

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, FEBRUARY 21, 2017
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, February 21, 2017 at 4:30 p.m. in the council chambers of City Hall located at 104 North 5th Street.

Commissioners Present: Robin Zhang, Tom Kind, Martin Milkman, Marc Peebles, Ed Pavlick and John Krieb

Commissioners Absent: Loretta Jobs, Jordan Smith and Jim Foster

Also Present: Gerald Gilbert, Summer Grogan, Maurice Thomas, David Roberts, Attorney David Perlow and public audience

Chairman Kind called the meeting to order and welcomed all guests and applicants. He then asked if there were any changes to the minutes from the January 17, 2017 regular meeting.

John Krieb made a motion to approve the minutes from the January 17, 2017 Planning Commission regular meeting as amended. Marc Peebles seconded the motion and the motion carried unanimously.

At this time David Roberts swore in Martin Milkman as a Planning Commissioner.

Remove from table: Request to rezone the property located at 1102 Story Avenue identified as Tax Map Parcel ID #008-0002-0011A from R-2 to B-2 – Mark & Becky Blankenship: Chairman Kind stated that this item was previously brought before the Commissioners on July 16, 2016 and tabled. He then asked for a motion to remove the item from the table.

John Krieb made a motion to remove the item from the table pertaining to Mark & Becky Blankenship's property at 1102 Story Avenue. Ed Pavlick seconded the motion and the motion carried unanimously.

David Roberts explained that the owners of this property are requesting to rezone this tract of land from R-2 (Single Family Residential) to B-2 (Highway Business). The property adjoins B-2 zoning to the west and to the north and is adjacent to B-2 zoning across the street to the south where there is a vacant lot. The properties adjoining to the east are all zoned R-2. The Future Land Use Map dated 2009 identifies this area as low density residential use. Mr. Roberts gave a brief background of the property. In July there was a public hearing held and at that time there were some that spoke in favor of the request but no one in opposition. Since that meeting there has been a recent rezoning of the property directly to the north owned by Interstate Personnel Service. During that rezoning a boundary survey was submitted that included this particular property. Commissioner Krieb asked Mr. Roberts if the property is rezoned and Interstate Personnel Service should buy it, if they would be allowed to store trailers there. Mr. Roberts replied that if that should happen, they would have to apply for a conditional use permit since

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that would fall under “outdoor storage”. Throughout the years several property uses along South 12th Street have changed from R-2 to Business as the street was widened.

Marc Peebles make a motion to forward a recommendation to the City Council to rezone the property located at 1102 Story Ave from R-2 (Single Family Residential) to B-2 (Highway Business District) based on the following finding of fact: There have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

Mr. Krieb asked Mr. Peebles to amend his motion with an additional finding of fact: The change will improve the alignment of the east boundary of the B-2 zone.

Mr. Peebles accepted the amendment. Martin Milkman seconded the motion and the motion carried with a 6-0 roll call vote.

Annexation Request: Request to annex the property located at 255 King Richard Drive, identified as Tax Map Parcel ID #043-C-0010-00002 – Roger Haney: David Roberts explained that Planning Staff had received a letter from Mr. Haney requesting that his property (0.485 acre tract) be annexed into the city limits of Murray in exchange for city utilities and other city services. Sanitary Sewer Service was provided to this property several years ago. An Executive Order (No. 007-2000) was issued stating that the property owners were required to be annexed into the City in order to receive those services. The property is contiguous to current city boundaries to the north and east and is identified as Low Density Residential Use on the Future Land Use Map. It is also in the Urban Services Area of the Comprehensive Plan for the City of Murray.

Martin Milkman made a motion to forward a recommendation to the City Council to annex the 0.485 acre tract of land identified as Tax Parcel # 043-C-0010-00002 located at 255 King Richard Drive. Said property is owned by Roger Haney. The recommendation is based on the fact it is contiguous to the current city boundaries to the north and east. Ed Pavlick seconded the motion and the motion carried with a 6-0 roll call vote.

Nomination of 1st Vice-Chairperson:

John Krieb made a motion to nominate Jim Foster for 1st Vice-Chairperson for 2017. Marc Peebles seconded the motion.

Since Mr. Foster is currently serving as 2nd Vice Chairperson, his position will need to be filled also; thus, the additional motion was made.

Marc Peebles made a motion to nominate Jordan Smith to serve as 2nd Vice Chairperson. John Krieb seconded the motion. Both motions passed with a 6-0 roll call vote.

Questions and Comments: Mr. Roberts reminded the Commissioners that the recommendation to the City Council for 1102 Story Avenue will be final unless it is appealed by the Legislative Council or any aggrieved individual.

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Robin Zhang asked if Mr. Roberts had an update on the crosswalk areas near Murray State University. Mr. Roberts replied that he had contacted KYTC; however, at this time he does not have an answer to the situation. He is waiting on a response from them on this matter and also a response concerning the faded turning lanes on North 12th Street in front of Culver's and the timing of the light there as well.

Commissioner Peebles said that he was happy to have new updated copies of KRS 100 to replace his 2002 copy.

Chairman Kind adjourned the meeting at 5:00 p.m.

Chairman, Tom Kind

Recording Secretary, Reta Gray