

**MURRAY BOARD OF ZONING ADJUSTMENTS
REGULAR MEETING
WEDNESDAY, NOVEMBER 18, 2020
4:30 P.M.**

The Murray Board of Zoning Adjustments met in regular session on Wednesday, November 18, 2020 at 4:30 p.m. via web cam from City Hall at 500 Main Street.

Board Members Present: John Krieb, Mike Faihst, Bobbie Weatherly, Carmen Garland, Paula Hulick, and Josh Vernon

Board Members Absent: Jim Foster

Also Present: Justin Smith, Attorney David Perlow, Bennett Moore, Jim Osborne, Danna Clayton, and Scott Elpers

Chairman Krieb called the meeting to order and welcomed all guests and applicants. Danna Clayton called the roll. At this time Chairman Krieb asked if there were any changes to the minutes from the regular BZA meeting on October 21, 2020.

Mike Faihst made a motion to approve the minutes from the regular BZA meeting on October 21, 2020 as presented. Carmen Garland seconded the motion and the motion carried unanimously.

Public Hearing: Sign Variance request to allow four additional wall signs to the front façade wall of Huck's located at 411 South 12th Street – Applicant: Huck's/Custom Sign Engineering LLC/Jerome Naas: Justin Smith used aerial photography to show the location of Huck's on South 12th Street. Huck's is located in the B-4 (Medium Density Business) zoning district. The PDP process was explained and the history of signage since 2011. Justin then showed a picture of Huck's before the renovation and a rendering of the new renovation. With the new renovation, they are proposing new signage. New sign regulations allow Huck's to construct a monument sign at this location; however, at this time, they have not requested one. Huck's has a total of three walls where they are allowed signage but they are only looking at placing signage on the front façade which faces west. They have been approved to change their current signage on the front façade and on the canopy in accordance with our sign regulations. The applicant is requesting five wall signs to the front façade wall which is outside of the ordinance regulations. The regulations allow only one sign; thus, the variance request for an additional four wall signs. In summary, this remodel will bring this location more up-to-date with the surrounding area. The new sign proposals are based on the standard design across the nation for Huck's locations as they have partnerships with Godfather's Pizza and Cluck's chicken brand. Justin then asked the Board members if they had any questions. There were positive comments about the new façade as well as the sign proposals. They thought they were very tasteful and that they did not detract from the looks of the building nor cause a distraction.

Chairman Krieb opened the public hearing and asked if there was anyone that wished to speak in favor or opposition to the variance request.

Scott Elpers was sworn in. (He was unable to be seen by web cam; therefore, Justin called him and had him speak via speaker phone.) Mr. Elpers is a spokesman for the signage company that is representing Huck's. He explained that Huck's is in the process of updating all their Huck's with an extensive new design. This store is one of their top 15 stores to remodel and they have had great success with this new image. Three of the signs (FRESH, FAST and FRIENDLY) are not illuminated. They are designed to look faded and blend in with the brick and woodgrain look. The Godfather's Pizza, Cluck's chicken and Huck's signs are all illuminated. Not all of the stores have Godfather's Pizza and Cluck's chicken and that is the reason they try to put that image out there to let their customers know that these foods are available. Mr. Elpers said that Huck's does not have any intent to put signage on any other sides of the building.

No one else was logged in to speak either in favor or opposition to this request. At this time Chairman Krieb closed the public hearing and turned the item over to the Board for further discussion and a motion.

Josh Vernon made a motion to grant the sign variance to allow 4 additional wall signs to the front façade wall of Huck's to be located at 411 South 12th Street with the findings that it is aesthetically complimentary to the building design upgrades and won't cause any harm or nuisance to the adjoining vicinity or visual continuity and be complimentary to the surroundings. Carmen Garland seconded the motion and the motion carried with a 6-0 roll call vote.

Questions and comments: Mike Faihst reported that it looks like the hemp is being moved from the warehouse that was discussed in the last two previous month's meetings.

Chairman Krieb then spoke about the property on Olive Street where a Conditional Use Permit was granted at the October meeting. He recalled that the Board would like to be made aware of the number of CUP's that are currently invalid. He asked Justin if he thought that a list could be compiled for the Board in the next couple of months. Justin replied that he would try to take a look at that during the next couple of weeks if time permitted.

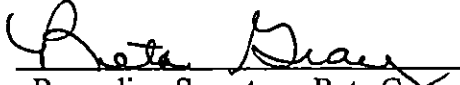
Jim Osborne then made a statement. He noted that as of the coming Friday, restaurants and bars would be closed to in-person services per orders of the Governor. As you drive through town, you will see that the city has a lot of empty buildings. It is Jim's hope that we can continue to support the remaining restaurant and bar owners by getting take-out because we certainly don't want to lose anymore than we have already lost.

Chairman Krieb wished the staff and the board members a happy and safe holiday.

Mike Faihst made a motion to adjourn. Carmen Garland seconded the motion. The meeting adjourned at 4:53 p.m.



Chairman, John Krieb



Recording Secretary, Reta Gray