

1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 OCTOBER 5, 2017

3 The Owensboro Metropolitan Planning Commission
4 met in regular session at 5:30 p.m. on Thursday,
5 October 5, 2017, at City Hall, Commission Chambers,
6 Owensboro, Kentucky, and the proceedings were as
7 follows:

8 MEMBERS PRESENT: Larry Boswell, Chairman
9 Brian Howard, Director
10 Terra Knight, Attorney
11 Irvin Rogers
12 Beverly McEnroe
13 Manuel Ball
14 Fred Reeves
15 Lewis Jean

16 * * * * *

17 CHAIRMAN: I would like to call to order the
18 Metropolitan Planning Commission meeting of October 5,
19 2017. We begin our meetings with a prayer and pledge,
20 which will be lead tonight by Commissioner Ball.

21 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

22 CHAIRMAN: I would like to welcome everyone to
23 the meeting tonight. Since we are quasi legal
24 meeting, I would like to just present some
25 housekeeping rules before we get started.

Those that wish to come up and speak tonight,
please approach the podiums. Clearly state your name
and you'll be sworn in by counsel. It's very

1 important that we hear all the information so that the
2 commission can make good fact base decisions. Direct
3 all your questions to the Chair. If we do have any
4 additional folks tonight, refrain talking while others
5 are speaking.

6 Since we do not have any public comment at our
7 meetings, we ask that the speakers will stick to the
8 comments associated to the specific meeting, our
9 business that we're discussing, and we'll be happy to
10 take any of those comments or questions.

11 First order of business tonight is to consider
12 the minutes of our meeting of September 14. All the
13 commissioners have read the minutes of the meeting.

14 Are there any questions or discussion?

15 (NO RESPONSE)

16 CHAIRMAN: There being none the Chair is ready
17 for a motion.

18 MR. REEVES: Motion to approve.

19 CHAIRMAN: Motion has been made to approve the
20 minutes of the meeting. Is there a second?

21 MS. McENROE: Second.

22 CHAIRMAN: Second by Ms. McEnroe. All those
23 in favor raise your right hand.

24 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

25 CHAIRMAN: Motion carries.

1 MR. HOWARD: I will note that all rezonings
2 heard tonight will become final 21 days after the
3 meeting unless an appeal is filed. If an appeal is
4 filed, we will forward the record of the meeting along
5 with all applicable materials to the appropriate
6 legislative body for them to take final action.

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8 GENERAL BUSINESS

9 ZONING CHANGES

10 ITEM 3

11 7243 Highway 56, 0.868 acres
12 Consider zoning change: From B-4 General Business to
13 R-1A Single-Family Residential
14 Applicant: Bradley and Erin Cecil

15 MS. KNIGHT: Please state your name for the
16 record.

17 MR. PEDLEY: Trey Pedley.

18 (TREY PEDLEY SWORN BY ATTORNEY.)

19 PLANNING STAFF RECOMMENDATIONS

20 The Planning Staff recommends approval subject
21 to the findings of fact that follow:

22 FINDINGS OF FACT

23 1. Staff recommends approval because the
24 proposal is in compliance with the community's adopted
25 Comprehensive Plan;

26 2. The subject property is located in a Rural

1 Community Plan Area where rural small-lot residential
2 land uses are appropriate in general locations;

3 3. The subject property is a separate lot
4 with frontage on Highway 56 with no new roads
5 proposed; and

6 4. At 0.868 acres the lot is large enough to
7 ensure satisfactory operation of an onsite septic
8 system.

9 MR. PEDLEY: We would like to enter the Staff
10 Report into the record as Exhibit A.

11 CHAIRMAN: Thank you.

12 Is anyone here representing the applicants?

13 APPLICANT REP: Yes.

14 CHAIRMAN: Would you like to speak on its
15 behalf?

16 APPLICANT REP: No.

17 CHAIRMAN: Is there anyone else that would
18 like to speak concerning the application?

19 (NO RESPONSE)

20 CHAIRMAN: Any commissioners have any
21 questions concerning the application?

22 (NO RESPONSE)

23 CHAIRMAN: There being none the Chair is ready
24 for a motion.

25 Commissioner Rogers.

1 MR. ROGERS: Mr. Chairman, I make a motion for
2 approval based on Planning Staff Recommendations and
3 Findings of Fact 1 through 4.

4 CHAIRMAN: A motion been made for approval
5 based on Findings of Fact 1 through 4 by Mr. Rogers.
6 Do we have a second?

7 MR. JEAN: Second.

8 CHAIRMAN: Second by Mr. Jean. Any discussion
9 about the motion or the second?

10 (NO RESPONSE)

11 CHAIRMAN: There being the Chair is ready for
12 a vote. All those if favor raise your right hand.

13 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

14 CHAIRMAN: Motion carries.

15 MINOR SUBDIVISION PLATS

16 ITEM 4

17 9044 Miller Murphy Road, 2.564 acres
18 Consider approval of a minor subdivision plat.
Applicant: Marian Tabor

19 MR. HOWARD: This plat comes before you
20 requesting an exception to the 3 to 1 requirement.
21 They're basically creating a lot out of a larger
22 agricultural parcel around an existing home. They
23 have added a note to the plat that states that the
24 property won't be further subdivided without meeting
25 the requirements of the subdivision regulations for

1 this parcel and that would apply to the parent tract
2 as well.

3 With that since there's an existing home there
4 we would recommend that you consider it for approval.

5 CHAIRMAN: Thank you, Mr. Howard.

6 Is there anyone representing the applicant?

7 MR. RINEY: Yes.

8 CHAIRMAN: Mr. Riney, would you like to speak?

9 MR. RINEY: No.

10 CHAIRMAN: Anyone else have any questions
11 concerning this application?

12 (NO RESPONSE)

13 CHAIRMAN: Commissioners have any questions
14 concerning this application?

15 (NO RESPONSE)

16 CHAIRMAN: There being none the Chair is ready
17 for a motion.

18 Mr. Ball.

19 MR. BALL: Motion to approve.

20 CHAIRMAN: Motion to approve by Mr. Ball. Is
21 there a second?

22 MS. McENROE: Second.

23 CHAIRMAN: Second by Ms. McEnroe. Any
24 discussion about the motion to approve or the second?

25 (NO RESPONSE)

1 CHAIRMAN: There being none all those in favor
2 raise your right hand.

3 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

4 CHAIRMAN: Motion carries.

5 ITEM 5

6 662 Highway 1207, 1.849 acres
7 Consider approval of a minor subdivision plat.
8 Applicant: Roger G. & Rebekah J. Howard

9 MR. HOWARD: This plat comes before you as an
10 exception. There's an existing parcel there that
11 they're adding a little bit to, but also taking some
12 road frontage away from. Since they were reducing the
13 amount of road frontage on that parcel and it exceeds
14 the 3 to 1 I could not sign it at the Staff level, but
15 they're not maximizing lots, creating any new lots.
16 They're just kind of reconfiguring what's out there.
17 So we would recommend that you consider it for
18 approval.

19 CHAIRMAN: Thank you, Mr. Howard.

20 Anyone here representing the applicant?

21 APPLICANT REP: Yes.

22 CHAIRMAN: Would you like to speak on its
23 behalf?

24 APPLICANT REP: No, sir.

25 CHAIRMAN: Are there any questions from the
commissioners concerning this application?

1 (NO RESPONSE)

2 CHAIRMAN: There being none the Chair is ready
3 for a motion.

4 Mr. Jean.

5 MR. JEAN: Motion to approve.

6 CHAIRMAN: Motion to approve by Mr. Jean. Do
7 we have a second?

8 MS. McENROE: Second.

9 CHAIRMAN: Second by Ms. McEnroe. Any
10 discussion about the motion or the second?

11 (NO RESPONSE)

12 CHAIRMAN: All those in favor raise your right
13 hand.

14 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

15 CHAIRMAN: Motion carries.

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17 NEW BUSINESS

18 ITEM 6

19 Consider approval of August 2017 financial statements

20 CHAIRMAN: You have before you, Commissioners,
21 the financial statements for consideration of approval
22 for August of 2017. Hopefully you all have had a
23 chance to look through those. Is there any discussion
24 or questions concerning the financial statements?

25 (NO RESPONSE)

1 CHAIRMAN: There being none the Chair is ready
2 for a motion.

3 MR. REEVES: Motion to approve.

4 CHAIRMAN: Motion to approved by Mr. Reeves.

5 MR. BALL: Second.

6 CHAIRMAN: Second by Mr. Ball. Any discussion
7 on the motion or the second?

8 (NO RESPONSE)

9 CHAIRMAN: There being none all those in favor
10 raise your right hand.

11 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

12 CHAIRMAN: Motion carries.

13 ITEM 7

14 Consider approval of Amended Fiscal Year 2018 Budget
15 and Salary Chart

16 MR. HOWARD: Each of you were mailed a copy of
17 a proposed budget amendment for the OMPC Fiscal Year
18 '18 budget.

19 The reason for the amendment are a couple.
20 One, we re-evaluated our health insurance information
21 and we were hit with a 20 percent increase this year
22 on health insurance so we re-evaluated that to make
23 sure that we were covered there.

24 The other is we've had one our building and
25 electrical inspectors retire since the budget was

1 approved, and then I'll go ahead and announce tonight
2 that Mike Hill, our associate director of Planning, is
3 leaving us sometime in November.

4 So with the departures of a couple of staff
5 members we're having to juggle some responsibilities
6 which will include additional workload on existing
7 staff. So just like to compensate them a bit for
8 their additional workload they will take on. I will
9 note that even with the proposed changes to the
10 budget, including the salary increases, we'll actually
11 save a little bit off of our total budget salary
12 because of the inspector position, we're able to
13 reduce that salary from where it was down to kind of
14 an entry level hire salary.

15 It's ready for your consideration. Of course,
16 if you have any questions, please let me know.

17 CHAIRMAN: Thank you, Mr. Howard.

18 Do any of the commissioners have any questions
19 concerning this budget amendment?

20 (NO RESPONSE)

21 CHAIRMAN: There being none the Chair is ready
22 for a motion.

23 Mr. Ball.

24 MR. BALL: Motion to approve.

25 CHAIRMAN: Motion to approve by Mr. Ball. Is

1 there a second?

2 MS. McENROE: Second.

3 CHAIRMAN: Second by Ms. McEnroe. All those
4 in favor raise your right hand.

5 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

6 CHAIRMAN: Motion carries.

7 ITEM 8

8 Comments by the Chairman

9 CHAIRMAN: Chairman has no comments tonight.

10 ITEM 9

11 Comments by the Planning Commission

12 CHAIRMAN: Any comments by the Planning
13 Commission?

14 MR. REEVES: I would just like to make one.

15 On this budget, I want the audience looking on
16 the TV, as well as the audience here, I really want to
17 commend you, Mr. Howard, and all your staff for being
18 able to reduce a person, still pick up the duties with
19 fair salary increases and fair compensation. I don't
20 know of any other organizations that I've worked with
21 that have done what you've done with the Staff and
22 accomplish what you all have accomplished. So you're
23 to be commended and every Staff member be commended
24 for all you do. Really appreciate it.

25 CHAIRMAN: Excellent comment. Thank you,

1 Mr. Reeves.

2 Any other comments by the commissioners?

3 (NO RESPONSE)

4 ITEM 10

5 Comments by the Director

6 MR. HOWARD: No comments.

7 CHAIRMAN: Then the next important motion is

8 to adjourn.

9 Mr. Ball.

10 MR. BALL: Motion to adjourn.

11 CHAIRMAN: Is there a second?

12 Ms. McENROE: Second.

13 CHAIRMAN: Second by Ms. McEnroe. All those

14 in favor raise your right hand.

15 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

16 CHAIRMAN: We are adjourned.

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