

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, AUGUST 21, 2018
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, August 21, 2018 at 4:30 p.m. in the council chambers of City Hall at 500 Main Street.

Commissioners Present: John Krieb, Loretta Jobs, Martin Milkman, Tom Kind, Robin Zhang, Marc Peebles and Bobby Deitz

Commissioners Absent: Jim Foster

Also Present: Attorney David Perlow, David Roberts, Jeremy Buchanan, Justin Smith, Maurice Thomas, Jim Osborne, Darrin McCuiston and Jeremy McCord

Chairman Tom Kind called the meeting to order and asked Maurice Thomas to call the roll. Chairman Kind then asked for a motion to approve the minutes from the June 19, 2018 regular meeting.

A motion was made by Loretta Jobs to approve the minutes from the June 19, 2018 Planning Commission regular meeting as presented. The motion was seconded by Martin Milkman. The motion carried unanimously.

Minor Subdivision Plat for Kay Lee Properties located on 1184 Poor Farm Road: Justin Smith showed the property on a Power Point presentation. This property is located near the intersection of Poor Farm Road and Brinn Road. It is outside the Murray city limits but within a 4 mile radius. The applicant is requesting approval for a Minor Subdivision Plat to subdivide the existing 5.04 acres into 2 (two) separate tracts, Tract 1 and Tract 2. Justin explained that when the property is subdivided, the back lot will not have the 75 foot road frontage that is required; thus, the Planning Commission must approve the Minor Plat. The property is owned by Darrin McCuiston. Mr. McCuiston has indicated that he plans to continue use of Tract 2 and to sell Tract 1. Tract 1 has a 20 foot ingress/egress easement drawn on the Minor Subdivision Plat to maintain future access to Tract 2. This 20 foot ingress/egress lies within the existing drive. In conclusion: Staff is not opposed to approving this Minor Subdivision Plat request as long as the Planning Commission finds it to be necessary and reasonable. Justin turned the item over to the Commissioners for discussion.

Commissioner Deitz said that he had driven out to the site and he recommends that the ingress/egress be 40 feet wide instead of the 20 feet that is being proposed. The ingress/egress currently runs down the middle of Tract 1. Mr. Deitz would like to see the easement relocated to the east property line. In order to get utilities back to Tract 2, this same easement could also be used. Once the property is separated, there will be no utility easement to Tract 2. The proposed layout seems to work fine with the current owner; however, if the property should change ownership in the future, the proposed ingress/egress might not be suitable. Tract 1 and Tract 2 are each large enough to divide again and if that should happen, they would have to work around

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the proposed ingress/egress that runs through the middle of Tract 1. Chairman Kind asked Mr. McCuiston to come forward to make comments.

Darrin McCuiston came forward and was sworn in. Mr. McCuiston explained that there is an existing driveway to Tract 2. He wishes to leave that as the ingress/egress to prevent having to put in another driveway. The utility easement currently runs to the west of the property. Mr. McCuiston said that there is a concrete culvert at the east property line that might be in the way for the suggested ingress/egress.

Jeremy McCord came forward and was sworn in. Mr. McCord stated that he is purchasing Tract 1 with the agreement to purchase Tract 2 in the future. Mr. McCord agrees that leaving the ingress/egress where it currently is will be acceptable.

Commissioner Deitz asked Mr. McCuiston to come forward again to make sure he understood the stipulations that they would be putting on the property. Mr. McCuiston said that he and Mr. McCord agree to move the ingress/egress to the east side of the property; however, they will continue to use the existing drive-way.

Bobby Deitz made a motion to approve the Minor Subdivision Plat for Kay Lee Properties, LLC for the location on Poor Farm Road as described on the plat with the exception of creating a 40 foot ingress/egress and utility easement along and adjacent to the west of the east property line. (This will be moving the proposed easement to the new location.) John Krieb seconded the motion and the motion carried with a 7-0 roll call vote.

Discussion: Justin introduced Jeremy Buchanan, new Planning Manager. Jeremy came forward. Jeremy previously worked for the Area Development District in Mayfield for the past 18 years. Prior to that he was a student at Murray State University where he received his Bachelor's and Master's Degrees; thus, he is very familiar with Murray. Since he has been employed by the City, he has been making himself familiar with the Zoning Ordinance, Comprehensive Plan and the Sign Ordinance. Jeremy has also been working in developing a Comprehensive Plan Committee. Staff would like to have a couple of members from the Planning Commission and BZA along with a good cross section of the community and university on this committee. The committee should be together by the Planning Commission meeting in September. Jeremy explained that they would work through the Comprehensive Plan section by section and the plan is to have a full update by December of 2019.

Justin noted that the Sign Ordinance had recently been worked on and updated but never went before the City Attorney for approval. Since that time, Planning Staff has changed and they have decided to review the updates and bring any changes back before the Planning Commission before they submit it to the attorney and then the City Council.

There were no additional questions or comments. **John Krieb made a motion to adjourn. Marc Peebles seconded the motion. The meeting was adjourned at 4:58 p.m.**