

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, DECEMBER 18, 2018
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, December 18, 2018 at 4:30 p.m. in the council chambers of City Hall at 500 Main Street.

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

Commissioners Absent:

Also Present: Justin Smith, Maurice Thomas, Jeremy Buchanan, Attorney David Perlow, Daniel Yong and Josh Vernon

Chairman Tom Kind called the meeting to order at 4:30 p.m. and asked Maurice Thomas to call the roll. Chairman Kind then asked for a motion to approve the minutes from the November 13, 2018 regular meeting.

A motion was made by Martin Milkman to approve the minutes from the November 13, 2018 Planning Commission regular meeting as presented. The motion was seconded by John Krieb. The motion carried unanimously.

Advisory Meeting for Daniel Yong Development – 1402 North 16th Street: Justin Smith explained that Daniel Yong is proposing the development of a planned development project on North 16th Street. Staff recently met with the developer, the Engineering firm (BFW) and the architect (Josh Vernon) for a pre-planning meeting. The meeting was held to discuss the building and zoning regulations, the minimum requirements and the design standards for planned development projects. They also discussed existing and proposed developments which may affect or be affected by this project. Justin showed a preliminary sketch that had been presented by Mr. Yong. The proposal is a breakdown of the 42 units with 69 bedrooms:

- 24 one bedroom units
- 9 two bedroom units
- 9 three bedroom units

The development will be located in two different zones (R-4 Multi-Family Residential and B-2 Highway Business) directly behind August Moon. There will be two access points. One will be on the north side of the property and the other will be through an ingress/egress easement on the property to the west where The Hangover bar (former Moose Lodge) is located. There are 104 proposed parking spaces shown on the drawing (135 are required). Justin showed the rendering of the proposed development using a Power Point presentation. Formal application or filing of a plat with the Planning Commission is not required for the advisory meeting; however, a

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preliminary plat would indicate the proposed project area, its relationship to the surrounding area and general development scheme. The current proposal is for Phase I. Phase II will follow in the R-4 area with houses for single families. The entire project will be fenced similar to a gated community. The heavy traffic that exists on North 16th was discussed. There was concern amongst the Commissioners about adding additional traffic to the already congested area. The suggestion was made to move the traffic for the development towards Lowes Drive. Justin stated that Daniel Yong does not currently own the property that fronts Lowes Drive; however, he has indicated that he has been inquiring about it. Staff intends to talk with Ron Allbritten (Street Superintendent) concerning a traffic study for this area. The speed limit is 35 mph; however, according to a previous traffic study, the average speed limit was 41 mph. The Fire Marshal has approved the proposal at this point. Daniel Yong was asked to come forward to answer the Commissioners questions. *Bobby Deitz recused himself at 4:44 p.m. for the remainder of this discussion.*

Josh Vernon came forward. Mr. Vernon (representative for Mr. Yong and Architect for the project) thanked the Commissioners for their time in reviewing this matter. He explained that what is not shown on the rendering is Phase II (to the north of Phase I) where single family housing will be provided. These townhouse units will have a single car garage with room in the driveway for a second car. There will also be guest parking available. If the project goes forward, they will be requesting a parking variance. There actually is enough space to provide additional parking; however, they would like to see more green space provided (to establish a more comfortable feeling) instead of empty parking spaces. The developer is not targeting college students with this development. His intention is to provide a much more residential area than an apartment complex; therefore, the price point will be higher than other apartments in the surrounding vicinity. This gated community will have floor plans that are very open with loft type living. Gates at the south entrance and possibly the north entrance are being proposed. The screening will provide privacy for the residents. The mail box and the garbage pick-up locations were pointed out. BFW is assisting in establishing an easement for the property to the south where the access for this development's dumpster will remain should Mr. Yong decide to sell his adjoining property. Sidewalks are shown coming from North 16th throughout the development. Mr. Yong will own these units. They will be leased out and not available for purchase.

Justin came forward again. He explained that this development has addressed all of the items that were factors during the denial of the Racers Villa proposal. Staff feels that this would be a good development for the area and they would like to see a motion to forward the proposal to the BZA.

John Krieb made a motion to forward this proposal to the BZA for further review. Jim Foster seconded the motion and the motion carried with a 6-0 roll call vote. (Bobby Deitz did not vote as he had recused himself earlier.)

Bobby Deitz returned to the meeting at 4:58 p.m. Commissioner Krieb asked about the status of the By-Law changes that were submitted at the November meeting. Staff was supposed to send an e-mail to the Commissioners with the revised copy. Jeremy Buchanan gave an update and said that the adopted copy would be sent to the Commissioners by e-mail. Everyone was wished a Merry Christmas. Chairman Kind called for a motion to adjourn.

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Jim Foster made a motion to adjourn. John Krieb seconded the motion and the motion carried unanimously. The meeting was adjourned at 4:59 p.m.

Chairman, Tom Kind

Recording Secretary, Reta Gray