

**MURRAY PLANNING COMMISSION MINUTES
REGULAR MEETING
TUESDAY, AUGUST 18, 2009**

The Murray Planning Commission met in regular session on Tuesday, August 18, 2009 at 5:00 p.m. in the council chambers of City Hall located at 104 N. 5th Street.

Commissioners Present: Marc Peebles, Tom Kind, Nelson Shroat, Loretta Jobs, Ed Pavlick, Mary Anne Medlock, Amber DuVentre, and Richard Vanover

Commissioners Absent: Ed Davis

Also Present: Candace Dowdy, Peyton Mastera, David Roberts, Mike Pitman, Reta Gray, Dr. John Tapp, Michael Rogers, Sue Hood, Barry Brown, Charlotte Beahan, Dan Miller, Mary Ann Pavlick, F.T. Seargent, Linda Houck, Officer Jimmy Osborne, and public audience

Chairman Vanover called the meeting to order and welcomed all guests. Chairman Vanover asked for approval of the minutes from the July 21, 2009 regular meeting.

Ed Pavlick made a motion to approve the minutes from the July 21, 2009 regular meeting as presented. Marc Peebles seconded the motion and the motion carried with a 7-0 vote. *Nelson Shroat entered the meeting at 5:02 p.m.*

Public hearing to review the Base Study and Land Use Elements of the City of Murray

Comprehensive Plan: Chairman Vanover turned the presentation over to Dr. John Tapp, a consultant with Florence and Hutcheson. Dr. Tapp addressed both the Base Study and Land Use Elements of the Comprehensive Plan. The presentation was open for comments and questions from the Planning Commission or members of the public audience. A Power Point presentation was used for displaying city and county maps.

Dr. Tapp reviewed the Base Study Element first. This Element showed the projected population for the next 10-12 years. Population comparisons of Murray and Calloway County were made by age groups and education levels. In addition, information was presented on transportation, carpooling, household income, home values, home rental costs, work force and salaries with comparisons to the state averages.

Dr. Tapp then reviewed the Land Use Element. The Land Use Element of the Comprehensive Plan serves to provide guidelines for maintaining and improving a transportation system that will facilitate local and regional travel demands throughout the planning period. Dr. Tapp stated that a land use inventory was taken first. This inventory was done by windshield and sidewalk surveys. In the older downtown areas of Murray, the inventory was taken by sidewalk surveys obtained by walking the streets. Dr. Tapp compared the existing Land Use Element, which was done in 2002/2003, with the future Land Use Element.

Chairman Vanover opened the public hearing and asked if there was anyone in the audience that wished to speak in regard to the proposed elements.

Sue Hood, 405 North 7th Street, Murray was sworn in. Ms. Hood stated that she was against the proposal of the property to the north of Chestnut Street being reclassified as commercial on the Future Land Use map. She stated that there are still commercial properties available for growth in Murray and that she would like to see the land use designation on this particular piece of property remain as it currently is.

Barry Brown, 511 North 7th Street, Murray was sworn in. Mr. Brown stated that after listening to the presentation, he saw a generous need to have more commercial property at the expense of residential; and he was not sure why. He stated that there was plenty of commercial property available for Murray growth and he did not think that the city needed more. He said that he would like to see the property north of Chestnut Street left R-2 for now and if the need should arise, change it at that time.

Charlotte Beahan, 402 North 7th Street, Murray was sworn in. Ms. Beahan stated that she agreed with Ms. Hood and Mr. Brown and that she opposes the proposal of change to the property north of Chestnut. Ms. Beahan voiced that if that piece of property was designated commercial, she felt the traffic would increase. Ms. Beahan added that lighting pollution would also increase and that could affect the character of the neighborhood.

Dan Miller, 118 North 4th Street, Murray was sworn in. Mr. Miller stated that the presentation encouraged dense population in the downtown area which would promote walking and bicycling; thus, the reduction of pollutants in the atmosphere. He stated that he noticed that all of the future proposed residential development was projected to occur in the county and none in the city. Mr. Miller said that the property north of Chestnut should be a tract to consider for a residential area based on its proximity to downtown. Mr. Miller also asked if there were any other parcels of land in the city that could be considered leaving as residential.

Mary Ann Pavlick, 1530 Oxford, Murray was sworn in. Ms. Pavlick asked if there was enough space for expansion in the City Cemetery. Ms. Pavlick was also concerned about the lack of green space for city parks as more properties become commercially zoned.

Dr. Tapp answered Ms. Pavlick's question concerning the expansion of the City Cemetery. He stated that the city had recently purchased additional property for the expansion of the cemetery and that city administration did not envision the need for another tract of land.

F.T. (Butch) Seargent, 602 Main Street, Murray was sworn in. Mr. Seargent stated that he had lived in a commercial zone for 28 years and he had enjoyed every minute of it. Mr. Seargent stated that he had seen some of the long range plans for Murray State University and he stated that the property west of North 16th Street would probably be taken in by Murray State University. Mr. Seargent wanted to know if the proposed future land use plan should show this property as educational.

Dr. Tapp stated that they chose not to show this property as educational because the Planning Commission had no control over Murray State property as it is outside the zoning process;

therefore, the administration did not feel it appropriate to second guess what a governmental agency like Murray State might be doing.

Ms. Hood asked for clarification on the next step to this procedure. Ms. Dowdy explained that if the changes were made to the elements that have been submitted, the revisions would be brought back before the Planning Commission in another public hearing and then they will be voted on by the Planning Commission.

Peyton Mastera and Candace Dowdy reviewed other areas that were being proposed for a change in the land use designation. There was some discussion by the Commissioners concerning the need for more public parks to be located on the vacant lots within the residential areas.

Lynda Houck, 800 Sycamore, Murray was sworn in. Ms. Houck stated that she knew the property owners for the tract of land north of Chestnut. She stated that she did not speak up earlier because of the emotion in the room. Ms. Houck stated that she knew several residents that had no opposition to the rezoning being granted earlier in the year; however, since they were quieter people, they would not come before the Board and voice their opinions. Ms. Houck said that she appreciated that the people were being informed what zoning changes could bring to the area and she also thanked the Board for a job well done.

Chairman Vanover asked if there was anyone else that wished to speak before he closed the public hearing. There was no one. Chairman Vanover closed the public hearing.

Discussion of possible text amendments to the City of Murray zoning ordinance as it pertains to flagpole heights – Section I, Article II: Peyton Mastera reviewed that there had been discussion over the years concerning heights of flagpoles in Murray. Mr. Mastera stated that the Zoning Ordinance did not identify flagpoles specifically as a structure. He added that a definition is needed in the ordinance along with a specified height and limitations on how many flags a business can have at a particular location.

Approval of continuing education credits: Mr. Mastera asked for approval of continuing education credits for Kevin Perry, BZA member.

Nelson Shroat made a motion to approve the continuing education credits for Kevin Perry. Amber DuVentre seconded the motion and the motion carried unanimously.

Questions and Comments: Mary Anne Medlock commented on how well the City of Murray face book page looked. Mr. Mastera thanked Dr. Tapp and Mr. Rogers for their presentation on the Comprehensive Plan.

Adjournment: Nelson Shroat made a motion to adjourn. Loretta Jobs seconded the motion and the motion carried unanimously. *The meeting adjourned at 7:40 p.m.*