

1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 JULY 12, 2018

3 The Owensboro Metropolitan Planning Commission
4 met in regular session at 5:30 p.m. on Thursday, July
5 12, 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 Beverly McEnroe
14 Manuel Ball
15 Fred Reeves
16 John Kazlauskas
17 Mike Edge
18 Angela Hardaway

19 * * * * *

20 CHAIRMAN: Like to welcome everyone to the
21 July 12th Metropolitan Planning Commission meeting.

22 We start all of your meetings with a prayer
23 and pledge. Commissioner Kazlauskas will lead us in
24 those tonight. Please rise with us.

25 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN: Thank you, Commissioner.

Before we start our meeting tonight just a
couple of quick housekeeping rules.

If you wish to speak, please approach the
podium and state your name clearly and be sworn in by

1 counsel. Direct all your questions to the Chair,
2 especially if there are multiple speakers. Be
3 respectful of others who may wish to speak. Please
4 stay on topic on the discussions or any comments about
5 what we're talking about tonight. Your cooperation is
6 very much appreciated. Thank you.

7 The minutes of the last meeting, hopefully all
8 the commissioners have those minutes and have read
9 through those. Is there any discussion or comment or
10 changes to the minutes of the last meeting?

11 (NO RESPONSE)

12 CHAIRMAN: There being none the Chair is ready
13 for a motion.

14 Commissioner Kazlauskas.

15 MR. KAZLAUSKAS: Motion for approval.

16 CHAIRMAN: Motion for approval by Commissioner
17 Kazlauskas.

18 MS. HARDAWAY: Second.

19 CHAIRMAN: Second by Ms. Hardaway. Any
20 discussion or comment about the motion or the second?

21 (NO RESPONSE)

22 CHAIRMAN: There being none all those in favor
23 raise your right hand.

24 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

25 CHAIRMAN: Motion carries.

1 MR. HOWARD: I will note that all 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 this meeting
5 along 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

11 420 Cedar Street, 0.122 acres, Downtown Transition
12 Overlay District
13 Consider zoning change: From R-4DT Inner City
14 Residential to B-2 Central Business
15 Applicant: Hestia Properties, LLC

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

18 MR. PEDLEY: Trey Pedley.

19 (TREY PEDLEY SWORN BY ATTORNEY.)

20 PLANNING STAFF RECOMMENDATIONS

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

23 FINDINGS OF FACT

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

27 2. The subject property is located in a

1 Central Residential Plan Area, where central business
2 uses are appropriate in very limited locations;

3 3. The subject property is located within the
4 downtown overlay district as adopted by the City of
5 Owensboro and the request is consistent with the
6 concepts of the plan;

7 4. The use of the property for a duplex,
8 although residential in nature, will provide much
9 needed housing within the Downtown Overlay District
10 area;

11 5. The B-2 zoning classification is an
12 expansion of existing B-2 zoning approximately 100
13 feet to the north of the subject property; and,

14 6. The B-2 zoning will promote the
15 redevelopment of the downtown consistent with the
16 downtown master plan.

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

19 CHAIRMAN: Thank you, Trey.

20 Is anyone here representing the applicant?

21 MR. QUICK: Yes.

22 CHAIRMAN: Yes. Would you like to say
23 anything on its behalf?

24 MS. KNIGHT: Please state your name for the
25 record.

1 MR. QUICK: Mr. Quick.
2 (MASON QUICK SWORN BY ATTORNEY.)
3 MR. QUICK: I just want to say thank you for
4 reviewing that and recommending it in our favor. The
5 usage, again, we're looking to do a brand new site
6 duplex home there, modular type duplex, that I already
7 had approved with Mr. Dennis Wilson with the Downtown
8 Historical District. Thank you.
9 CHAIRMAN: Thank you.
10 Do any of the commissioners have any questions
11 concerning this application from the applicant?
12 (NO RESPONSE)
13 CHAIRMAN: Anyone in the audience have any
14 questions concerning this application?
15 (NO RESPONSE)
16 CHAIRMAN: The Chair is ready for a motion.
17 MR. JEAN: I would make a motion we approve
18 this request based on the Staff Report and Findings of
19 Fact 1 through 6.
20 CHAIRMAN: A motion has been made by
21 Commissioner Jean for approval based on Findings of
22 Fact 1 through 6. Is there a second?
23 MS. McENROE: Second.
24 CHAIRMAN: Second by Ms. McEnroe. Any
25 question or discussion about the motion or the second?

1 (NO RESPONSE)

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

4 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

5 CHAIRMAN: Motion carries.

6 FINAL DEVELOPMENT PLANS

7 ITEM 4

8 1535 Frederica Street, 207 Phillips Court, 0.820 acres
9 Consider approval of a final development plan
Applicant: WBW Properties, LLC

10 MR. HOWARD: Commissioners, we have received a
11 request from the applicant's attorney, J.D. Meyer, to
12 postpone this item based upon an appeal of the
13 rezoning that was filed I believe yesterday. We
14 would request that you postpone it until our next
15 regularly scheduled meeting which I believe will be
16 August 9th.

17 CHAIRMAN: Thank you, Mr. Howard.

18 Do we just need a vote on that?

19 MS. KNIGHT: A motion and a vote.

20 CHAIRMAN: Motion and a vote on that.

21 Mr. Reeves.

22 MR. REEVES: Move that this item be removed
23 from the agenda until such time Staff brings it back
24 before us.

25 CHAIRMAN: A motion has been made by

1 Mr. Reeves.

2 MS. KNIGHT: I think the request by the
3 applicant was to postpone it until next month. Not to
4 remove it indefinitely, if that makes sense.

5 MR. REEVES: It makes sense.

6 Motion to postpone it until next month.

7 CHAIRMAN: A motion has been made by
8 Commissioner Reeves until postpone until next month.
9 Is there a second?

10 MR. MOORE: Second.

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

13 (NO RESPONSE)

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

16 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

17 CHAIRMAN: Motion carries.

18 MINOR SUBDIVISION PLATS

19 ITEM 5

20 5626, 5652, 5660 Pleasant Point Road, 2.503 acres
21 Consider approval of a minor subdivision plat
22 Applicant: Jimmie R. & Katheryn B. Smith, James R &
Rita A. Jones, William E. Jones, Jr.

23 MR. HOWARD: This plat comes before you as an
24 exception on the 3 to 1 requirement of an existing
25 parcel.

1 Basically the number of lots that exist there
2 now is remaining the same. They're just altering the
3 amount of frontage and adding a little bit of property
4 to one lot, taking a little bit away from another.
5 They're still an agriculture. The remaining is over
6 10 acres. It has a minimum of 50 feet of frontage.
7 We're not recreating any new lots or try to maximize
8 buildable lots with this. So we would recommend that
9 you consider it for approval.

10 CHAIRMAN: Thank you, Mr. Howard.

11 Anyone here representing the applicant?

12 MR. RINEY: Yes.

13 CHAIRMAN: Would you like to say something on
14 its behalf?

15 MR. RINEY: No.

16 CHAIRMAN: Thank you.

17 Do any of the commissioners have any questions
18 concerning this application?

19 (NO RESPONSE)

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

22 Mr. Ball.

23 MR. BALL: Motion for approval.

24 CHAIRMAN: Motion for approval by Mr. Ball.

25 MS. McENROE: Second.

1 CHAIRMAN: Second by Ms. McEnroe. 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.
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9 NEW BUSINESS
10 ITEM 6
11 Consider approval of May 2018 financial statements
12 CHAIRMAN: Commissioners hopefully have
13 received the financial statements for review and have
14 had a chance to review those.
15 Are there any questions or discussion about
16 the financial statements from any of the
17 commissioners?
18 (NO RESPONSE)
19 CHAIRMAN: There being none Chair is ready for
20 a motion.
21 MS. HARDAWAY: Motion to approve.
22 CHAIRMAN: Motion to approve by Ms. Hardaway.
23 MS. MCENROE: Second.
24 CHAIRMAN: Second by Ms. McEnroe. Any
25 discussion or comment about the motion or the second?

1 (NO RESPONSE)

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

4 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

5 CHAIRMAN: Motion has been approved.

6 ITEM 7

7 Comments by the Chairman.

8 CHAIRMAN: Chairman has none tonight.

9 ITEM 8

10 Comments by the Planning Commissioners

11 CHAIRMAN: Any commissioners have any comments
12 or suggestions?

13 (NO RESPONSE)

14 ITEM 9

15 Comments by the Director

16 MR. HOWARD: I don't have any.

17 CHAIRMAN: No comments by our director.

18 Then we have an important motion for
19 adjournment.

20 MR. BALL: Motion to adjourn.

21 CHAIRMAN: Motion to adjourn by Mr. Ball.

22 MR. EDGE: Second.

23 CHAIRMAN: Second by Mr. Edge. All those in
24 favor raise your right hand.

25 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

1 CHAIRMAN: We are adjourned.

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