

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, AUGUST 20, 2019
4:30 P.M.**

The Murray Planning Commission met in regular session on Tuesday, August 20, 2019 at 4:30 p.m. in the council chambers of City Hall at 500 Main Street.

Commissioners Present: Tom Kind, Robin Zhang, Bobby Deitz, Marc Peebles and Martin Milkman

Commissioners Absent: Jim Foster and John Krieb

Also Present: Justin Smith, Maurice Thomas, Jeremy Buchanan, Zach Warren, Ryan Stanger, Lee & Jan Gerl and public audience

Chairman Tom Kind called the meeting to order and asked Maurice Thomas to call the roll. At this time the Chairman asked if there were any changes to the minutes from the regular Planning Commission meeting on May 21, 2019.

Marc Peebles made a motion to approve the minutes from the regular Planning Commission Meeting on May 21, 2019 as presented. Martin Milkman seconded the motion and the motion carried unanimously.

Chairman Kind called for a motion to approve the minutes from the special called Planning Commission Meeting on May 31, 2019.

Marc Peebles made a motion to approve the minutes from the special called Planning Commission Meeting on May 31, 2019 as presented. Martin Milkman seconded the motion and the motion carried unanimously.

Public Hearing: Zoning Map Amendment to rezone the property of James Boyd Buchanan Et Al located on Bailey Road east of Megan Drive from AG Zone (Agricultural District) to R-4 Zone (Multi-family Residential) – Applicants: James Buchanan & Ryan Stanger: Justin Smith showed pictures of the property and explained that the applicants are requesting that this property be rezoned from AG to R-4. This property consists of 28.649 acres and is currently vacant. Rezoning is necessary to accommodate the proposed construction of a multi-family development by Ryan Stanger and Matt Jennings and is in agreement with the community's Comprehensive Plan. Staff feels that this request would be appropriate. *Bobby Deitz recused himself at 4:35 p.m.* There is a flood plain located on this property; however, the proposed development will not be located in that area.

The public hearing was opened and Chairman Kind asked if there was anyone that wished to speak in favor or opposition to this request.

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Ryan Stanger came forward and was sworn in. Mr. Stanger spoke in favor of the request. He stated that Justin had properly described the request. The proposed developers feel that since the property is primarily surrounded by R-4 zoning that this rezoning request would be appropriate. At this time, the developers only have plans for developing approximately 3 acres.

Lee & Jan Gerl came forward and were sworn in individually. Mr. Gerl had questions concerning the development. He asked where the entries were being proposed to this development. Justin showed a picture of the development and stated that the two entries are both on Bailey Road between Cambridge and Megan Drives. There are actually no public roads within the development, only driveways. Mr. Gerl said that he was questioning the additional traffic that would be added to Bailey Road. Justin replied that there are 48 one-bedroom units being proposed; however, he does not have a precise number of additional automobiles that will entail. Chairman Kind closed the public hearing at this time. Then Mrs. Gerl had a question. The public hearing was reopened and she came forward. Mrs. Gerl asked if there would be a stop light added at the end of Bailey Road. Justin and Chairman Kind explained that Bailey Road is a state road and the state would be the one to make that decision.

The public hearing was closed and Chairman Kind turned the item over to the Commissioners for discussion and a motion.

Marc Peebles made a motion to approve the zone amendment request for the subject property of James Buchanan Et Al located on the east side of Bailey Road and east of Megan Drive to be rezoned from AG (Agricultural District) to R-4 (Multi-Family Residential District). The testimony presented in this public hearing has shown that the proposed zoning classification is appropriate and that the request is in agreement with the City of Murray's Comprehensive Plan. Robin Zhang seconded the motion and the motion carried with a 4-0 roll call vote. Bobby Deitz did not vote as he had recused himself earlier.

Advisory Meeting for Ryan Stanger Residential Development – Bailey Road east of Megan Drive: Justin Smith described the proposed development. Ryan Stanger and Matt Jennings are proposing a multi-family development that will consist of eight buildings (48 one-bedroom units) on approximately 3 acres. Each building will be 3,888 square feet. Street frontage of this development will be off of Bailey Road (east of Megan Drive) with two ingress/egress access points. Parking spaces required/provided total 144 spaces. City of Murray's Planning and Building Department, Fire Marshall (Greg Molinar) and Public Works Supervisor (Jaimey Erwin) have reviewed this proposed project. The property (owned by the James Buchanan Estate) is currently in a purchase contract with Ryan Stanger and City West LLC contingent upon the rezoning of the property from AG to R-4. The purpose of this meeting is to discuss the minimum requirements and design standards for planned development projects as well as to discuss existing or proposed developments which may affect, or be affected by the proposed project. The developers have provided a sketched plan indicating the proposed project area, its relationship to the surrounding area and general development scheme. Formal application or filing of a plat with the Planning Commission is not required for the Advisory Meeting. Commissioner Peebles was concerned about green space and detention with so much asphalt being shown on the rendering. Justin explained that new proposed parking regulations would only require 96 parking spaces which would considerably cut down on the current parking proposal; thus, leaving more green space. Once the developers get through the Advisory and Compatibility meetings, they will present a PDP plan which is where all the detention

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requirements will be met and parking spaces will be decided upon. Ryan Stanger was asked to come forward.

Mr. Stanger explained that they have other apartments with 3 parking spaces per unit and almost half of them are empty at any given time; thus, they would definitely be on board with cutting down on the parking spaces since the vast majority of these apartments will only have one person living there. Mr. Stanger said that they are still working on precise locations for the dumpster and the mailboxes. They are guided by Ron Allbritten from the Street Department and the post office on making both of these decisions. According to the post office, they will be required to use cluster boxes for the mail. Bobby Deitz is the Engineer working with the project and at this time, the detention has not been decided upon.

At this time, the Planning Commission recommended that this item be forwarded on to the BZA for a Compatibility Meeting. *Bobby Deitz returned to the meeting at 4:54 p.m.*

Request to accept Bambi Lane, North Deer Court and South Deer Court from Deer Meadows Subdivision II located on the eastern extension of Bambi Lane into the City's public street system – Applicants: Dublin & Lehman Properties LLC: Justin explained that in February of 2018 this item was presented to the Planning Commission. Gerald Gilbert was the Planning Manager at that time. Gerald left the City shortly after that and this item laid dormant and never went to the City Council for their approval. Previously there were a couple of numbers that were incorrect. Justin said they wanted to bring the item back to the Commissioners with the revisions. Previously the total number of roadway feet was presented as 710 when in fact the correct number should have been a total of 965 feet. The project engineer, SiteWorx Survey and Design LLC, has submitted the required verification letter certifying the road. The Final Plat has been approved. The street was inspected by the City and has met all City requirements. Based on these facts, staff is recommending acceptance and dedication into the City public street system for Bambi Lane, North Deer Court and South Deer Court.

Marc Peebles made a motion to recommend approval to the City Council to accept the dedication and improvements of Bambi Lane, North Deer Court and South Deer Court into the City's public street system. The City has determined that all improvements have been properly installed, that the final plat has been approved, and that all applicable requirements of the subdivision regulations and zoning code have been met. Robin Zhang seconded the motion and the motion carried with a 5-0 roll call vote.

Request to accept Vintage Hills Drive, Wagon Wheel Drive and Cross Cut Drive from Vintage Hills Subdivision into the City public street system – Applicants: City West LLC & West Wind Rentals LLC: Justin explained that this item had previously been brought before the Commissioners; however, recently Staff discovered a correction that needed to be made on the width of the roads. Previously they were listed as 14.75 feet for each driving lane when in fact that should have been 14.50 feet for each driving lane. Now that these numbers have been verified, Planning Staff is recommending that these streets be accepted into the City's public street system.

Marc Peebles made a motion to recommend approval to the City Council to accept the dedication and improvements of Vintage Hills Drive, Cross Cut Drive, and Wagon Wheel Drive from the Vintage Hills Phase II Subdivision into the City's public street system. The

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City has determined that all improvements have been properly installed, that the final plat has been approved, and that all applicable requirements of the subdivision regulations and zoning code have been met. Martin Milkman seconded the motion and the passed with a 4-0 roll call vote. Bobby Deitz abstained from the vote.

Discussion: Proposed changes to the Zoning Ordinance: Justin explained that he had sent 4 proposed text amendments to the Zoning Ordinance in the staff report packets. Slides were not available to view at the meeting. The proposed regulations are: adding a Use Classification Table, adding New Definitions while revising some of the existing, revising the Density Requirement for Multi-Family Residential Districts, and a revision to the Parking Requirements that would require less parking spaces than the current regulations. Justin then reviewed the proposed revisions. He asked the Commissioners for questions and any additional revisions. Revisions were noted. Justin stated that he would like to have the changes made and ready by the September meeting; however, realistically he thinks it will be October before they can present the changes in a public hearing.

There were no additional questions or comments. Chairman Kind called for a motion to adjourn. **Bobby Deitz made a motion to adjourn. Marc Peebles seconded the motion and the motion carried unanimously. The meeting was adjourned at 6:00 p.m.**

Chairman, Tom Kind

Recording Secretary, Reta Gray