motion to approve the minutes from the July 19, 2016 Planning Commission regular meeting as presented. Ed Pavlick seconded the motion and the motion carried unanimously.

Review: Final Plat for Kennedy Layne Subdivision located at 1721 North 4th Street – Sugar Creek Investments: Chuck Baker owns this 6.434 acre tract of land. The property is zoned B-2 (Highway Business). The Planning Commission approved the Preliminary Plat in June. Mr. Baker is requesting Final Plat approval for the commercial subdivision. He has submitted a letter of credit to the City of Murray as per the subdivision regulations to cover the cost of all outstanding improvements (roadway, utilities, stormwater detention, etc.) until they are constructed, inspected and approved by the city. Initial clearing of trees on the property has already begun. Approval of the Final Plat should be contingent upon all city regulations being met.

John Krieb made a motion to approve the Final Plat for Kennedy Layne Subdivision (owned by Sugar Creek Investments, LLC) contingent upon all city regulations being met with the findings of fact being that an acceptable letter of credit has been provided to the City of Murray and that the initial clearing of the trees on the property has already begun. Ed Pavlick seconded the motion and the motion carried with a 7-0 roll call vote.

Review: Recommendation to accept new street known as Keepers Way for maintenance by City of Murray: This new section of road has been constructed in a collaborative effort by the City of Murray and the owners of HGT Investments and will be identified as Keepers Way. (The property was dedicated for public roadway by HGT Investments.) The new roadway will connect to Rickman Way at the Bee Creek Soccer Complex. The dedicated right of way is 35 feet wide and is approximately 610 feet in length and the finished roadway will be 32 feet wide. At this

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time the road will not be open to thru traffic and access will be controlled by the Parks Department. David Roberts explained that the east entrance to Mega Gym will provide a turn-around when the street is barricaded off to thru traffic. The Planning and Engineering Department has received a letter from BFW Engineering stating that the road was constructed in accordance with the approved design.

Jordan Smith made a motion to recommend that the City of Murray accept the 610 feet of roadway identified as Keepers Way as a street to be maintained by the City of Murray with the access to be controlled by the Parks Department. Ed Pavlick seconded the motion and the motion carried with a 7-0 roll call vote.

Public Hearing: Text amendment to Section I Article 2 of the Zoning Ordinance as it pertains to definitions (phase 2 of 3): This section has been divided into three phases for review and the first phase was reviewed at last month's meeting. A lot of the changes were recommendations from Pike Legal Group when they previously reviewed the Zoning Ordinance. Existing text from this section of the Zoning Ordinance and proposed changes were noted and explained. Moving forward on this item to the City Council should be delayed until all phases are ready to be submitted.

Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the text amendments. There was no one that came forward; therefore, the public hearing was closed and the item turned over to the commissioners for discussion and a motion.

Ed Pavlick made a motion to table this phase of Section I Article 2 of the Zoning Ordinance pending review of the final phase. Ed Davis seconded the motion and the motion passed with a 7-0 roll call vote.

Questions and Comments: It was decided that once Phase 3 of the Definition section is discussed for the Text amendment that the item be tabled again and all phases reviewed for any final changes before forwarding on to the City Council.

Ed Davis made a motion to adjourn. John Krieb seconded the motion. The meeting adjourned at 5:32 pm.

Chairman, Tom Kind

Recording Secretary, Reta Gray