

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, MAY 21, 2019
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, May 21, 2019 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, Marc Peebles and Martin Milkman

Commissioners Absent: Jim Foster

Also Present: Justin Smith, Maurice Thomas, Jeremy Buchanan, Attorney David Perlow, Jim Osborne, Zach Warren and Matt Jennings

Chairman Tom Kind called the meeting to order and asked Maurice Thomas to call the roll. He then called for a motion to approve the minutes from the April 16, 2019 regular meeting.

A motion was made by John Krieb to approve the minutes from the April 16, 2019 Planning Commission regular meeting as submitted. The motion was seconded by Martin Milkman. The motion carried unanimously.

Public Hearing: Approval of a Preliminary Plat for Vintage Hills Phase III located south of Poor Farm Road – Applicants - City West and West Wind Rentals LLC: Justin Smith explained that this item was tabled at the previous month's meeting until revisions were made to the Preliminary Plat to show the removal of the dead-end section of Cross Cut Drive. Changes have been made and now the Revised Preliminary Plat is being presented with 44 lots instead of the original 43. Justin showed aerial photography of the 19.09 acre property located to the west of Vintage Hills Drive off Poor Farm Road. Vintage Hills Subdivision has filled up rather quickly over the past 6 years. Phase II of Vintage Hills is close to being completed, building wise. All utilities, roadways, and detention systems must be designed by a licensed engineer and submitted to the city for approval before construction is allowed to begin. Once construction is close to completion, a letter of credit should be submitted for the remainder of the costs anticipated to complete the infrastructures. This will take place when the final plat is submitted to the Commission. Mr. Jennings plans to get all infrastructure installed by November of 2019 with the only item left to complete being the roadway surface coat of asphalt. The approval of the preliminary plat shall lapse unless a final plat based thereon is submitted within one year from the date of such approval. Once the final plat is approved construction of the buildings can take place. Chairman Kind opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the request.

Matt Jennings came forward and was sworn in. Mr. Jennings explained that they made the changes that the Commissioners had suggested at the previous meeting. They removed the dead-end road and added another lot in its place. The locations for the easements have not been decided on at this time; however, they will be shown on the final plat.

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No one that spoke in opposition to the request; therefore, the public hearing was closed and the item turned over to the Commissioners for additional discussion and a motion. Justin noted that staff will be working with BFW and looking at elevations and the locations of the man holes to see which lots will be best for the utility easements.

Martin Milkman made a motion to approve the preliminary subdivision plat for Vintage Hills Phase III. The testimony presented has shown that approving this preliminary plat is reasonable and necessary. John Krieb seconded the motion and the motion passed with 5-0 roll call vote. Bobby Deitz abstained from voting.

Approval of the Planning Commission By-Laws: Justin reviewed the two changes for the Planning Commission By-Laws: The number of members will be changed from five to seven and “once attrition has taken place” will be removed from the beginning sentence. Chairman Kind called for a motion.

John Krieb made a motion to approve the Planning Commission By-Laws as presented. Marc Peebles seconded the motion. The motion carried with a 6-0 roll call vote.

Discussion: Text Amendment to the City of Murray Zoning Ordinance – Section III, Article 10 – Transient Business Regulations: Justin Smith explained that after the staff reports went out, staff had discussion with Attorney Warren Hopkins. Some of the wording was changed from the copy that the Commissioners received in their packet. Justin handed out the corrected copies for the Commissioners to review. The underlined sections are items that will be added and the “striked-through” items will be taken out. He then shared the following: *On May 9, 2019 the City Council passed a pilot program ordinance for Mobile Food Vendors to go into effect on June 1, 2019. For the next two years the pilot program will allow the City of Murray to gather data and feedback in preparation for final legislation, to allow flexibility to adjust operations as needed, to acquaint the public with the program, and to allow the City to estimate costs and staffing needs required to maintain such a program. In short, this is a 2 year trial program to see if these regulations are something we feel comfortable with as a community that would be financially feasible for the City to continue with from a longevity stand point. To be consistent with the regulations that have already been passed by the City Council, the Planning Commission will need to have a public hearing on the text amendment to the Zoning Ordinance for Section III Article 10: Transient Business Regulations.*

The Commissioners discussed the proposed regulations and made their suggestions for changes. Justin reiterated that the pilot program would begin on June 1st. The Commissioners decided to have a special called meeting on the 31st of May to conduct a public hearing for this item. Chairman Kind called for a motion to adjourn. **Marc Peebles made a motion to adjourn. John Krieb seconded the motion and the motion carried unanimously. The meeting was adjourned at 4:57 p.m.**

Chairman, Tom Kind

Recording Secretary, Reta Gray