

1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 JUNE 11, 2015

3 The Owensboro Metropolitan Planning Commission
4 met in regular session at 5:30 p.m. on Thursday, June
5 11, 2015, at City Hall, Commission Chambers,
6 Owensboro, Kentucky, and the proceedings were as
7 follows:

8 MEMBERS PRESENT: Fred Reeves, Chairman
9 Larry Boswell, Vice Chairman
10 Steve Frey, Secretary
11 Brian Howard, Director
12 Terra Knight, Attorney
13 Ward Pedley
14 John Kazlauskas
15 Lewis Jean
16 Beverly McEnroe
17 Larry Moore
18 Irvin Rogers

14 * * * * *

15 CHAIRMAN: Call the June 11, 2015 Owensboro
16 Metropolitan Planning Commission meeting to order. We
17 start each meeting with a prayer and pledge to the
18 flag. This will be done by Mr. Lewis Jean this
19 evening. If you would join us, please

20 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

21 CHAIRMAN: The first item of business will be
22 to consider the minutes of the May 14, 2015 meeting.

23 Commissioners, all of you have received these
24 in the mail. You've had a chance to review them. Are
25 any additions or corrections to the minutes?

1 (NO RESPONSE)

2 CHAIRMAN: If not I'll entertain a motion to
3 approve the minutes.

4 MR. PEDLEY: Motion for approval.

5 CHAIRMAN: Motion by Mr. Pedley.

6 MR. KAZLAUSKAS: Second.

7 CHAIRMAN: Second by Mr. Kazlauskas. All in
8 favor raise your right hand.

9 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

10 CHAIRMAN: Motion carries.

11 We have several zoning change applications
12 tonight. I would like to remind everybody in the
13 audience, if you wish to speak on any of these issues,
14 and we invite all of you to speak if you would like on
15 any issue, please come to the podium. You will be
16 sworn in. Speak directly into the mike so we can get
17 everything probably rerecorded.

18 Also, Commissioners, I would remind you to
19 speak into your mikes so that they can be properly
20 recorded.

21 At this time we're ready for Item Number 3.

22 MR. HOWARD: Under Zoning Changes I will note
23 too that all zonings changes heard tonight will become
24 final 21 days after the meeting unless an appeal is
25 filed. If an appeal is filed, then we will forward

1 the record of the meeting to the appropriate
2 legislative body for them to take final action. The
3 appeal forms are available on our website, in the
4 office and on the back table.

5 -----

6 GENERAL BUSINESS

7 ZONING CHANGES

8 ITEM 3

9 800 Block of Leitchfield Road, 1.808 acres
10 Consider zoning change: From B-4 General Business to
11 B-5 Business/Industrial
Applicant: Housing Authority of Owensboro

12 MS. KNIGHT: Please state your name for the
13 record.

14 MR. HILL: Mike Hill.

15 (MIKE HILL SWORN BY ATTORNEY.)

16 PLANNING STAFF RECOMMENDATIONS

17 The Planning Staff recommends approval subject
18 to the condition and findings of fact that follow:

19 CONDITION

20 Access to the site must comply with the
21 requirements of the Access Management Manual and no
22 more than one access point to Leitchfield Road shall
23 be permitted.

24 FINDINGS OF FACT:

25 1. Staff recommends approval because the

1 proposal is in compliance with the community's adopted
2 Comprehensive Plan;

3 2. The subject property is located within a
4 Business/Industrial Plan Area, where general business
5 and light industrial uses are appropriate in general
6 locations;

7 3. The subject property lies within an
8 existing area of mixed general business and light
9 industrial uses;

10 4. The Comprehensive Plan provides for the
11 continuance of mixed uses; and,

12 5. The proposed land use for the subject
13 property is in compliance with the criteria for a
14 Business/Industrial Plan Area and a B-5
15 Business/Industrial zoning classification.

16 MR. HILL: Staff request that the Staff Report
17 be entered into the record as Exhibit A.

18 CHAIRMAN: Is anyone here representing the
19 applicant?

20 APPLICANT REP: Yes.

21 CHAIRMAN: Do you have any comments you would
22 like to make?

23 APPLICANT REP: No.

24 CHAIRMAN: Anybody here would like to speak on
25 behalf of the application or in opposition of the

1 application?

2 (NO RESPONSE)

3 CHAIRMAN: Any of the commissioners have any
4 questions that you would like to ask?

5 (NO RESPONSE)

6 CHAIRMAN: If not the chair will entertain a
7 motion.

8 MR. ROGERS: Mr. Chairman, I make a motion for
9 approval based on the Planning Staff Recommendation
10 with the one Condition and Findings of Fact 1 through
11 5.

12 CHAIRMAN: Motion by Mr. Rogers.

13 MR. BOSWELL: Second.

14 CHAIRMAN: Second by Mr. Boswell. Questions
15 or comments from the commission?

16 (NO RESPONSE)

17 CHAIRMAN: All in favor raise your right hand.

18 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

19 CHAIRMAN: This application is approved.

20 Thank you.

21 ITEM 4

22 507, 601 Plum Street & 1120, 1122 West 5th Street,
23 1.3 acres

24 Consider zoning change: From P-1 Professional/Service
25 & R-1T Townhouse to P-1 Professional/Service
Applicant: Mount Calvary Baptist Church

PLANNING STAFF RECOMMENDATIONS

1 The Planning Staff recommends approval subject
2 to the condition and findings of fact that follow:

3 CONDITION

4 No direct access shall be permitted to West
5 Fifth Street. Access shall be limited to the existing
6 Plum Street and alley access points only.

7 FINDINGS OF FACT:

8 1. Staff recommends approval because the
9 proposal is in compliance with the community's adopted
10 Comprehensive Plan;

11 2. The subject property is located in a
12 Central Residential Plan Area where
13 professional/service uses are appropriate in limited
14 locations;

15 3. The proposed professional/service use
16 conforms to the criteria for non-residential
17 development;

18 4. This proposal is a logical expansion of
19 existing P-1 zoning already on a subject property;
20 and,

21 5. At 1.3 acres, the proposal is not a
22 significant increase in P-1 Professional/Service
23 zoning in the vicinity and should not overburden the
24 capacity of roadways and other necessary urban
25 services that are available in the affected area.

1 MR. HILL: We would request that the Staff
2 Report be entered into the record as Exhibit B.

3 CHAIRMAN: Is anyone here representing the
4 applicant?

5 APPLICANT REP: Yes.

6 CHAIRMAN: Would you like to make any
7 comments, sir?

8 APPLICANT REP: No. We're just in the process
9 of building a new church.

10 CHAIRMAN: Would you step up to the podium and
11 be sworn, please, if you don't mind.

12 MR. MITCHELL: My name is Olander Mitchell.
13 I'm the chairman of the board of Mount Calvary.

14 (OLANDER MITCHELL SWORN BY ATTORNEY.)

15 CHAIRMAN: Sorry to be so formal, but it's
16 required by law.

17 If you would like to make comments, please do.

18 MR. MITCHELL: We're in the process of wanting
19 to build a new church on the property right there. We
20 built that church in 2007 and we outgrew it. It's
21 time for a larger and bigger church.

22 CHAIRMAN: Anything else?

23 MR. MITCHELL: No, sir.

24 CHAIRMAN: Anyone else wish to make any
25 comments, have any opposition to it?

1 (NO RESPONSE)

2 CHAIRMAN: Any of the commissioners have any
3 questions or concerns regarding this application?

4 (NO RESPONSE)

5 CHAIRMAN: If not the chair will entertain a
6 motion.

7 MR. FREY: Make a motion for approval based on
8 Planning Staff Recommendations, and citing the one
9 Condition, and Findings of Fact 1 through 5.

10 CHAIRMAN: Motion by Mr. Frey.

11 MR. PEDLEY: Second.

12 CHAIRMAN: Second by Mr. Pedley. Any
13 questions or concerns?

14 (NO RESPONSE)

15 CHAIRMAN: All in favor raise your right hand.

16 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

17 CHAIRMAN: Motion carries. Application is
18 approved.

19 Thank you for coming this evening, sir. We
20 appreciate it.

21 ITEM 5

22 2935 Highway 54 & 2100 Block of Highway 603,
191.349 acres
23 Consider zoning change: From A-U Urban Agriculture &
B-4 General Business to B-4 General business, R-3MF
24 Multi-Family Residential & P-1 Professional/Service
Applicant: GW Development, Inc. & Gateway Lane, LLC
25

1 MR. HOWARD: I'll make a couple of comments
2 here before Mike reads the Staff Report.

3 Since they're proposing three separate zones,
4 we prepared three separate Staff Reports for tonight.
5 Mike is going to start with the B-4 application. We
6 will hear those in consecutive order, but each
7 individually since they're all separate components.
8 This is a large rezoning. It's one of the largest
9 we've ever had. They prepared a traffic impact study,
10 which our staff reviewed along with the city
11 engineer's, Kevin Collignon, County Engineer Mark
12 Brasher, the GRADD Transportation Planner Keith
13 Harpole, and Kevin McClearn and his staff from the
14 Kentucky Transportation Cabinet.

15 At the meeting tonight are Kevin Collignon,
16 City Engineer, Mark Brasher, Daviess County Engineer,
17 and then Kevin McClearn, the District Chief for
18 District 2 from the Transportation Cabinet.

19 They're here to answer any
20 transportation-related questions that may come up, and
21 the applicant's transportation engineer, Mr. Hays, is
22 here as well, along with their other representatives.

23 Just wanted to give a little bit of background
24 as far as what we've done preparing for this before
25 Mike reads the first Staff Report into the record for

1 the B-4 portion of this property.

2 PLANNING STAFF RECOMMENDATIONS

3 The Planning Staff recommends approval subject
4 to the condition and findings of fact that follow:

5 CONDITION

6 Written approval from the Kentucky
7 Transportation Cabinet and City/County Engineer
8 accepting this traffic impact study prior to the
9 approval of the initial preliminary plat and
10 fulfillment of all the recommended improvements as
11 outlined in the traffic impact study by the developer.

12 FINDINGS OF FACT:

13 1. Staff recommends approval because the
14 proposal is in compliance with the community's adopted
15 Comprehensive Plan.

16 2. Portions of the subject property are
17 located in a Business Plan Area, where general
18 business uses are appropriate in limited locations;

19 3. Portions of the subject property are
20 located in an Urban Residential Plan Area, where
21 general business uses are appropriate in very limited
22 locations;

23 4. The use of the subject property as general
24 business will be non-residential in nature;

25 5. The proposal is a logical expansion of

1 existing B-4 zoning directly to the south as well as
2 elsewhere along the Highway 54 corridor;

3 6. Although this appears to be a rather large
4 area to rezone, given the predominance of B-4 general
5 business uses along the Highway 54 corridor, the
6 proposal should not overburden the capacity of
7 roadways and other necessary urban services that are
8 available, or are planned to be improved, in the
9 affected area based on the recommended improvements of
10 the traffic impact study;

11 7. Preliminary plats and final development
12 plans will be submitted and reviewed to ensure site
13 design will comply with the Owensboro Metropolitan
14 Zoning Ordinance and Subdivision Regulations;

15 8. The proposed internal street network
16 within Gateway Commons will make this area
17 major-street-oriented;

18 9. Previous versions of the Comprehensive
19 Plan Land Use Map envision the subject property
20 developing as a mixed-use or non-residential center;
21 and,

22 10. In the vicinity of the subject property
23 along Highway 54 Heartland Crossing, Highland Pointe,
24 Walmart and Woodlands Plaza have all developed as B-4
25 general businesses over the past 10-12 years.

1 MR. HILL: Staff request that the Staff Report
2 be entered into the record as Exhibit C.

3 CHAIRMAN: Mr. Kamuf, I think you're
4 representing the applicants?

5 MR. KAMUF: Yes, sir.

6 CHAIRMAN: We'll entertain your comments at
7 this time.

8 MS. KNIGHT: Mr. Kamuf, you are sworn as an
9 attorney.

10 MR. KAMUF: Thank you.

11 We have some exhibits. Instead of passing
12 them out individually, I'll give each one of you a
13 packet. If you will give one to the court reporter
14 too, please.

15 I represent Gateway Land Company. The
16 rezoning project is known as Gateway Commons.
17 According to Mayor Ron Payne as stated in the Sunday
18 edition of the OMI June 7th, the Gateway Commons will
19 be the largest private development ever undertaken in
20 Owensboro, \$3.1 billion, and that's a lot of money and
21 a lot of jobs.

22 The subject property, let's put that exhibit
23 up. The subject property is located in Eastern
24 Daviess County. As you can see, it's bounded on the
25 northeast expressway on the north and west. The

1 property to be zoned -- Mr. Chairman, you want me to
2 say all three? What's going to be zoned, as far as
3 professional and also multi-family too, and then we
4 can switch it around later.

5 CHAIRMAN: That will be fine, Mr. Kamuf. That
6 will work.

7 MR. KAMUF: Zoning tract on A-U to B-4 is 150
8 acres. I might point out -- it also includes a 10
9 acre tract which was known as phase 2 of the Gateway
10 Commons. This is that Aldi tract over there on 54.
11 So there's a total of 160 acres.

12 As you can see right here on the Calumet
13 Trace, there is 21 acres to be zoned from A-U to
14 multi-family, and also there is a 9.2 acre tract
15 that's to be zoned professional.

16 All along the outside that you see, the first
17 tract that you see, this is the Wimsatt Court
18 addition. Next to it is the school. Then we have the
19 B-4 zoning. Next to that we have, this is owned by
20 the Kentucky, it's professional use owned by the State
21 of Kentucky. Then on down the road we have the
22 Wal-Mart property.

23 The subject property is a single tract of
24 ground containing 191 acres. Just a little bit about
25 the land use, I won't go into that, but just a

1 sentence or two. The 138.6 acres is in the urban
2 residential land use area, and 52.7 acres within the
3 business land area. I might say the proposed rezoning
4 is compliance with the criteria as adopted by your
5 Comprehensive Plan.

6 A comment on the Staff Report: As stated by
7 the Planning Staff, approval of the subject property
8 is subject only to one condition. Written approval by
9 the Kentucky Department of Highways and the
10 City/County Engineer; 1) accepting the impact study
11 prior to the approval of the preliminary plat, and 2)
12 fulfillment of the recommended improvements as
13 outlined in the traffic impact study.

14 This traffic impact study was prepared by Bill
15 Hayes. He's here. He's a traffic engineer out of
16 Nashville. He's done a lot of work, local work in
17 Owensboro. He helped us on the hospital when we got
18 it rezoned. There was a rezoning, I think 12, 14
19 million, on apartments out on 54. He's here. Not
20 only has he had a lot of expertise, he has a lot of
21 knowledge about Owensboro. This is approximately
22 about 300 pages.

23 We met with the county engineer, city
24 engineer, Owensboro Metropolitan Planning, Department
25 of Highways, and also GRADD, and they made some

1 changes. So this is the second edition that we have,
2 as far as the traffic study.

3 The Kentucky Department of Cabinet and the
4 City of Owensboro, and County Engineer, and GRADD, and
5 OMPC Staff met and reviewed this traffic impact study.
6 They met and discussed the results. The consensus of
7 all of the experts that we had there from all the
8 government, from the Staff of the Planning and Zoning
9 Board and GRADD, was that the recommended improvements
10 listed in the study would be acceptable to help
11 mitigate any of traffic impact caused by the
12 development.

13 The plans to develop, it's a mixed unit
14 development. Contains five different areas. A large
15 retail shopping, restaurants, various other commercial
16 businesses, and multi-family residential and
17 professional offices.

18 Gateway Commons is part of the City of
19 Owensboro's proposed tax increment financing, which is
20 called TIF. You've read about this in the paper.

21 If you have any questions, the developer is
22 here, Mr. Hayden. He can answer any questions that
23 you have about the TIF.

24 The project is supposed to take approximately
25 20 years. Ed Ray, the assistant city manager and city

1 attorney stated on June 5, 2015 in the OMI, that the
2 Gateway Commons is projected to generate more than \$62
3 million in tax revenue the during 20 year period.

4 I might point out there's an interesting
5 article. This is the last document that you have.
6 It's the colored one. It's the last page. Very last
7 one. It's not marked as an exhibit. Everybody should
8 have one.

9 I've taken that article out of this Gold
10 Business Owensboro. The firm that was hired by the
11 City to set up TIF project and get it permitted by the
12 state made these conclusions: Gateway Commons. What
13 is the Gateway Commons Mixed-Use Development Project,
14 located at the intersection of Highway 54 and the
15 US-60 bypass (Pleasant Valley Road)? It means 2,200
16 estimated number of jobs annually over a 20 year
17 period; 3.1 billion in total economic impact; 650
18 estimated number of residential units to be built;
19 835,600 estimated square feet of retail space; 45,500
20 estimated square feet of restaurant space; 55,000
21 square foot theater with a bowling alley.

22 The project planning on this project has taken
23 place for many years. In 2007 the developer and the
24 City of Owensboro applied for this project as a TIF
25 project. However, since that time there has been many

1 changes over the area. The growth of the commercial
2 area -- this will be Exhibit C to you. This growth
3 area that you see along 54 is considered the fastest
4 growing commercial area in Western Kentucky. The
5 fastest growing commercial area in Western Kentucky,
6 and it comes along in this particular way.

7 The commercial growth along this area has also
8 required that the widening of Highway 54 at a later
9 date. There's also been --

10 MR. HOWARD: Mr. Kamuf, if you don't mind.
11 They're asking that you could speak into the
12 microphone so they can pick you up for our massive TV
13 audience.

14 CHAIRMAN: We don't want to miss any of your
15 comments, Mr. Kamuf. They're stimulating.

16 MR. KAMUF: The other changes that have been
17 made is that the Kentucky Transportation Cabinet
18 designed, as you can see here, this is known as the US
19 60 expressway. It will be called the northeast
20 expressway. This was finalized in 2014.

21 As you see, another key part of the traffic
22 structure of this whole project is a road that comes
23 from old Highway 60, the bypass that comes up on the
24 bypass going in a southerly way and it comes out here,
25 it's called 603. It comes across the expressway and

1 it will later intersect, and I'll point this out in a
2 few minutes, it will later intersect at the Pleasant
3 Valley Road and the Hayden Road.

4 Other changes, of course, we all know about
5 the hospital up here, the medical hospital that we've
6 had. There's been other changes in the area.

7 Put Phase 1 up there.

8 Now, in 2014 this area that we're showing is
9 where the Aldi property is out on 54. It's a 12 acre
10 tract. I think there was 12 acre adjacent to the 54
11 at the Alvey Park Drive. There was 14,000 square feet
12 in this project that we see. It also included about
13 6,000 feet directly to the rear of that property.
14 That was known as Phase 1. That was done, finalized,
15 everything done, the buildings built, Aldi and that
16 was in 2014.

17 There will be three entrances to the subject
18 property. One will be from 54. Another area will be
19 from that area that we talked about, Highway 603,
20 which is a multi-lane road coming from the bypass, the
21 old bypass, across the interchange of the northeast
22 south expressway. It will be at that point. Then the
23 next intersection that we have at 603. This is
24 important because the next intersection will be
25 further back. What we're trying to show is along

1 Highway 54, this is where the roadway will go in a
2 northeast direction back to the Pleasant Valley Road
3 and Hayden Road.

4 We anticipate that the majority of the traffic
5 that comes to this unit and this project will come in
6 this particular area. This is the new northeast
7 expressway. Traffic will come off of the northeast
8 expressway and across the expressway and will end up
9 in this particular area.

10 This road here at Hayden Road, there will be
11 an intersection, a T-intersection that you see in this
12 particular area, but the majority of the traffic we
13 think will come from the expressway across 603 and
14 then it will be coming from the Hayden Road and it
15 will be coming at this intersection. So we have three
16 ways. We have the 54. We have the 603, and that will
17 be a major point. Then it will be the Calumet Trace.

18 At the present time the project on 54 includes
19 the construction of a new roadway from Highway 54
20 across Alvey Park Drive to a reconfigured
21 T-intersection at 603. That's in this area right
22 here. This road will go in this area, come out at 603
23 and Pleasant Valley. I'll call this road that goes
24 through the subject property the Hayden Road. We can
25 call it the Hayden/Pleasant Valley or whatever, but I

1 think it makes more sense for this road comes straight
2 through and comes out on Highway 54.

3 It's an ongoing design as far as the
4 intersection at Highway 54 with the highway
5 department. They'll be taking care of the existing
6 future concept and design of that area.

7 Now, the realignment of 603, let's talk just a
8 little more about that. It extends -- this exhibit
9 makes a better picture.

10 As I explained, this road comes from the old
11 bypass. It will be extended through the property that
12 we see here. The Kentucky Highway Department will
13 make the final decision concerning the intersection
14 that we see at this T.

15 Now, Calumet Trace, this is a configuration of
16 Hayden Road coming through the subject property.
17 Calumet Trace is kind of a limited access road that's
18 coming through Downs Subdivision. When I say "limited
19 access," that means the driveways don't go directly to
20 the roadway.

21 To buffer this area we have 21.143 acres to be
22 zoned R-3MF. That's this tract right here. Right
23 below it is 9.6 acre tract that we intend to put
24 professional. This works as a good buffer or a
25 transition area in-between the residential and the B-4

1 commercial.

2 The Calumet Trace at the present time has been
3 stubbed off. The developer, whoever developed the
4 Downs and also the engineers, recognized that some day
5 this road would eventually be expanded. The Calumet
6 Trace will go over and hit Hayden Road at this point
7 that we see right here.

8 The roadway through the property will be from
9 54 all the way over to the Hayden Road T. It will all
10 be built at the same time. I think that's a big
11 factor that might be considered.

12 Now, Bill Hayes is here. He's, as I
13 explained, a recognized "expert" in traffic engineer.
14 We have Jason Baker from Bryant Engineering. We have
15 the developer here. We're going to try to answer any
16 questions that you have concerning the history. I
17 hope I've just given you an overlay so you have an
18 idea of where we are.

19 CHAIRMAN: Thank you, Mr. Kamuf. I appreciate
20 it very much. I'm sure we'll be calling on you for
21 some questions.

22 Is Mr. McClearn here?

23 MR. MCCLEARN: Yes.

24 CHAIRMAN: Would you mind to step up to the
25 mike and be sworn in. I have a question for you.

1 MS. KNIGHT: Please state your name.

2 MR. McCLEARN: Kevin McClearn.

3 (KEVIN McCLEARN SWORN BY ATTORNEY.)

4 CHAIRMAN: Mr. McClearn, I guess I'm going to
5 let you speak for the city and county engineer. My
6 assumption is that the traffic study that Mr. Kamuf is
7 referring to is the one that all are in agreement,
8 that this is a traffic study that we are working off
9 of?

10 MR. McCLEARN: That's correct.

11 CHAIRMAN: It's not an independent one that
12 didn't have your all's input?

13 MR. McCLEARN: We required it.

14 CHAIRMAN: I assumed you did. I wanted to
15 clarify that was not one that the developer did
16 independently. It was one required by you all.

17 MR. McCLEARN: Yes. We require the developer
18 does get a traffic engineer to carry it out and follow
19 the normal function, yes.

20 CHAIRMAN: I wanted to make sure that the
21 audience and everybody knew that this was the official
22 traffic study. Not one simply that's been prepared by
23 the developer for their own purposes. That you all
24 were involved.

25 MR. McCLEARN: Correct.

1 CHAIRMAN: Thank you very much. Appreciate
2 that.

3 Just wanted to make that clear, Mr. Kamuf,
4 because I didn't understand when it said it for sure.
5 This is kind of a new one for us and a pretty big one
6 for us.

7 Thank you, Mr. McClearn, very much.

8 Before we move on, is there anybody in the
9 audience that wishes to speak in opposition to this
10 application?

11 (NO RESPONSE)

12 CHAIRMAN: Commissioners, questions from you
13 all?

14 Mr. Kazlauskas.

15 MR. KAZLAUSKAS: I want to commend the Staff
16 on the study that they gave to us and the information
17 they gave to us. It was most helpful. Mr. Kamuf
18 brought up a point that I would like to address.

19 When I read this, common sense dictates to me
20 that most of the traffic would be at intersection
21 Number 7, that's Highway 54. You just made a
22 statement that you believe that the majority of the
23 traffic is going to be coming from the northeast side
24 of Hayden.

25 MR. KAMUF: That's correct.

1 MR. KAZLAUSKAS: As we all know, 54 is heavily
2 traveled right now. Since we have Mr. McClearn here,
3 what my concern is, is that 54 doesn't turn into New
4 Circle Road like up in Lexington once this starts.
5 Correct me if I'm wrong, but are there plans, does the
6 state have plans to work on 54, widen it to make this
7 intersection flow just a little quicker than it could?
8 Again, I refer to New Circle Road that goes around
9 Lexington where you wait for long periods of time to
10 get through an intersection trying to get into one of
11 these shopping centers.

12 I think this is great. I don't know the
13 criteria that Mr. Kamuf used that says that most of
14 the traffic is going to be coming from the north,
15 Hayden Road, that's what you're referring to?

16 MR. KAMUF: Right. I Bill Hayes here. He
17 made the traffic report. I think he can answer that
18 in line.

19 MR. KAZLAUSKAS: I think that's important.

20 MR. MCCLEARN: Yes. Kentucky 54 is an active
21 design project and a highway plan that the Kentucky
22 Department of Transportation is currently working on.
23 Yes, we're going to improve and widen 54 in this area.
24 Right now we have a plan for six lanes in the
25 development area. So as our traffic engineers and

1 designers are working on that in tandem with us,
2 they're aware of the development. They're aware of
3 the traffic impact study, and we're planning
4 accordingly.

5 Likewise, we're working with the developers
6 himself and his staff and attempting to partner. We
7 have had numerous meeting, and there will be others,
8 so that we have the right design coming out of the
9 development on 54 area, as well as other end as well,
10 since the state road is involved over there.

11 We feel like we're going to give it the due
12 diligence that it deserves so that we have the best
13 analysis and the best plan and design for something
14 that will fit a full build out.

15 MR. KAZLAUSKAS: Thank you.

16 MR. BOSWELL: As to tie in to what
17 Commissioner Kazlauskas said. Is the design work on
18 the 54 expansion, the six lanes, that's in the six
19 year plan?

20 MR. McCLEARN: That's correct. What usually
21 goes in the six year plan is design right-of-way,
22 utilities and construction, with a year and moneys.
23 We are well into the design phase and into the second
24 half. We have had one public meeting and we're
25 gearing up for another public meeting on the project.

1 So we're in the design phase that was in the six year
2 plan.

3 We also have legitimate dollars for
4 right-of-way in the highway plan and utilities in the
5 highway plan.

6 Construction is in what I call an out year
7 which is build bi-annual. We don't have reliable
8 dollars yet for that, but that's largely okay because
9 the legislature will meet again every two years when
10 they talk about the budget. The highway plan is one
11 of the items in the budget. So we've got time before
12 we get to the build for them to input the appropriate
13 dollars, and they're for construction, but we are
14 actively working on design. I feel comfortable that
15 the right-of-way dollars will continue to be there.
16 We'll move into that when we're finished with design.
17 Once that is concluded, we'll move right on into
18 utilities relocation.

19 MR. BOSWELL: Would I also be -- this is an
20 assumption on my part more than anything else. With
21 that being said, that given what was discussed about
22 the 603 and the Hayden Road being where the major
23 traffic is coming from, this development is going to
24 take a while before it actually is ongoing. It's
25 quite possible that the 54 expansion could be in place

1 to help that traffic issue before all of this is
2 developed out.

3 MR. McCLEARN: That is something that we
4 continue to talk about because we want to be apprised
5 of where they are. We're following our own schedule
6 on 54, moving as quickly as we can. I'll let them
7 state their time lines. Our time line for the 54
8 project is such that I would anticipate sometime in
9 the year, later part of the year 2018, if things go
10 well. We would be in the area of being ready to lead
11 that project to construction. Again, late 2018, if
12 things go well, lead to construction.

13 In the interim the improvements that need to
14 be made because of the traffic associated with the
15 development, some of that we're encompassing with our
16 design because the project, 54 project was already
17 there, but other improvements will be incumbent on the
18 developer to make. They're aware of it.
19 Recommendations came out of the traffic impact study.

20 So I think some of the improvements will be by
21 us, and then they'll be required to make some as well.
22 That will be on both ends. Again, we continue to
23 discuss and partner on those items.

24 MR. BOSWELL: Thank you.

25 CHAIRMAN: Any other questions from the

1 commission?

2 MR. KAZLAUSKAS: Just one other thing. If we
3 get, I think it would help me and hopefully help
4 everybody else, if we could have an explanation of the
5 criteria that was used to determine that the majority
6 of the traffic would be coming in from that northeast
7 corridor instead of 54. Because the people in the
8 community are familiar with 54 and they're going to be
9 coming from Owensboro for the most part and from
10 outside of the county. Right now I don't see why they
11 would be coming in Hayden Road right there.

12 MR. KAMUF: We're talking about the northeast
13 expressway. They'll be coming in that way, getting
14 off at that intersection right there at the overpass
15 of 603.

16 Bill Hayes is here and he can answer that
17 question.

18 CHAIRMAN: Please. He would like him to come
19 forward and address that issue for us.

20 MS. KNIGHT: Mr. Hayes, if you could state
21 your full name for the record, please.

22 MR. HAYES: William Hayes.

23 (WILLIAM HAYES SWORN BY ATTORNEY.)

24 CHAIRMAN: Mr. Hayes, I assume you understand
25 Mr. Kazlauskas' concern and maybe you can explain it,

1 please.

2 MR. HAYES: Yes. Let me just explain a little
3 bit of background.

4 We've been involved really all along the
5 Kentucky 54 corridor in doing traffic impact studies.
6 I've been before you various times in the past. I
7 think the only major area out there we did not do was
8 the Wal-Mart. It was already up and done when we got
9 involved. We've been doing traffic counts out there,
10 you know, analysis here for quite some time. Not just
11 this one project.

12 We actually started the analysis on this site
13 several years back in one of the earlier stages. One
14 of the first things we did was to step back and look
15 because this is going to be a regional project. This
16 is not just going to be someone go in half a mile down
17 the road to get something in one of these stores.
18 People are going to make journeys, not just within the
19 Owensboro Community, but even outside the metropolitan
20 area in some cases.

21 So we looked at the 2010 census. Then we
22 looked at the population projections that you have,
23 Owensboro Metropolitan Planning Commission, and we
24 took all of those things and looked at the location
25 and what are the truck routes, what was the time

1 factor, and everything, and that was the means for
2 which we came up with the trip distribution. What
3 percentage would be coming from Kentucky 54. What
4 percentage would be coming from the new expressway,
5 Pleasant Valley Road, all of the different entry
6 points.

7 One of the things I may mention that probably
8 pushed a little bit more traffic than normal into that
9 interchange and to the Kentucky 603 area is the
10 development of the medical center. We were involved,
11 as you heard, in that traffic analysis. There's a lot
12 of medical offices moving to 54 and anticipated within
13 this development going to and from the hospital area.
14 Again, there's a lot of orientation to that
15 interchange at the new bypass and Kentucky 603.

16 Then at the same time, of course, you're going
17 to have the widening going on of 54 to address that
18 capacity. You're going to see, I think, a little
19 shift in the main focus, more to the north end of this
20 project.

21 CHAIRMAN: Mr. Hayes, could I maybe make an
22 analysis.

23 Would it kind of be like we all finally
24 discovered J.R. Miller Boulevard. Actually if I'm
25 coming from Frederica where I live, out in that area,

1 I might choose not to get off at 54, but to go to
2 Pleasant Valley Road because everything is a right
3 turn there to get into the development, right?

4 MR. HAYES: Yes. I think as people discover
5 these routes and find, you know, particularly during
6 peak hour situations, which is what our primary focus
7 is on, that people tend to seek out the optimal route.
8 Unfortunately, sometimes that becomes the new route
9 and then that becomes the congested area. That's
10 where we are as people. Anyway, I do think you will
11 see that shift. That is a very good analysis.

12 CHAIRMAN: Mr. Kazlauskas.

13 MR. KAZLAUSKAS: I think my question has been
14 answered. If it's easier to get on, if it's easier to
15 get to the development through a new intersection, you
16 know, rather than using this congested 54, that would
17 be great.

18 MR. HAYES: One of the things we model is not
19 just what happens to an individual intersection. We
20 link all of the intersections together with our model
21 programs and actually look at what is your travel time
22 through a series of signals or other intersections to
23 see what is the travel time, this route versus another
24 one. That's one of the things we did early on. We
25 had the data already. We had the benefit of having

1 all of these other studies so we could do that. We
2 knew we had to tie that down before we could go any
3 further in the study.

4 CHAIRMAN: Thank you, Mr. Hayes, very much.
5 Any other questions?

6 (NO RESPONSE)

7 CHAIRMAN: If not then the chair will a
8 entertain motion.

9 MR. BOSWELL: Motion for approval,
10 Mr. Chairman, based on the Planning Staff
11 Recommendations with the one condition and Findings of
12 Fact 1 through 10.

13 CHAIRMAN: We have a motion by Mr. Boswell.

14 MS. McENROE: Second.

15 CHAIRMAN: Second by Mrs. McEnroe. Any
16 further discussion or questions?

17 (NO RESPONSE)

18 CHAIRMAN: All in favor raise your right hand.

19 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

20 CHAIRMAN: I think we're ready to go to the
21 next parcel.

22 MR. HILL: This segment is for the P-1
23 Professional/Service portion of the development.

24 PLANNING STAFF RECOMMENDATION

25 The Planning Staff recommends approval subject

1 to the condition and findings of fact that follow:

2 CONDITION

3 Written approval from the Kentucky
4 Transportation Cabinet and City/County Engineer
5 accepting this traffic impact study prior to the
6 approval of the initial preliminary plat and
7 fulfillment of all the recommended improvements as
8 outlined in the traffic impact study by the developer.

9 FINDINGS OF FACT

10 1. Staff recommends approval because the
11 proposal is in compliance with the community's adopted
12 Comprehensive Plan;

13 2. The subject property is located in an
14 Urban Residential Plan Area, where
15 professional/service uses are appropriate in limited
16 locations;

17 3. The use of the subject property as
18 professional/services will be non-residential in
19 nature;

20 4. The proposal is a logical expansion of
21 existing P-1 zoning to the southwest and B-4 zoning to
22 the south and elsewhere in the vicinity;

23 5. At 9.623 acres, the proposal is not a
24 significant increase in P-1 and B-4 zoning in the
25 vicinity and should not overburden the capacity of

1 roadways and other necessary urban services that are
2 available in the affected area;

3 6. The proposal internal street network
4 within Gateway Commons will make the area
5 major-street-oriented; and,

6 7. As professional offices, the site will
7 serve as a buffer between the existing residences to
8 the east and the proposed higher intensity commercial
9 uses that are planned to the west.

10 MR. HILL: Staff request that the Staff Report
11 be entered into the record as Exhibit D.

12 CHAIRMAN: Thank you.

13 Mr. Kamuf, do you choose to make additional
14 remarks?

15 MR. KAMUF: My recommendation is that you
16 incorporate the entire testimony that we just had and
17 the arguments that we've had on the B-4, that we had
18 in the first rezoning into the second rezoning as read
19 by the Staff. I don't think you want to me start
20 over. I represent Gateway Commons.

21 CHAIRMAN: I think we can stipulate that,
22 Mr. Kamuf. Unless any commissioners disagree with me,
23 we'll stipulate that.

24 MR. KAMUF: Thank you.

25 CHAIRMAN: Any commissioners object to that?

1 (NO RESPONSE)

2 CHAIRMAN: I hear no objections so we'll
3 stipulate to that, Mr. Kamuf.

4 MR. KAMUF: All right.

5 CHAIRMAN: Any questions or comments from the
6 audience?

7 (NO RESPONSE)

8 CHAIRMAN: Any commissioners have any
9 questions or comments on this application?

10 (NO RESPONSE)

11 CHAIRMAN: If not the chair will entertain a
12 motion.

13 MR. ROGERS: Mr. Chairman, I make a motion for
14 approval based on the Planning Staff Recommendation
15 with the one condition and the Findings of Facts 1
16 through 7.

17 CHAIRMAN: We have a motion by Mr. Rogers.

18 MR. JEAN: Second.

19 CHAIRMAN: Second by Mr. Jean. Any other
20 questions or comments?

21 (NO RESPONSE)

22 CHAIRMAN: All in favor raise your right hand.

23 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

24 CHAIRMAN: The application passes.

25 MR. HILL: This is for the R-3MF Multi-Family

1 Residential portion of the development.

2 PLANNING STAFF RECOMMENDATIONS

3 The Planning Staff recommends approval subject
4 to the condition and findings of fact that follow:

5 CONDITION

6 Written approval from the Kentucky
7 Transportation Cabinet and City/County Engineer
8 accepting this traffic impact study prior to the
9 approval of the initial preliminary plat and
10 fulfillment of all the recommended improvements as
11 outlined in the traffic impact study by the developer.

12 FINDINGS OF FACT

13 1. Staff recommends approval because the
14 proposal is in compliance with the community's adopted
15 Comprehensive Plan;

16 2. The subject property is located in an
17 Urban Residential Plan Area, where urban mid-density
18 residential uses are appropriate in limited locations;

19 3. The use of the subject property as urban
20 mid-density residential will add to the variety of
21 housing types available in the community;

22 4. The existing sanitary sewer system in this
23 area will be expanded to serve the proposal; and,

24 5. The proposed internal street network
25 within Gateway Commons will make this area

1 major-street-oriented.

2 MR. HILL: Staff request that the Staff Report
3 be entered into the record as Exhibit E.

4 CHAIRMAN: Mr. Kamuf, do you have any comments
5 you would like to make?

6 MR. KAMUF: Mr. Chairman, recommend that you
7 incorporate the entire testimony that we had in the
8 first rezoning into the third rezoning.

9 CHAIRMAN: Any commissioners have any
10 objection to that?

11 (NO RESPONSE)

12 CHAIRMAN: Then that will be stipulated in our
13 discussion.

14 Anybody in the audience wishing to speak to
15 this issue?

16 (NO RESPONSE)

17 CHAIRMAN: Any commissioners have any
18 questions you would like to ask?

19 (NO RESPONSE)

20 CHAIRMAN: If not the chair will entertain a
21 motion.

22 MR. PEDLEY: Mr. Chairman, I make a motion for
23 approval based on Planning Staff Recommendation with
24 Condition 1 and Findings of Fact 1 through 5.

25 CHAIRMAN: Motion by Mr. Pedley.

1 MR. FREY: Second.

2 CHAIRMAN: Second by Mr. Frey. Questions or
3 comments?

4 (NO RESPONSE)

5 CHAIRMAN: All in favor raise your right hand.

6 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

7 CHAIRMAN: The application is approved.

8 MR. KAMUF: Thank you, Ms. McEnroe and members
9 of the board.

10 CHAIRMAN: Mr. Hayden, I think we would be
11 remiss if we didn't thank you for taking on this
12 project. If it were not for folks like you to fully
13 invest their skin, this community would not grow. We
14 appreciate it very, very much. I assure you anything
15 the Planning Commission and their Staff can do to help
16 you as you move forward, feel free to call on them and
17 we'll do anything we can to expedite it. Thank you
18 again.

19 MR. KAMUF: Mr. Chairman, we met many times
20 with the Staff and they have been very considerate,
21 very confident, and worked with us as much as we
22 could. It's a big project. Hard to get together.
23 Any time we asked for a meeting with them, they were
24 always there. I think you can find out from the Staff
25 Report it was very comprehensive and to the point. We

1 thank the Staff.

2 CHAIRMAN: The next item on the agenda, Mr.
3 Howard.

4 MR. HOWARD: I would just like to thank too
5 Kevin McClearn, Kevin Collignon and Mark Brasher, the
6 engineers, the public engineers that came tonight to
7 answer any questions that came up. We really
8 appreciate them taking time out to come.

9 FINAL DEVELOPMENT PLANS

10 ITEM 6

11 Dollar General - 5400 Highway 144, 1.14 acres
12 Consider approval of a final development plan.
13 Applicant: Susan A. Cox Development, LLC & Joseph
14 Taylor

15 MR. HOWARD: As you can remember, this was
16 part of a rezoning or the result of a rezoning that we
17 heard a couple of months back. There was a question
18 on access. We had made a recommendation that it be
19 off of the corner, off of Old 144. That doesn't work
20 as result of the analysis that the applicant has done.

21 So a compromise has been worked out. Since
22 there wasn't sufficient access spacing along 144, what
23 they've done is basically put in an access point that
24 will serve that entire property. So it will serve the
25 Dollar General, but then it's also open to any future
26 development that may take place on that site.

1 Again, I think we're able to achieve the
2 requirements of the access management manual while
3 still getting access to 144 that should serve the
4 Dollar General well.

5 It's been reviewed by the Planning Staff and
6 Engineering Staff and it's in order and it's ready for
7 your consideration.

8 CHAIRMAN: Anybody here representing the
9 applicant?

10 APPLICANT RE: Yes.

11 CHAIRMAN: Do you wish to make a comment?

12 APPLICANT REP: I'm here if you have any
13 questions.

14 CHAIRMAN: Thank you very much.

15 Anyone in the audience that has a question
16 about this?

17 (NO RESPONSE)

18 CHAIRMAN: Commissioners, do you have any
19 questions of the applicant?

20 (NO RESPONSE)

21 CHAIRMAN: If not the chair will entertain a
22 motion.

23 MR. KAZLAUSKAS: Move for approval.

24 CHAIRMAN: Motion by Mr. Kazlauskas.

25 MR. BOSWELL: Second.

1 CHAIRMAN: Second by Mr. Boswell. Questions
2 or comments?
3 (NO RESPONSE)
4 CHAIRMAN: All in favor raise your right hand.
5 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)
6 CHAIRMAN: The application is approved.
7 COMBINED DEVELOPMENT PLANS/MAJOR SUBDIVISIONS
8 ITEM 7
9 Whispering Meadows, Section 4, 37.989 acres
10 Consider approval of an amended combined final
11 development plan/major subdivision preliminary plat.
12 Applicant: Jagoe Land Corporation
13
14 MR. HOWARD: Mr. Chairman and Commissioners,
15 this plat has been reviewed by the Planning Staff and
16 Engineering Staff. It's found to be in order. It's
17 consistent with the previously approved plan with some
18 minor modifications to the lot numbers, but we're fine
19 with it and it's ready for your consideration for
20 approval.
21 CHAIRMAN: Thank you.
22 Is anybody here representing the applicant?
23 APPLICANT REP: Yes.
24 CHAIRMAN: You wish to make any comments?
25 APPLICANT REP: No.
26 CHAIRMAN: Anybody here in opposition to this?
27 (NO RESPONSE)

1 CHAIRMAN: Questions or comments from the
2 commission?

3 (NO RESPONSE)

4 CHAIRMAN: The chair will entertain a motion.

5 MR. PEDLEY: Motion for approval.

6 CHAIRMAN: Motion by Mr. Pedley.

7 MS. McENROE: Second.

8 CHAIRMAN: Second by Mrs. McEnroe. Questions
9 or concerns?

10 (NO RESPONSE)

11 CHAIRMAN: All in favor raise your right hand.

12 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

13 CHAIRMAN: Thank you.

14 -----

15 NEW BUSINESS

16 ITEM 8

17 Consider approval of the FY 2016 OMPC budget and
18 salary chart

19 MR. HOWARD: Each of you were mailed a copy of
20 the proposed salary chart and budget for the next
21 fiscal year. It's very similar to what you've seen in
22 the past. We are not proposing any capital
23 improvement this year. We're not buying any new
24 vehicles or anything like that. We propose your
25 typical rates for the Staff across the board. We're

1 actually saving a little bit of money this year on
2 salaries with some retirements. I think it's in
3 pretty good shape and we certainly be glad to answer
4 any questions that you may have or hear any comments.

5 CHAIRMAN: Everyone received this in your
6 packet. I don't know if you have any questions or
7 comments that you would like to address to Mr. Howard.
8 I have looked at it. Any of you have any concerns or
9 questions you would like to address?

10 (NO RESPONSE)

11 CHAIRMAN: Then I would entertain a motion.

12 MR. MOORE: Move to approve.

13 CHAIRMAN: Motion by Mr. Moore.

14 MR. FREY: Second.

15 CHAIRMAN: Second by Mr. Frey. Questions or
16 comments?

17 (NO RESPONSE)

18 CHAIRMAN: All in favor raise your right hand.

19 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

20 CHAIRMAN: The budget is approved.

21 ITEM 9

22 Consider approval of April 2015 financial statements

23 CHAIRMAN: All of you received a copy of the
24 financial statements. Again, I would like for us to
25 consider that.

1 Questions or comments about the financial
2 statement?
3 (NO RESPONSE)
4 CHAIRMAN: Hearing none I will entertain a
5 motion.
6 MR. KAZLAUSKAS: So move.
7 CHAIRMAN: Motion by Mr. Kazlauskas.
8 MR. BOSWELL: Second.
9 CHAIRMAN: Second by Mr. Boswell. Questions
10 or concerns?
11 (NO RESPONSE)
12 CHAIRMAN: All in favor raise your right hand.
13 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)
14 CHAIRMAN: The financial statements are
15 approved.
16 ITEM 10
17 Comments by the Chairman
18 CHAIRMAN: The chair has no comments at this
19 time.
20 ITEM 11
21 Comments by the Planning Commissioners
22 CHAIRMAN: Planning commissioners, do you have
23 any comments you would like to make this evening?
24 MR. ROGERS: Mr. Chairman, I would just like
25 to commend the Staff for a great job on this Highway

1 54 project. You can tell that it took a lot of hard
2 work to get it all together.

3 CHAIRMAN: Mr. Rogers, I think that is a
4 comment well made. I know they worked hard and this
5 is an enormous project. Our Staff gathered folks
6 together when necessary, made sure everybody's minds
7 were met and got a good project. I'd like to echo
8 that, as I'm sure the other commissioners would.

9 Any other comments?

10 (NO RESPONSE)

11 ITEM 12

12 Comments by the Director

13 CHAIRMAN: Mr. Howard, I think you have
14 something.

15 MR. HOWARD: Yes. I have one comment and then
16 a brief presentation.

17 Last month at the Planning Commission meeting
18 we noted that the state, the Kentucky Planning
19 Association Chapter was holding a meeting here in
20 Owensboro. I just wanted to kind of follow up on that
21 since we talked about it and mentioned it last month.

22 We had over 100 planners, commissioners,
23 attorneys, landscape architects that were in town for
24 the conference. By in large every single person that
25 attended had very positive comments about Owensboro,

1 how well the conference was run, the facilities, the
2 hotel. It was a great success. I think there were
3 people that made comments like, we need to add
4 Owensboro to our regular rotation instead of always
5 going to Louisville, and Lexington, and Northern
6 Kentucky and places like that. They wanted to add
7 Owensboro. We were very pleased with the outcome of
8 that and just wanted to pass that along.

9 CHAIRMAN: Some of us attended some of the
10 sessions. I'd like to commend, Brian, you did a nice
11 presentation.

12 Melissa, you did a wonderful presentation.
13 Had a lot of good discussion. We appreciate you all
14 doing that, making that contribution, and seeing this
15 community and this commission recognized. We
16 appreciate that very, very much.

17 MR. HOWARD: We were very happy with it.

18 Then lastly David Appleby left our board
19 earlier this year after being on for many, many years.
20 When he left the board he was the longest standing
21 member that was still on. He had been on for a long
22 time. We have a plaque I want to present to him.

23 (PRESENTATION TO DAVID APPLEBY.)

24 CHAIRMAN: Thank you very much.

25 We need one final motion.

1 MR. FREY: Motion to adjourn.

2 MS. McENROE: Second.

3 CHAIRMAN: All in favor raise your right hand.

4 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

5 CHAIRMAN: See you next month. Thank you.

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1 STATE OF KENTUCKY)
)SS: REPORTER'S CERTIFICATE
2 COUNTY OF DAVIESS)

3 I, LYNNETTE KOLLER FUCHS, Notary Public in and
4 for the State of Kentucky at Large, do hereby certify
5 that the foregoing Owensboro Metropolitan Planning
6 Commission meeting was held at the time and place as
7 stated in the caption to the foregoing proceedings;
8 that each person commenting on issues under discussion
9 were duly sworn before testifying; that the Board
10 members present were as stated in the caption; that
11 said proceedings were taken by me in stenotype and
12 electronically recorded and was thereafter, by me,
13 accurately and correctly transcribed into the
14 foregoing 47 typewritten pages; and that no signature
15 was requested to the foregoing transcript.

16 WITNESS my hand and notary seal on this the
17 20th day of July, 2015.

18

19

20

21

22

LYNNETTE KOLLER FUCHS
NOTARY ID 524564
OHIO VALLEY REPORTING SERVICES
2200 E. PARRISH AVE, SUITE 106E
OWENSBORO, KENTUCKY 42303

23 COMMISSION EXPIRES: DECEMBER 16, 2018

24 COUNTY OF RESIDENCE: DAVIESS COUNTY, KENTUCKY

25