

1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 DECEMBER 13, 2018

3 The Owensboro Metropolitan Planning Commission
4 met in regular session at 5:30 p.m. on Thursday,
5 December 13, 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
Manuel Ball
Fred Reeves
John Kazlauskas
Angela Hardaway

* * * * *

15 CHAIRMAN: I would like to call to order the
16 December 13, 2018 Owensboro Metropolitan Planning
17 Commission meeting. We always start our meeting with
18 a prayer and the pledge. Commissioner Irvin Rogers
19 will do that for us this evening. Please pray with
20 us.

21 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

22 CHAIRMAN: Thank you, Mr. Rogers.

23 I would like to welcome everyone to our
24 meeting tonight. Before we get started I would also
25 like to wish everyone a bless and Merry Christmas and

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1 a Happy New Year before we get started.

2 Before we have the meeting usually there are
3 sort of some housekeeping rules. Since we're a quasi
4 legal meeting, I want to explain that to everyone that
5 might be here so that you'll know what the rules would
6 be.

7 If you wish to speak, please approach the
8 podium and clearly state your name and be sworn in by
9 our counsel. It's very important that our commission
10 hears all the information for decision making. Please
11 direct all your questions and answers to the chair,
12 especially for multiple speakers. Be respectful of
13 time to allow for other speakers to speak, and please
14 stay on the topic with the discussions and comments
15 and keep those specific only to the agenda items being
16 discussed.

17 All the commissioners, I think, were sent the
18 minutes from the November 8 meeting. Have had a
19 chance to take a look at all of those. Are there any
20 comments, questions or changes to those minutes?

21 (NO RESPONSE)

22 CHAIRMAN: There being none the chair is ready
23 for a motion.

24 Mr. Kazlauskas.

25 MR. KAZLAUSKAS: So moved.

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1 MR. JEAN: Second.

2 CHAIRMAN: A motion has been made and a
3 seconded for approval. Is there any discussion about
4 the motion or the second?

5 (NO RESPONSE)

6 CHAIRMAN: There being none all those in favor
7 raise your right hand.

8 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

9 CHAIRMAN: Motion carries.

10 -----
11 PUBLIC HEARING

12 ITEM 3
13 Consider adoption of updates to elements of the
14 Comprehensive Plan including population, economy, land
15 use, transportation, community facilities and
16 environment for Owensboro, Whitesville and Daviess
17 County, Kentucky

18 MR. HOWARD: If you all will remember, about a
19 year ago we brought the goals and objectives to you
20 all. In order for us to operate as a planning unit,
21 we have to have a Comprehensive Plan in place, and
22 that is required to be reviewed at least every five
23 years and project out for 20 years.

24 Kind of a brief history, as far as what we've
25 done.

26 There have been Comprehensive Plans from 1979,
27 1991, 2001, 2007, and the last was done in 2013, which

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1 we reviewed the goals and objective, updated the
2 research, and then updated the land use element.
3 That's exactly what we've done this go around as well.

4 So what are required elements? Goals and
5 objectives; again, those have already been adopted by
6 the legislative bodies. Land Use Plan, Transportation
7 Plan, Community Facilities Plan, and then any other
8 elements that might be needed or deemed needed in your
9 community. We include things like floodplains and
10 things like that that are important to our community
11 because of the proximity to rivers and relatively flat
12 terrain.

13 So the first section are the Goals and
14 Objectives. Again, we had meetings last year with the
15 local legislative bodies. We held a public hearing
16 forum. We had a public hearing here at the Planning
17 Commission, and those were adopted by each of the
18 legislative bodies back in October of last year.

19 Since that time the Staff has continued to
20 work on the Comprehensive Plan and update then the
21 various elements of it. Mike Hill started that
22 process and then I've been working on it. Melissa has
23 helped out and done some contribution on updating
24 this. So we have it at the point now where it's ready
25 to be adopted here at the Planning Commission level.

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1 This portion is adopted at the Planning Commission
2 level only. It doesn't require that the legislative
3 bodies take action on it.

4 Section 2 of the Comp Plan looks at
5 population. You can see the 2010 census data Daviess
6 County was at 96,656. 57,265 for the City of
7 Owensboro, and Whitesville had a population of 552.
8 That information was in the previous Comp Plan.

9 2017 estimate looks like Daviess County has
10 just gone over the 100,000 threshold. The City of
11 Owensboro is right at 60,000, and then Whitesville
12 looks unchanged.

13 For Section 3 we looked at economic
14 information and employment. For most of the sections,
15 you know, we as Staff review and update where we can,
16 but for this section we ask that the Economic
17 Development Corporation, EDC, review the data and
18 information and update that section because they're
19 experts in that field. So this is just a chart that
20 looks at employment by industry from 2011 to 2016, as
21 is the trend nation-wide, our service based jobs have
22 increased while government jobs have actually seen a
23 decrease, and then construction jobs and manufacturing
24 jobs have remained relatively steady. Service based
25 jobs are what our economy has transitioned into by

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1 enlarge.

2 Next under the Land Use Plan, this is just
3 some general information as far as how land is
4 allocated in Daviess County zoning-wise. So the vast
5 majority of land in Daviess County over 85 percent is
6 zoned agricultural.

7 Here in the urban around the City of Owensboro
8 you have a larger variety of residential, business,
9 professional/service elements, things like that, but
10 by enlarge the county itself is zoned agricultural.

11 Looking at the urban service area, from the
12 last update in 2013 the area within the urban service
13 area is zoned agricultural has declined, decreased by
14 about 12 percent, but we've seen an increase in
15 residentially zoned property, increase in business and
16 others; with the majority of that taking place as you
17 would anticipate in the urban area where you have
18 infrastructure available, roads and sanitary sewer and
19 all of that. It's where our residential, new
20 residential activity is taking place. So we've seen a
21 lot of the land in the urban area transition from an
22 agricultural zone to say a single-family residential
23 zone to allow for our residential growth.

24 Another element here in this section is the
25 Land Use Map. I've included one slide to just kind of

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1 show, we went through, there aren't any major changes
2 to it per se other than we went through and reviewed
3 what's been happening and where and we've updated the
4 Land Use Map to reflect decisions that have been made
5 by this board and where we see growth happening.

6 For example, this is the Bypass/Highway 54
7 corridor. You can see the Hayden Road extension
8 running through the map on the right side which is the
9 upper proposed change for this go around compared to
10 what it looked like last time.

11 So as the Gateway Commons developed and was
12 proposed, you see that this change takes place. You
13 can also see that the new bypass alignment there.
14 Instead of being a dash line, because it was a
15 proposed road at that point. It's there. It's built.
16 You can still see the extension of Fairview Drive
17 going over to Pleasant Valley Road, Hayden Road, 603
18 area, as a possible future connection. So we've just
19 kind of made those updates. We have no wholesale
20 major changes to the map. Just kind of updated it
21 based on the trends that have been happening.

22 The next section is Transportation. We worked
23 with, we talked with the city and county engineer,
24 with GRADD, and with the 6-year highway plan, and
25 things like that. We coordinated. You know, we sent

1 out the section for airports to Bob Whitmer at the
2 airport, you know, and he updated that.

3 We sent it to Brian Wright at the Riverport,
4 and he updates his section based on what they're
5 doing, what their long-term plans and goals and things
6 like that.

7 We updated public transit map based on the
8 current routes that OTS is operating. That
9 information has been updated.

10 Section 6 is Community Facilities. This is
11 where we really, you know, we sent it out to the
12 subsections here to various folks in the community,
13 different offices and agencies and asked for their
14 updates. We sent it to police, and fire, and the
15 sewer, and water agencies, and the schools, and
16 hospital, and all kind to get input from them as far
17 as what they're doing.

18 The hold up in getting this whole thing
19 together and for you all to look at tonight, you know,
20 we had to wait for some of these agencies to provide
21 their updates, but once we got all of that done we got
22 it to you all as soon as we could.

23 Then the last section is under Environment.
24 Again, we include things ins ours. We do have coal
25 mining in Daviess County. We have a lot of floodplain

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1 and things like that. With the emerging possibility
2 of solar and maybe wind power, you know, we're trying
3 to incorporate that stuff into our Comp Plan as well.

4 We have this final section that's kind of
5 catch all for some of those other elements that aren't
6 required research components of the Comprehensive
7 Plan, but we do include those in there as well.

8 That's the update, as far as the Staff goes,
9 for the elements of the Comprehensive Plan. We did
10 advertise it for public hearing and it's ready for you
11 all to consider it tonight for adoption.

12 When completed and adopted the Comp plan, will
13 be set and we will do another review and update in
14 five years.

15 CHAIRMAN: Thank you, Mr. Howard.

16 Do any of the commissioners have any questions
17 concerning all that they've seen with the Comp Plan?

18 (NO RESPONSE)

19 CHAIRMAN: Is there anyone in the audience
20 that may have any question concerning what they've
21 heard tonight on the Comp Plan?

22 (NO RESPONSE)

23 CHAIRMAN: I'm assuming we will need to have a
24 motion and a second for the adoption?

25 MR. HOWARD: Yes, please.

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1 CHAIRMAN: The chair is ready for a motion.

2 Mr. Reeves.

3 MR. REEVES: Motion to approve.

4 CHAIRMAN: Motion to approve by Mr. Reeves.

5 MR. MOORE: Second.

6 CHAIRMAN: Seconded by Mr. Moore. Any

7 discussion about the motion to approve 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 MR. HOWARD: Under Zoning Changes I will note
14 that the zoning changes heard tonight will become
15 final in 21 days after the meeting unless an appeal is
16 filed. If an appeal is filed, we will forward the
17 record to the appropriate legislative body for them to
18 take final action.

19 -----

20 GENERAL BUSINESS

21 ZONING CHANGES

22 ITEM 4
23 401 Bolivar Street, 0.289 acres
24 Consider zoning change: From I-1 Light Industrial to
B-5 Business/Industrial
25 Applicant: Cheryl Lolley

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1 MS. KNIGHT: Please state your name for the
2 record?

3 MS. EVANS: Melissa Evans.

4 (MELISSA EVANS SWORN BY ATTORNEY.)

5 PLANNING STAFF RECOMMENDATION

6 The Planning Staff recommends approval subject
7 to the findings of fact that follow:

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 business/
14 industrial uses are appropriate in general locations;

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

18 4. The Comprehensive Plan provides for the
19 continuance of mixed use areas; and

20 5. The proposed use of commercial conforms to
21 the criteria for non-residential development

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

24 CHAIRMAN: Thank you, Melissa.

25 Is there anyone here representing the

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1 applicant?

2 (NO RESPONSE)

3 CHAIRMAN: Do any of the commissioners have
4 any questions concerning this application?

5 (NO RESPONSE)

6 CHAIRMAN: Is there anyone in the audience
7 that would have a question concerning this
8 application?

9 (NO RESPONSE)

10 CHAIRMAN: I do have a quick question.

11 I note that the reason for this is to allow
12 flexibility by allowing both general business use as
13 well as light industrial. My assumption is that if
14 that, whichever way that went, that would be parking
15 requirements for either way that might go, and that
16 would be addressed once they would submit a final
17 development plan, correct?

18 MR. HOWARD: It would be addressed, for this
19 it would really be a site plan stage, but it will
20 depend on what the use is, yes. We believe that the
21 use is actually going to be an office space with
22 actually a large storage area.

23 CHAIRMAN: I know they mentioned that they
24 would propose to utilize an existing structure.

25 Thank you, Melissa and Mr. Howard.

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1 There being no further questions the chair is
2 ready for a motion.

3 Mr. Jean.

4 MR. JEAN: I'd like to make a motion that we
5 approve this based on the Staff Recommendations and
6 Findings of Fact 1 through 5.

7 CHAIRMAN: A motion has been made for approval
8 based on the recommendations and Findings of Fact 1
9 through 5. Is there a second?

10 MS. McENROE: Second.

11 CHAIRMAN: Second by Ms. McEnroe. Any
12 discussion about the motion or the second?

13 (NO RESPONSE)

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

16 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

17 CHAIRMAN: Motion carries.

18 ITEM 5
19 1738 Moseley Street, 0.226 acres
20 Consider zoning change: From I-1 Light Industrial to
21 B-4 General Business
22 Applicant: Gene's Health Food; R.L. Wilson Masonry,
23 Inc.

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

26 MR. PEDLEY: Trey Pedley.

27 (TREY PEDLEY SWORN BY ATTORNEY.)

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1 PLANNING STAFF RECOMMENDATION

2 The Planning Staff recommends approval subject
3 to the findings of fact that follow:

4 FINDINGS OF FACT

5 1. Staff recommends approval because the
6 proposal is in compliance with the community's adopted
7 Comprehensive Plan;

8 2. The subject property is located in a
9 Business/Industrial Plan Area where General Business
10 uses are appropriate in general locations;

11 3. The subject property lies within an
12 existing area of mixed general business and light
13 industrial uses;

14 4. The Comprehensive Plan provides for the
15 continuance of mixed use areas; and

16 5. The proposed use of retail sales conforms
17 to the criteria for non-residential development.

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

20 CHAIRMAN: Thank you, Trey.

21 Is there anyone here representing the
22 applicant?

23 JIM RINEY: Yes.

24 CHAIRMAN: Would you like to say anything on
25 their behalf?

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1 JIM RINEY: No.

2 CHAIRMAN: Do the commissioners have any
3 questions concerning this application?

4 Yes, Mr. Kazlauskas.

5 MR. KAZLAUSKAS: This is a real small piece of
6 property.

7 MS. KNIGHT: Please state your name for the
8 record.

9 MR. RINEY: Jim Riney.

10 (JIM RINEY SWORN BY ATTORNEY.)

11 MR. RINEY: Mr. Kazlauskas, the intent is to
12 have consolidation with the adjacent property, and
13 they were two different zones. Obviously, you can't
14 have mixed zones on one property. So it will be a
15 larger tract.

16 The subject property, the property identified
17 as 1748 just south of it, I'm looking on the screen.

18 MR. KAZLAUSKAS: So it's going to be attached,
19 1748?

20 MR. RINEY: Yes. That will be step Number 2.

21 MR. KAZLAUSKAS: Thank you.

22 CHAIRMAN: Any other commissioners have any
23 questions concerning this?

24 (NO RESPONSE)

25 CHAIRMAN: Anyone in the audience have a

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1 question concerning this application?

2 (NO RESPONSE)

3 CHAIRMAN: There being none the chair is ready
4 for a motion.

5 Mr. Ball.

6 MR. BALL: Make a motion to approve this
7 zoning based on the Planning Staff Recommendation and
8 Findings of Fact 1 through 5.

9 CHAIRMAN: A motion has been made by Mr. Ball
10 for approval based on Findings of Fact 1 through 5.
11 Is there a second?

12 MR. KAZLAUSKAS: Second.

13 CHAIRMAN: Second by Mr. Kazlauskas. Any
14 discussion about the motion or the second?

15 (NO RESPONSE)

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

18 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

19 CHAIRMAN: Motion carries.

20 ITEM 6
21 252, 270 St. Anthony Road, 24.805 acres
22 Consider zoning changes: From A-R Rural Agriculture
23 and R-1A Single-Family Residential to A-R Rural
Agriculture
Applicant: Michael S. Austin

24 PLANNING STAFF RECOMMENDATION

25 The Planning Staff recommends approval subject

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1 to the findings of fact that follow:

2 FINDINGS OF FACT

3 1. Staff recommends approval because the
4 proposal is in compliance with the community's adopted
5 Comprehensive Plan;

6 2. The subject property is located in a Rural
7 Maintenance Plan Area, where rural large-lot
8 residential uses are appropriate in limited locations;

9 3. The subject properties, while lacking
10 sufficient road frontage, are existing lots of record
11 with platted access to a public road, St. Anthony
12 Road;

13 4. Each dwelling unit within the project area
14 is located on its own individual lot; and,

15 5. Due to the limited road frontage available
16 to the subject properties, no new public roads or
17 streets should be created or extended to provide for
18 new lots.

19 MR. PEDLEY: We would like to enter the Staff
20 Report into the record as Exhibit C.

21 CHAIRMAN: Thank you, Trey.

22 Anyone here representing the applicant?

23 APPLICANT REP: Yes.

24 CHAIRMAN: Would you like to speak on its
25 behalf?

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1 APPLICANT REP: Only if you have questions.

2 CHAIRMAN: Thank you.

3 Do any commissioners have any questions
4 concerning this application?

5 Mr. Reeves.

6 MR. REEVES: I'm assuming once this zoning, if
7 it is approved, these two lots will be joined and
8 become a single lot?

9 MR. HOWARD: It's not the intent necessarily.
10 They're both existing parcels. There is split zoning
11 on both of them and they're just cleaning it all up at
12 once.

13 MR. REEVES: Thanks.

14 CHAIRMAN: Thank you, Mr. Reeves.

15 Any other commissioners have any questions
16 concerning this?

17 (NO RESPONSE)

18 CHAIRMAN: There being none the chair is ready
19 for a motion.

20 Mr. Reeves.

21 MR. REEVES: Motion to approve this
22 application based on Planning Staff Recommendation
23 with Findings of Fact 1 through 5.

24 CHAIRMAN: A motion has been made by Mr.
25 Reeves for approval based on Findings of Fact 1

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1 through 5. Is there a second?

2 MR. JEAN: Second.

3 CHAIRMAN: Second by Mr. Jean. Any discussion
4 about the motion or the second?

5 (NO RESPONSE)

6 CHAIRMAN: There being none all those in favor
7 raise your right hand.

8 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

9 CHAIRMAN: Motion carries.

10 MR. HOWARD: Item 7 is 2400 West Second
11 Street. We have received a request from the property
12 owner and applicant that this item be withdrawn. It
13 was postponed last month. Now they've requested it be
14 withdrawn. It doesn't require any action, and will
15 not be up for consideration at any time in the future,
16 unless they resubmit a new application.

17 CHAIRMAN: Thank you Mr. Howard.

18 MINOR SUBDIVISION PLATS

19 ITEM 8
20 7800 Knottsville-Mount Zion Road, 1.000 acres
Consider approval of a minor subdivision plat
21 Applicant: Lisa L. Gerteisen

22 MR. HOWARD: This plat comes before you as an
23 exception to the 3 to 1 requirement of the zoning
24 ordinance and minimum road frontage requirements.
25 They are creating basically a flagged lot around an

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1 existing residence that's on the property there at
2 7800. They have an agricultural remainder over 10
3 acres. They are creating this one lot. We do have it
4 noted that there shouldn't be any further subdivision
5 of the property without meeting the requirements of
6 the subdivision regulations. Considering this is
7 around an existing residence we would recommend that
8 you consider it for approval.

9 CHAIRMAN: Thank you, Mr. Howard.

10 Is anyone representing the applicant?

11 (NO RESPONSE)

12 CHAIRMAN: There being none, do any of the
13 commissioners have any questions concerning this
14 application?

15 (NO RESPONSE)

16 CHAIRMAN: Anyone in the audience?

17 (NO RESPONSE)

18 CHAIRMAN: There being none the chair is ready
19 for a motion.

20 Mr. Rogers.

21 MR. ROGERS: Motion for approval.

22 CHAIRMAN: Motion for approval by Mr. Rogers.
23 Is there a second?

24 MS. MCENROE: Second.

25 CHAIRMAN: Second by Ms. McEnroe. Any

1 discussion about the motion or the second?

2 (NO RESPONSE)

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

5 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

6 CHAIRMAN: Motion carries.

7 MR. HOWARD: Next item.

8 ITEM 9
9 5311 Old Lyddane Bridge Road, 1.648 acres
Consider approval of a minor subdivision plat
10 Applicant: Cynthia C. Taylor and L.T.M. Farms, LLC

11 MR. HOWARD: This plat comes before you,
12 there's an existing parcel. It's an existing
13 flag-lot. They are however adding some additional
14 acreage on the backside to it. So technically adding
15 to the nonconformity of it so I couldn't sign it at
16 the staff level. No new parcels are being created.
17 They're just adding to an existing one. So we
18 recommend that you consider it for approval.

19 CHAIRMAN: Thank you, Mr. Howard.

20 Anyone here representing the applicant?

21 MR. RINEY: Yes.

22 CHAIRMAN: Mr. Riney, would you like to say
23 anything?

24 MR. RINEY: No.

25 CHAIRMAN: Do any of the commissioners have

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1 any questions concerning this application?

2 (NO RESPONSE)

3 CHAIRMAN: Anyone in the audience?

4 (NO RESPONSE)

5 CHAIRMAN: There being none the chair is ready
6 for a motion.

7 Mr. Moore.

8 MR. MOORE: Move for approval.

9 CHAIRMAN: Move for approval by Mr. Moore. Is
10 there a second?

11 MS. McENROE: Second.

12 CHAIRMAN: Second by Ms. McEnroe. Any
13 discussion about the motion or second?

14 (NO RESPONSE)

15 CHAIRMAN: All those in favor raise your right
16 hand.

17 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

18 CHAIRMAN: Motion carries.

19 -----

20 NEW BUSINESS

21 ITEM 10

22 Consider approval of October 2018 financial statements

23 CHAIRMAN: Hopefully all the commissioners
24 have received the financial statements for October and
25 have had a chance to look through those. Are there

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1 any questions or changes or discussion about any of
2 those bits of information on that particular item?

3 (NO RESPONSE)

4 CHAIRMAN: There being none the chair is ready
5 for a motion.

6 MS. HARDAWAY: Motion to approve.

7 CHAIRMAN: Motion to approve by Ms. Hardaway.
8 Do we have a second?

9 MS. McENROE: Second.

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

12 (NO RESPONSE)

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

15 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

16 CHAIRMAN: Motion carries.

17 ITEM 11
18 Consider approval of the amended Public Improvement
19 Specifications surety unit costs

20 MR. HOWARD: This comes before you all every
21 year. There's a group that gets together and looks
22 over the costs that are required to be posted for
23 surety as part of the development process. The group
24 consist of both city and county engineer, RWRA
25 representatives, for the utilities, representatives

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1 from the Home Builders Association, an excavation
2 contractor, private civil engineers. There a
3 commercial development person that's on it as well.
4 So we get together at least once a year and go over
5 these figures. This is what the developers are
6 required to propose.

7 For instance, when they're ready to final plat
8 the property and everything is not in and not in
9 place, they can post surety for these things.

10 It was decided really that the bulk of things
11 would not change this year. The cost had remained
12 relatively consistent based upon data that was
13 available.

14 There are four proposed changes however under
15 streets and sidewalks. We have an increase for 6 and
16 8-inch DGA. Six inch would go up from \$8.50 to \$9 per
17 square yard. Eight inch DGA goes up from 11 to 11.50
18 per square yard.

19 Then on the bituminous surface that goes up
20 from \$5 a square yard to 6. Then on 4-foot concrete
21 sidewalk, that's proposed to go from 4.25 to 4.50 per
22 square foot.

23 Those are the only proposed changes at this
24 point. If you all have any questions I would be glad
25 to answer those.

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1 CHAIRMAN: Thank you, Mr. Howard.

2 Is there any questions by the commissioners
3 concerning these unit costs?

4 (NO RESPONSE)

5 CHAIRMAN: Anyone in the audience that would
6 have any questions concerning this?

7 (NO RESPONSE)

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

10 Mr. Kazlauskas.

11 MR. KAZLAUSKAS: Motion for approval.

12 CHAIRMAN: Motion for approval by
13 Mr. Kazlauskas.

14 MR. MOORE: Second.

15 CHAIRMAN: Seconded by Mr. Moore. Any
16 discussion about the motion or second?

17 (NO RESPONSE)

18 CHAIRMAN: There being none all those in favor
19 raise your right hand.

20 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

21 CHAIRMAN: Motion carries.

22 ITEM 12

23 Consider approval of 2019 Filing Dates and Deadlines

24 MR. HOWARD: As we've done in years past,
25 there are two options for you all to consider.

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1 The first option is the, we'll call it Option
2 A Standard Deadlines. For Planning Commission the
3 second Thursday of every month, for the Board of
4 Adjustment the first. Deadlines range accordingly.

5 Option B takes into account some variation in
6 both April and October, based upon spring and fall
7 breaks for the school system.

8 We've had issues in the past having a quorum
9 during some of those weeks. However, this past year
10 we nearly had an issue meeting quorum on the altered
11 date, the week before fall break, but we were able to
12 make quorum.

13 Both options are available for you all to
14 consider. We'll adopt one tonight and move forward
15 with those. Whatever your alls pleasure is, as far as
16 which option you like best.

17 CHAIRMAN: Thank you Mr. Howard.

18 Any commissioners have any questions
19 concerning A or B?

20 (NO RESPONSE)

21 CHAIRMAN: I think we've been operating, Mr.
22 Howard, under pretty much under B for the last few
23 years?

24 MR. HOWARD: We've done B for probably four or
25 five years in a row, yes.

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1 CHAIRMAN: That's what I thought. Only this
2 most recent time did we have any issues maybe being a
3 problem, but otherwise it's worked pretty well, I
4 think.

5 MR. HOWARD: Option B would have the joint
6 Board of Adjustment and Planning Commission meeting
7 date on April 11th, and on October 3rd to account for
8 spring and fall break.

9 Option A would Board of Adjustment with the
10 meeting on April 4th, Planning Commission on April
11 11th.

12 Then in October it would be Board of
13 Adjustment on the 3rd, Planning Commission on the
14 10th.

15 Whichever you all prefer we'll go with that.

16 CHAIRMAN: Any questions from the
17 commissioners concerning either one?

18 (NO RESPONSE)

19 CHAIRMAN: There being none the chair is ready
20 for a motion.

21 Mr. Jean.

22 MR. JEAN: Make a motion we approve Option B.

23 CHAIRMAN: A motion has been made to approve
24 Option B.

25 MS. HARDAWAY: Second.

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1 CHAIRMAN: Seconded by Ms. Hardaway. Any
2 question about the motion or the second?

3 (NO RESPONSE)

4 CHAIRMAN: All those in favor raise your right
5 hand.

6 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

7 CHAIRMAN: Motion carries.

8 ITEM 13
9 Comments by the Chairman

10 CHAIRMAN: Just a few since, obviously, this
11 is my last formal meeting for my term as chair. I
12 want to thank all the commissioners for all your hard
13 work and diligence they've done over the years. They
14 do an excellent job. It's a pleasure to serve with
15 each and every one of you and be your chair. I don't
16 think we have a finer group to commissioners than this
17 group here.

18 I want to also thank the Planning Staff,
19 Mr. Howard, and Melissa, and Trey, and all the
20 Planning Staff. They do an excellent job. I think we
21 have the best Planning and Zoning Department in the
22 State of Kentucky bar none. I might be a little bias
23 on that, but that's the way it is.

24 MR. HOWARD: We'll take it.

25 CHAIRMAN: Also, I want to remind all the

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1 commissioners that next month we have our most
2 important elections for our chair, co-chair and
3 secretary.

4 I would encourage each and every one of you to
5 start to take a look at those particular offices at
6 some point in time. It's a great learning experience.
7 Hopefully those of you that may get elected don't make
8 some of the mistakes that I've made over the last
9 couple of years. It's a great learning experience.
10 All of you are very capable of being able to do it.
11 Just want to remind everybody that we do have an
12 important meeting next month.

13 Other than that, that's the only comments I
14 would have.

15 ITEM 14
16 Comments by the Planning Commissioners

17 MR. KAZLAUSKAS: I would like to make a
18 comment on the meeting that I attended on the Public
19 Improvement Surety Unit Costs. Had the opportunity to
20 sit in on that meeting. Was impressed by way the
21 Staff and those members of engineers and those people
22 in the private sector who met together and worked for
23 the betterment of the community.

24 I, as a board member, surely appreciate that
25 because that went really, really well and really,

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1 really fast, and it really surprised me. It's good to
2 see everybody work that way to get things done.

3 Congratulate you on two years of exemplary
4 service and certainly want to wish everybody a Merry
5 Christmas and hope Santa Claus is good to everybody.

6 CHAIRMAN: Thank you, Mr. Kazlauskas.

7 I've attended those meetings too over the
8 years, and you're right. I mean they get together.
9 They really work hard to try to come up with really
10 good reasonable and fair costs associated to that.
11 They work hard at that.

12 I also want to wish everyone a blessed Merry
13 Christmas and Happy New Year as well.

14 Any other commissioners have any comments or
15 things they would like to speak on?

16 (NO RESPONSE)

17 ITEM 15
18 Comments by the Director

19 MR. HOWARD: Just a couple real quick.

20 One, I mentioned in our meeting last month
21 Melissa Evans is our Western Kentucky Regional
22 representative on the American Planning Association
23 Kentucky Chapter Board. She put together a regional
24 conference that many of our members attended and it
25 was really well attended this year. We had about 60

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1 people. It was down in Madisonville at the Community
2 College. They had a nice facility for us to use. We
3 had a lot of good sessions, good feedback. Madison
4 Silvert did a law session which was really good. We
5 had kind of hot topics in planning session with
6 merging trends and topics that are happening in
7 communities. We had some really good sessions and
8 appreciate all the Planning Commission, Board of
9 Adjustment members that were able to attend. I think
10 it was a good conference.

11 The other thing is, thank you for your service
12 as chairman.

13 CHAIRMAN: Thank you.

14 MR. HOWARD: I appreciate all that what every
15 one of you do to support the Planning Staff and
16 planning and building programs in this community.
17 Really appreciate the support that we get from you
18 all. Thank you very much.

19 CHAIRMAN: Thank you.

20 The next important motion is the one for
21 adjournment.

22 Ms. Hardaway, would you like to make that
23 motion?

24 MS. HARDAWAY: Sure. Motion to adjourn.

25 CHAIRMAN: Motion to adjourn by Ms. Hardaway.

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1 Do we have a second?

2 MS. McENROE: Second.

3 CHAIRMAN: Second by Ms. McEnroe. Any
4 discussion about the motion or the second?

5 (NO RESPONSE)

6 CHAIRMAN: There being none all those in favor
7 raise your right hand.

8 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

9 CHAIRMAN: We are adjourned.

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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 32 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 January, 2019.

18

19

LYNNETTE KOLLER FUCHS
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22

23 COMMISSION EXPIRES: DECEMBER 16, 2022

24 COUNTY OF RESIDENCE: DAVIESS COUNTY, KY

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