

1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 JANUARY 11, 2018

3 The Owensboro Metropolitan Planning Commission
4 met in regular session at 5:30 p.m. on Thursday,
5 January 11, 2018, at City Hall, Commission Chambers,
6 Owensboro, Kentucky, and the proceedings were as
7 follows:

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

18 * * * * *

19 CHAIRMAN: I would like to call the meeting of
20 the January 11, 2018 meeting of the Planning
21 Commission to order. We always start our meetings
22 with a prayer and a pledge. Tonight that will be led
23 by our counsel Terra Knight. Please join us.

24 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

25 CHAIRMAN: I would like to thank everyone for
attending.

Before we get on to conduct the business
tonight, our nominations and elections of officers
will begin tonight so I'll turn that over to our

1 counsel Terra Knight.

2 MS. KNIGHT: Thank you, Mr. Chairman.

3 As you all know, KRS requires that we hold
4 elections for officers annually. Our bylaws dictate
5 that we do that the first meeting of the every year.
6 We do that every January.

7 Our officers are chairman, vice chairman and
8 secretary/treasurer, and we elect in that order.
9 That's the order they're listed in the bylaws.

10 So at this time I will open the floor for
11 nominations for chairman for this coming year.

12 MR. ROGERS: I would like to nominate Larry
13 Boswell for chairman.

14 MS. KNIGHT: Is there a second?

15 MR. REEVES: I'll second it.

16 MS. KNIGHT: Mr. Boswell, will you accept that
17 nomination?

18 MR. BOSWELL: Yes, I do.

19 MS. KNIGHT: Any other nominations for chair?

20 (NO RESPONSE)

21 MS. KNIGHT: Hearing none I will close the
22 floor and we will vote. All those in favor as Mr.
23 Boswell as Chairman please raise your right hand.

24 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

25 MS. KNIGHT: Mr. Boswell, thank you. You will

1 continue as chair.

2 I will now open the floor for nominations for
3 vice chairman.

4 MR. REEVES: I would like to nominate Larry
5 Moore.

6 MS. KNIGHT: Is there a second?

7 MR. BOSWELL: I'll second that.

8 MS. KNIGHT: Mr. Moore, do you accept that
9 nomination?

10 MR. MOORE: Yes, I do.

11 MS. KNIGHT: Are there any other nominations
12 for vice chair?

13 (NO RESPONSE)

14 MS. KNIGHT: Hearing none I will close the
15 floor and we will take a vote. All those in favor of
16 Larry Moore as vice chair please raise your right
17 hand.

18 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

19 MS. KNIGHT: Thank you. Congratulations, Mr.
20 Moore.

21 I will now open the floor for nominations of
22 secretary/treasurer.

23 MR. BOSWELL: I would like to nominate Lewis
24 Jean for secretary for this year.

25 MS. KNIGHT: Is there a second?

1 MR. REEVES: Second.

2 MS. KNIGHT: Mr. Jean, do you accept that
3 nomination?

4 MR. JEAN: I will.

5 MS. KNIGHT: Any other nominations for
6 secretary/treasurer?

7 (NO RESPONSE)

8 MS. KNIGHT: Hearing one I will close the
9 floor and we will vote. All those in favor of Lewis
10 Jean as secretary/treasurer please raise your right
11 hand.

12 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

13 MS. KNIGHT: Congratulations, Mr. Jean.

14 Thank you all.

15 Mr. Chairman.

16 CHAIRMAN: Thank you, Counsel.

17 I would like to congratulate all the officers
18 for this year.

19 The first order of business for tonight is to
20 consider the minutes of the December 14th meeting.
21 Assuming all the commissioners have received those
22 minutes and have had a chance to review those. Is
23 there any questions or comments concerning the minutes
24 of the December 14th meeting?

25 (NO RESPONSE)

1 CHAIRMAN: There being none the Chair is ready
2 for a motion.
3 Mr. Moore.
4 MR. MOORE: Move to approve.
5 CHAIRMAN: Move to approve by Mr. Moore. Is
6 there a second?
7 MS. McENROE: Second.
8 CHAIRMAN: Second by Ms. McEnroe. Any
9 discussion or questions about the motion or the
10 second?
11 (NO RESPONSE)
12 CHAIRMAN: There being none all those in favor
13 raise your right hand.
14 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)
15 CHAIRMAN: Motion carries.
16 MR. HOWARD: I would like to introduce Mike
17 Edge, second from the end down there next to Chief K.
18 He's a new member of our Planning Commission. He was
19 appointed and his term began January 1st. He is
20 replacing Steve Frey on the Planning Commission. He
21 served his term and did not renew with the city due to
22 some time commitments and constraints. We have Mike
23 Edge on board. Welcome and we look forward to working
24 with you over the years.
25 MR. EDGE: Thank you.

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

7 -----

8 GENERAL BUSINESS

9 ZONING CHANGES

10 ITEM 4

11 4717-4195 Hayden Road, 48.9 acres
12 Consider zoning change: From R-1A Single-Family
13 Residential & A-U Urban Agriculture to R-1A
14 Single-Family Residential
15 Applicant: WPT Non Woven, MW Parrish, LLC

16 MR. HOWARD: Commissioners, you received in
17 your packet a request from the applicant to postpone
18 this item, and we would recommend that you take that
19 action.

20 CHAIRMAN: Thank you, Mr. Howard.

21 Is there any questions concerning the request
22 for postponement from the commissioners?

23 (NO RESPONSE)

24 CHAIRMAN: Any question about the postponement
25 from the audience?

 (NO RESPONSE)

 CHAIRMAN: There being none the Chair is ready

1 for a motion.

2 MR. JEAN: Motion to postpone.

3 CHAIRMAN: Motion to postpone by Mr. Jean. Is

4 there a second?

5 MS. McENROE: Second.

6 CHAIRMAN: Second by Ms. McEnroe. Any

7 discussion or comment about the motion and 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 MR. HOWARD: Actually Items 5 and 6, they'll

14 sound similar because they're adjoining properties on

15 J.R. Miller.

16 ITEM 5

17 1615 JR Miler Boulevard, 0.165 acres

18 Consider zoning change: From I-1 Light Industrial to

19 B-5 Business/Industrial

20 Applicant: Roberts Realty, LLC

21 MS. KNIGHT: Please state your name.

22 MS. EVANS: Melissa Evans.

23 (MELISSA EVANS SWORN BY ATTORNEY.

24 PLANNING STAFF RECOMMENDATION

25 The Planning Staff recommends approval subject

to the conditions and findings of fact that follow:

1 CONDITIONS

2 1. Approval of a site plan or final
3 development plan.

4 2. Access shall be limited to Gunther Alley
5 only. No access shall be granted to JR Miller
6 Boulevard unless the GRADD Traffic Advisory Committee
7 grants an exception to the access control policy.

8 FINDINGS OF FACT

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

12 2. The subject property is located within a
13 Business/Industrial Plan Area, where general business
14 and light industrial uses are appropriate in general
15 locations;

16 3. The subject property lies within an
17 existing area of mixed general business and light
18 industrial uses;

19 4. The Comprehensive Plan provides for the
20 continuance of mixed use areas.

21 MS. EVANS: We would like to enter the Staff
22 Report into the record as Exhibit A.

23 CHAIRMAN: Thank you, Melissa.

24 Is there anyone here representing the
25 applicant?

1 APPLICANT REP: Yes.

2 CHAIRMAN: Would you like to speak on its
3 behalf?

4 Approach the podium and be sworn in.

5 MS. KNIGHT: Sir, could you please state your
6 name for the record.

7 MR. MOORMAN: My name is Richard L. Moorman,
8 Jr.

9 (RICHARD MOORMAN, JR. SWORN BY ATTORNEY.)

10 MR. MOORMAN: I'm new to all this kind of
11 stuff. I noticed about a zoning type thing. I live
12 in that area. I'm not understanding what's going on.

13 MR. HOWARD: Basically the property that is
14 out there, 0.165 acres, right now it's zoned I-1 Light
15 Industrial.

16 MR. MOORMAN: Now, what area does that cover?

17 MR. HOWARD: I-1 is this specific property.

18 MR. MOORMAN: What specific property? Can I
19 take a look at it?

20 MR. HOWARD: Yes.

21 MR. MOORMAN: What is that B-4?

22 CHAIRMAN: Please approach the podium so we
23 can hear the question, so our recorder can make sure
24 she gets the questions and the answers. Thank you.

25 MR. MOORMAN: I can't make head or tails of

1 that map. My question is, I heard you mention J.R.
2 Miller and then I heard you mention Gunther Alley.
3 That's the area you're talking about, right, the
4 zoning?

5 MR. HOWARD: Yes. This is a property that has
6 frontage on J.R. Boulevard and it backs up to Gunther
7 Alley.

8 MR. MOORMAN: Is that the only part you're
9 going to rezoning?

10 MR. HOWARD: Yes, it is, for that one specific
11 property only.

12 MR. MOORMAN: They've been over there
13 surveying and everything. So they're going to be
14 building something there?

15 MR. HOWARD: It's our understanding that their
16 intent is to get the properties rezoned. The next
17 item is kind of a related item. It's the adjoining
18 property. There is a city alley that separates the
19 two. So we believe it's their intent that there's
20 going to -- there's no improvements within the alley.
21 There's no pavement. It's just a grass strip. We
22 believe that they're going to request that that alley
23 be closed and then that will give them land that they
24 could potentially develop on and build some kind of a
25 building or structure.

1 MR. MOORMAN: Now, what about the residents
2 there, if that alley going to be closed? There will
3 be no access through that alley?

4 MR. HOWARD: Gunther Alley will not be
5 impacted. It's what we would call a paper alley.
6 It's an alley that exist on paper, but it's grass
7 right now.

8 MR. MOORMAN: I understand.

9 MR. HOWARD: Melissa can point it out there.
10 It runs perpendicular to J.R. Miller Boulevard and
11 Gunther Alley.

12 CHAIRMAN: Mr. Howard, one question that I
13 thought about with him with his comments. We really
14 don't, if this is rezoned, the applicant really
15 doesn't necessarily have to do anything after the
16 rezoning if they so desire not to do it.

17 MR. HOWARD: Right. They can rezone the
18 property and they may not build on it for five years,
19 ten years. They may never do it. They may build on
20 it in six months. We don't know what their timing is.
21 It allows them to potentially go in and build
22 something on that property.

23 CHAIRMAN: Does that answer the questions that
24 you have?

25 MR. MOORMAN: So anybody can zone anything?

1 Can anybody zone something?

2 MR. HOWARD: The property that you own you
3 request an application to rezone. We base every
4 recommendation for rezoning on the criteria from our
5 Comprehensive Plan. So we could certainly look at any
6 request for a rezoning application. In this instance
7 the Roberts Realty, LLC folks own the property and
8 they're requesting that it be rezoned.

9 MR. MOORMAN: So this has been in the making
10 for a while then.

11 MR. HOWARD: They submitted their application
12 about three weeks ago.

13 MR. MOORMAN: Really. Okay. I guess that
14 answers my questions.

15 CHAIRMAN: Thank you for your comments.

16 MR. MOORMAN: I hope I didn't take up too much
17 of your time.

18 MR. HOWARD: You're fine.

19 CHAIRMAN: Anyone else wish to speak?

20 MR. REEVES: Just for my own information.

21 Mr. Howard, is what would be allowed in B-5
22 business be very similar to B-5?

23 MR. HOWARD: Basically what B-5 is, it's the
24 hybrid business industrial zone. So basically it
25 would allow anything in the B-4 zone and anything in

1 the I-1 zone. So it's a flexible zone. This is in
2 that business industrial plan area that allows that
3 zoning to take place.

4 MR. REEVES: What in that general area, if you
5 can think of anything, again, just information, would
6 be industrial right now? Is that close to Bimbo
7 Bakery?

8 MR. HOWARD: It's further down.

9 MR. REEVES: Is a lumber yard there?

10 MR. HOWARD: You've got Johnstone Supply on
11 the corner of the area. On the corner of J.R. and
12 18th, I guess. I don't know if there are any auto --
13 I know that there's some mechanic shops in the
14 vicinity and some things like that.

15 MR. REEVES: The light industrial would be
16 like an automotive repair shop?

17 MR. HOWARD: Right.

18 MR. REEVES: Thank you.

19 CHAIRMAN: Thank you, Mr. Reeves.

20 Any commissioners, other commissioners have
21 any questions concerning this application?

22 (NO RESPONSE)

23 CHAIRMAN: Anyone in the audience have a
24 question?

25 (NO RESPONSE)

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

3 Mr. Kazlauskas.

4 MR. KAZLAUSKAS: I make a motion that the
5 application be approved based on Planning Staff
6 Recommendations, Conditions 1 and 2 and Findings of
7 Fact 1 through 4.

8 CHAIRMAN: A motion been made for approval
9 based on Conditions 1 and 2 and Findings of Fact 1
10 through 4. Do we have a second?

11 MR. MOORE: Second.

12 CHAIRMAN: Second by Mr. Moore. Any
13 discussion about the motion or the second?

14 (NO RESPONSE)

15 CHAIRMAN: There being none all those in favor
16 raise your right hand.

17 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

18 CHAIRMAN: Motion carries.

19 ITEM 6

20 1711 JR Miller Blvd., 301 East 18th Street, 1.44 acres
21 Consider zoning change: From I-1 Light Industrial &
22 B-4 General Business to B-5 Business/Industrial
Applicant: Roberts Realty, LLC

23 PLANNING STAFF RECOMMENDATION

24 The Planning Staff recommends approval subject
25 to the conditions and findings of fact that follow:

1 CONDITIONS

2 1. Approval of a site plan or final
3 development plan.

4 2. Access shall be limited to Gunther Alley
5 and East 18th Street, in compliance with the access
6 management manual. No access shall be permitted to JR
7 Miller Boulevard unless the GRADD Traffic Advisory
8 Committee grants an exception to the access control
9 policy.

10 FINDINGS OF FACT

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

14 2. The subject property is located within a
15 Business/Industrial Plan Area, where general business
16 and light industrial uses are appropriate in general
17 locations;

18 3. The subject property lies within an
19 existing area of mixed general business and light
20 industrial uses;

21 4. The Comprehensive Plan provides for the
22 continuance of mixed use areas;

23 5. The proposed land use for the subject
24 property is in compliance with the criteria for a
25 Business/Industrial Plan Area and a B-5

1 Business/Industrial zoning classification.

2 MS. EVANS: We would like to enter the Staff
3 Report into the record as Exhibit B.

4 MR. HOWARD: Before we go any further on that
5 one, I'll just note we had a typo on the agenda. It's
6 actually 1711 J.R. Miller Boulevard. It shows up
7 correctly on the GIS. Not a big deal. It was
8 advertised correctly, but there's a typo on the
9 agenda.

10 CHAIRMAN: Thank you for the clarification,
11 Mr. Howard.

12 Is there anyone here representing the
13 applicant?

14 (NO RESPONSE)

15 CHAIRMAN: Any of the commissioners have any
16 questions concerning the application?

17 (NO RESPONSE)

18 CHAIRMAN: Anyone in the audience have a
19 question concerning the application?

20 Yes.

21 MR. MOORMAN: My name is Richard L. Moorman,
22 Jr.

23 MS. KNIGHT: You've already been sworn. Thank
24 you.

25 MR. MOORMAN: Thank you. I don't mean to hold

1 you all up or nothing. I'm just dumb, that's all.

2 There is a residence on that 1700 block.

3 Would this zoning affect the residence that lives
4 there?

5 MR. HOWARD: The portion that they're rezoning
6 in the odd side of the 1700 block, which would be the
7 east side of the road, doesn't appear that there are
8 any residences on that side. What they're requesting
9 is specifically for their property only. The only way
10 somebody else's property can be rezoned is if they
11 make the request and they sign an application. This
12 would not rezone anyone else's property other than the
13 applicant's.

14 MR. MOORMAN: I'm just curious because there'
15 only two people that live on that block. I was just
16 concerned about the two of us that live there, you
17 know.

18 MR. HOWARD: Those properties, they're
19 notified because they're adjoiners, they're adjoining
20 property owners, but state law requires that, but this
21 zoning change does not, it doesn't affect the zoning
22 of their property in any way, shape or form.

23 MR. MOORMAN: Appreciate your time.

24 CHAIRMAN: Thank you for your comments.

25 Anyone else have any comments concerning this

1 application?

2 (NO RESPONSE)

3 CHAIRMAN: There being none the Chair is ready

4 for a motion.

5 Mr. Reeves.

6 MR. REEVES: Motion to approve this

7 application based on Planning Staff Recommendations,

8 Findings of Fact 1 through 5 with Conditions 1 and 2.

9 CHAIRMAN: A motion has been made for approval

10 based on Conditions 1 and 2 and Findings of Fact 1

11 through 5. Is there a second?

12 MS. McENROE: Second.

13 CHAIRMAN: Second by Ms. McEnroe. Any

14 discussion or comment or questions concerning the

15 motion and the second?

16 (NO RESPONSE)

17 CHAIRMAN: There being none all those in favor

18 raise your right hand.

19 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

20 CHAIRMAN: Motion carries.

21 ITEM 7

22 Portion of 3680 Kassinger Lane, 0.6 acres

23 Consider zoning change: From R-1A Single-Family

24 Residential to A-U Urban Agriculture

25 Applicant: Tony Yager, Thomas L. & Donna C. Higdon

PLANNING STAFF RECOMMENDATION

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

3 CONDITIONS

4 1. Approval of a minor subdivision plat
5 consolidating this portion of 3680 Kassinger Lane with
6 the adjoining property at 3696 Limestone Drive.

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 an
12 Urban Residential Plan Area, where rural small-lot
13 residential uses are appropriate in general locations;

14 3. At 8.217 acres and 1.588 acres, the
15 resulting parcels will be large enough to ensure
16 satisfactory operation of conventional septic tank
17 systems; and,

18 4. The resulting properties will have
19 frontage on public roads, Limestone Drive and
20 Kassinger Lane;

21 5. This is a logical expansion of the
22 existing A-U zoning to the north and west.

23 MS. EVANS: We would like to enter the Staff
24 Report into the record as Exhibit C.

25 CHAIRMAN: Thank you, Melissa.

1 Is there anyone here representing the
2 applicant?

3 (NO RESPONSE)

4 CHAIRMAN: Any commissioners have any
5 questions or comments concerning this application?

6 (NO RESPONSE)

7 CHAIRMAN: Anyone in the audience would have a
8 question concerning this application?

9 (NO RESPONSE)

10 CHAIRMAN: There being none the Chair is ready
11 for a motion?

12 Mr. Rogers.

13 MR. ROGERS: Mr. Chairman, I make a motion for
14 approval based on Planning Staff Recommendations with
15 the one condition and Findings of Fact 1 through 5.

16 CHAIRMAN: A motion been made for approval
17 based on Condition 1 and Findings of Fact 1 through 5.
18 Is there a second?

19 MR. KAZLAUSKAS: Second.

20 CHAIRMAN: Second by Mr. Kazlauskas. Any
21 discussion or comment about the motion or the second?

22 (NO RESPONSE)

23 CHAIRMAN: There being none all those in
24 favors raise your right hand.

25 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

1 CHAIRMAN: Motion carries.

2 ITEM 8

3 9700-9900 Blocks St. Lawrence Spur, 10200 Block
4 Highway 144, 93.00 acres
5 Consider zoning change: From A-R Rural Agriculture &
6 EX-1 Coal Mining to A-R Rural Agriculture
7 Applicant: Terry L. Wink & Nick A. Wink

8 PLANNING STAFF RECOMMENDATION

9 The Planning Staff recommends approval subject
10 to the findings of fact that follow:

11 FINDINGS OF FACT:

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

15 2. The subject property is located in a Rural
16 Maintenance Plan Area, where agriculture/forestry uses
17 are appropriate in general locations;

18 3. The subject property is a large tract at
19 93 acres;

20 4. The subject property has access to Saint
21 Lawrence Spur and Highway 144 with no new roads
22 proposed;

23 5. Strip-mining activity on the property has
24 ceased; and,

25 6. The Owensboro Metropolitan Zoning
Ordinance Article 12a.31 requires that property shall
revert to its original zoning classification after

1 mining.

2 MS. EVANS: We would like to enter the Staff
3 Report into the record as Exhibit D.

4 CHAIRMAN: Thank you, Melissa.

5 Is there anyone here representing the
6 applicant?

7 (NO RESPONSE)

8 CHAIRMAN: Do any commissioners have any
9 questions concerning this application?

10 (NO RESPONSE)

11 CHAIRMAN: Is there anyone in the audience who
12 would have any comments or questions concerning this
13 application?

14 (NO RESPONSE)

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

17 MR. JEAN: Motion to approve based on the
18 Staff Report with Findings of Fact 1 through 6.

19 CHAIRMAN: Motion by Mr. Jean. Is there a
20 second?

21 MS. McENROE: Second.

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

24 (NO RESPONSE)

25 CHAIRMAN: There being none the Chair is ready

1 for a vote. All those in favor raise your right hand.

2 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

3 CHAIRMAN: Motion carries.

4 ITEM 9

5 5228 Highway 144, 28.4 acres
6 Consider zoning change: From R-1A Single-Family
7 Residential & A-U Urban Agriculture to A-U Urban
8 Agriculture

9 Applicant: David W. Smith, Jr.

10 PLANNING STAFF RECOMMENDATION

11 The Planning Staff recommends approval subject

12 to the findings of fact that follow:

13 FINDINGS OF FACT:

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

17 2. The subject properties are located in an
18 Urban Residential Plan Area, where rural small-lot
19 residential uses are appropriate in limited locations;

20 3. The subject properties are large tracts
21 totaling 28.4 acres;

22 4. The subject properties have access to
23 Highway 144 with no new roads proposed; and,

24 5. At 28.4 acres the properties are large
25 enough to be reconfigured and still assure
satisfactory operation of conventional septic tanks
systems.

1 MS. EVANS: We would like to enter the Staff
2 Report into the record as Exhibit E.

3 CHAIRMAN: Thank you, Melissa.

4 Is anyone here representing the applicant?

5 APPLICANT REP: Yes.

6 CHAIRMAN: Do you have any comments?

7 APPLICANT REP: Just available for questions.

8 CHAIRMAN: Thank you.

9 Do any of the commissioners have any questions
10 concerning this application?

11 (NO RESPONSE)

12 CHAIRMAN: Is there anyone in the audience
13 that would have any questions or comment about this
14 application?

15 (NO RESPONSE)

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

18 Mr. Kazlauskas.

19 MR. KAZLAUSKAS: I make a motion for approval
20 based on Planning Staff Recommendation and Findings of
21 Fact 1 through 5.

22 CHAIRMAN: A motion has been made for approval
23 based on Findings of Fact 1 through 5. Is there a
24 second?

25 MR. MOORE: Second.

1 CHAIRMAN: Second by Mr. Moore. Any
2 discussion about the motion or the second?

3 (NO RESPONSE)

4 CHAIRMAN: There being none all those in favor
5 raise your right hand.

6 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

7 CHAIRMAN: Motion carries.

8 MINOR SUBDIVISION PLATS

9 ITEM 10

10 340 McFarland Road, 5.000 acres
11 Consider approval of a minor subdivision plat.
12 Applicant: Angela C. Austin; Jean A. Stanley

13 MR. HOWARD: This plat comes before you as an
14 exception to both the road frontage requirement and
15 the 3 to 1 requirement of the Zoning Ordinance. It's
16 located in a curve on McFarland Road. They're
17 creating a five acre parcels in an agriculturally
18 zoned area. There is a limitation that we've asked to
19 be placed on the plat that would limit it from being
20 further subdivided without meeting the requirements of
21 the subdivision regulations. So it's ready for your
22 alls consideration for approval.

23 CHAIRMAN: Thank you, Mr. Howard.

24 Is there anybody here representing the
25 applicant?

26 (NO RESPONSE)

1 CHAIRMAN: Any commissioners have any
2 questions concerning this application?

3 (NO RESPONSE)

4 CHAIRMAN: Is there anyone in the audience
5 that would have a concern or question about this
6 application?

7 (NO RESPONSE)

8 CHAIRMAN: There being none the Chair is ready
9 for a motion.

10 Mr. Reeves.

11 MR. REEVES: Motion to approve.

12 CHAIRMAN: Motion to approve by Mr. Reeves.
13 Is there a second?

14 MS. McENROE: Second.

15 CHAIRMAN: Second by Ms. McEnroe. Any
16 discussion about the motion or the second?

17 CHAIRMAN: There big none all those in favor
18 raise your right hand.

19 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

20 CHAIRMAN: Motion carries.

21 -----

22 NEW BUSINESS

23 ITEM 11

24 Consider approval of November 2017 financial
25 statements

1 CHAIRMAN: Commissioners, you have before you
2 the financial statements for November. Hopefully you
3 have had a chance to digest these and review them. Is
4 there any comments or question concerning the
5 financial statements?

6 (NO RESPONSE)

7 CHAIRMAN: There being none the Chair is ready
8 for a motion.

9 Mr. Moore.

10 MR. MOORE: Mr. Chairman, move for approval.

11 CHAIRMAN: Move for approval by Mr. Moore. Is
12 there a second?

13 MS. McENROE: Second.

14 CHAIRMAN: Second by Ms. McEnroe. Any
15 discussion about the motion or the second?

16 (NO RESPONSE)

17 CHAIRMAN: There being none all those in favor
18 raies your right hand.

19 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

20 CHAIRMAN: Motion carries.

21 ITEM 12

22 Comments by the Chairman

23 CHAIRMAN: Chair has just a couple of
24 comments. It probably hasn't been done as often as it
25 should, but I would like to thank Lynnette for her

1 hard work on getting the minutes to the meeting. She
2 does a great job on getting those together and are
3 well informed on those minutes. Thank you very much.

4 Also would like to mirror I think what was
5 said earlier welcoming Mr. Edge, Mike Edge, as a new
6 commissioner. We wish Steve Frey well. He did a
7 great job while he was here. I hope he doesn't stay
8 too busy in his new endeavors.

9 Actually that's all I've got from the Chair
10 standpoint.

11 ITEM 13

12 Comments by the Planning Commissioners

13 CHAIRMAN: Any commissioners have any
14 comments?

15 (NO RESPONSE)

16 ITEM 14

17 Comments by the Director

18 MR. HOWARD: I just want to mention Steve Frey
19 again. Steve served on our board for many years in
20 both the role as vice president and secretary and did
21 a great job. We invited him to come back tonight and
22 receive a plaque and just publically thank him.
23 Unfortunately he's out of town; I believe he's in
24 Florida. I think he'd probably rather be here than
25 down there. We do have a plaque for him and we'll get

1 it to him at some point. He did a really good job and
2 we're thankful that Mike is stepping in, and I'm sure
3 he's going to do a great job as well. He's got a
4 background I think that will fit well with what we do,
5 what you all do as a Planning Commission. Welcome
6 again. Just a public thanks to Steve Frey for the
7 work that he did on our commission over the last
8 several years.

9 CHAIRMAN: One thing we could do there is
10 whenever he does get back into town and is ready for
11 the plaque just do so when it's about six inches of
12 snow on the ground.

13 MR. HOWARD: We can do that.

14 CHAIRMAN: I guess the next motion is the most
15 important.

16 Mr. Edge, would you like to make that motion?

17 MR. EDGE: I make a motion we adjourn.

18 CHAIRMAN: A motion has been made for
19 adjournment. Is there a second?

20 MR. REEVES: Second.

21 CHAIRMAN: Second by Mr. Reeves. Any
22 discussion about the motion or the second?

23 (NO RESPONSE)

24 CHAIRMAN: There being none all those in favor
25 raise your right hand.

1 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

2 CHAIRMAN: We are adjourned.

3 (Meeting ends at 6:00 p.m.)

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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 30 typewritten pages; and that no signature
15 was requested to the foregoing transcript.

16 WITNESS my hand and notary seal on this the
17 2nd day of February, 2018.

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

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COUNTY OF RESIDENCE: DAVIESS COUNTY, KENTUCKY

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