

**MURRAY BOARD OF ZONING ADJUSTMENTS  
REGULAR MEETING  
WEDNESDAY, February 16, 2022  
4:30 P.M.**

The Murray Board of Zoning Adjustments met in regular session on Wednesday, February 16, 2022 at 4:30 p.m. in City Hall at 500 Main Street.

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

**Board Members Absent:** Jim Foster

**Also Present:** Attorney David Perlow, Rakov Aetherus, Dannetta Clayton, Carol Downey, Kim Miles, Lindsay Aycock, Deric Tarnowski, and public audience

Chairman Faihst called the meeting to order and welcomed all guests and applicants. Kim Miles called the roll. Chairman Faihst called for a motion to approve the minutes from the regular BZA meeting on January 19, 2022.

**Bobby Weatherly made a motion to approve the minutes from the BZA meeting on January 19, 2022 as presented. Paula Hulick seconded the motion and the motion carried unanimously.**

**Public Hearing: Conditional Use Permit: 705 S 12th Street – Builder’s 1st Choice – Outdoor Storage of Merchandise:** Carol Downey reviewed the regulations in the Ordinance pertaining to this request and presented the Staff Report. The City received an inquiry regarding the placement of storage buildings along the side of Builder’s First Choice, a new business in Murray, located in a B-2 zone at 705 South 12th Street. The planning staff reached out to Mr. Deric Tarnowski of Builder’s 1st Choice regarding the buildings. Mr. Tarnowski said the buildings are “tiny-homes” to be sold. Mr. Tarnowski was not aware of the need of a Conditional Use Permit. He wanted to observe the City’s regulations and quickly applied. Carol showed pictures of the zoning map, the “tiny homes” and the surrounding properties.

Deric Tarnowski came forward and was sworn in. The Board asked the size & purpose of the buildings and Mr. Tarnowski replied that they are 16 feet x 38 feet and he plans to sell and replace them and possibly add a third unit. The Board inquired about the turnover of the “tiny-homes”. Mr. Tarnowski responded that Murray is a new market so he couldn’t accurately give an account but the business partner he purchased them from has FEMA contracts in which they are used for displaced families. Mr. Tarnowski commented that for this size house, Murray doesn’t have much from which to choose. He sees them as a great option for rentals as well as first time home buyers and if approved, he may use the current “tiny homes” as models and have any future purchased “tiny homes” be shipped direct. Mr. Tarnowski shared that his business opened in January 2022 with a three-year lease option and he sells countertops, cabinets, flooring, windows and other building supplies. He also flips houses and is in real estate.

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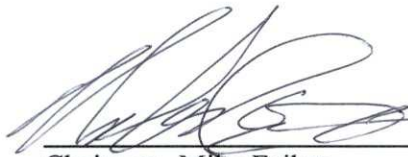
Chairman Faihst closed the hearing and brought it back to the Board for discussion and/or a motion since no one was present to speak in favor or opposition.

**John Krieb made a motion to approve a Conditional Use Permit request at 705 S 12th Street, Builder's 1st Choice, for Outdoor Storage of Merchandise limited to a maximum of 2000 square feet and within 40 feet of the south side of the building. The testimony presented in this public hearing has shown based on the findings that it does not adversely affect public health, safety, or welfare; will not alter the essential character of the general vicinity; will not cause a hazard or nuisance to the public; and will not allow unreasonable circumvention of the requirements of the zoning ordinance. Bobby Weatherly seconded the motion and the motion carried unanimously.**

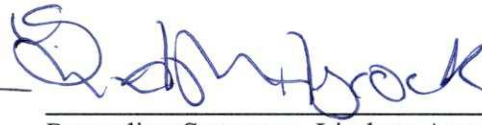
Comments: None

Chairman Faihst called for a motion to adjourn.

**Paula Hulick made a motion to adjourn. John Krieb seconded the motion. The meeting adjourned at 4:43 p.m.**



Chairman, Mike Faihst



Recording Secretary, Lindsay Aycock