

MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
Tuesday, April 16, 2024
4:30 P.M.

The Murray Planning Commission met in regular session on Tuesday, April 16, 2024 at 4:30 p.m. in City Hall at 500 Main Street.

Commissioners Present: Bobby Deitz, Cami Duffy, John Krieb, David Roberts, Chris Scott, Adam Seiber

Commissioners Absent: Jim Foster

Also Present: Lindsay Aycock, Dannetta Clayton, Carol Downey, Attorney David Perlow, Steve Durham, John Buchanan and public audience.

Chairman Krieb called the meeting to order and welcomed the guests, including the Murray State students, applicants and staff. Lindsay Aycock called the roll.

Chairman Krieb asked for approval of the minutes from the regular Planning Commission meeting on March 19, 2024.

Chris Scott made a motion to approve the minutes from the regular Planning Commission meeting on March 19, 2024 as presented. Cami Duffy seconded the motion and the motion carried unanimously.

Public Hearing: Zoning Map Amendment – 323 Irvan Street, a 0.271 -acre tract, as well as 0.033 acres – the area of Irvan Street adjacent to the parcel – Request to change the zone from B-2 (Highway Business District) to R-2 (Single Family Residential District) – Durham Construction LLC – Steve Durham, owner/applicant

David Roberts recused himself at 4:31 p.m.

Carol Downey gave the project description and a historical overview. Mrs. Downey spoke to the pictures of the project as provided in the Commissioners' packets.

Steve Durham came forward and was sworn in. Mr. Durham shared that they are currently renovating the home and when completed, his son may live there or they may sell the home. He said they do not plan to rent the home. The Commissioners asked his intent for the adjacent commercial property and Mr. Durham replied that they may do Climate Controlled Storage in one to two years.

Chairman Krieb opened the public hearing and asked if anyone wished to speak in favor or opposition of this request. No one came forward, so Chairman Krieb closed the public hearing and brought it back to the commission for discussion or a motion.

Chairman Krieb made a motion to approve the zoning map amendment request to rezone the 0.271- acre parcel, known as 323 Irvan Street and the adjacent 0.033 acres of Irvan Street from B-2 (Highway Business District) zone to R-2 (Single-Family Residential) zone as presented. The findings of fact being that this returns the zoning to its previous classification; it will be used as a single-family residence; and it is consistent with the Comprehensive Plan Future Land Use Map showing it as a Low-Density Residential Area. The existing zoning classification given to the property is no longer appropriate and the proposed zoning classification is appropriate and 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. I also move that the Comprehensive Plan and the official zoning map be updated to reflect the change in zoning and the designated land use of this property. Adam Seiber seconded the motion and the motion carried with a 5-0 roll call vote.

David Roberts returned to the meeting at 4:41 p.m.

Non-Public Hearing: Review the Base Element draft and 2023-2027 Comprehensive Plan Update Introduction – Comprehensive Plan

John Buchanan came forward, shared his background and presented the update for the Base Elements of the Comprehensive Plan. The Commissioners asked if the Highway 641/Highway 80 Sewer Main project was included in the plan and Mr. Buchanan replied that it was not and explained that the data used for the current plan is from 2021. The Commissioners recommended adding a paragraph explaining this future development in the final version of the introduction.

David Roberts made a motion to move the Base Element draft of the Comprehensive Plan and the 2023-2027 Comprehensive Plan Introduction draft of the City of Murray Comprehensive Plan to a Public Hearing. Cami Duffy seconded the motion and the motion carried with a 6-0 roll call vote.

Discussion Item: Dannetta Clayton shared that effective August 1, 2024, Carol Downey will be the new Director of Planning, as Mrs. Clayton is retiring.


Questions and Comments: The Commissioners complimented John Buchanan, the KLC, and the citizens work group for their efforts on the Comprehensive Plan.

Chairman Krieb called for a motion to adjourn.

Cami Duffy made a motion to adjourn. Bobby Deitz seconded the motion and the motion carried unanimously. The meeting adjourned at 4:56 p.m.



Chairman, John Krieb



Recording Secretary, Lindsay Aycok