

OWENSBORO METROPOLITAN PLANNING COMMISSION**SEPTEMBER 12, 2019**

The Owensboro Metropolitan Planning Commission met in regular session at 5:30 p.m. on Thursday, September 12, 2019, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

MEMBERS PRESENT: Larry Moore, Chairman
Lewis Jean, Vice Chairman
Mike Edge, Secretary
Brian Howard, Director
Terra Knight, Attorney
Angela Hardaway
Beverly McEnroe
Jay Velotta
Fred Reeves

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CHAIRMAN: Like to call the September 2019 Owensboro Metropolitan Planning Commission meeting to order. We start our meetings with a prayer and a pledge. The honor this month goes to commissioner Fred Reeves.

(Invocation and Pledge of Allegiance.)

CHAIRMAN: Thank you, Commissioner. A few guidelines that we ask that you follow for tonight's meeting. First of all, we invite anyone and everyone that wishes to speak on any item that's before this commission to please come to one of the microphones, state your name, and be sworn in by the Commission's attorney. We ask that you direct your questions to the chair, who in turn will

1 try to find answers for those questions. We ask that you
2 stay on topic. And the most important one is that we ask
3 that you be respectful. With those in mind, we'll have a
4 nice, smooth meeting.

5 All of the commissioners should have received a
6 copy of last month's meeting minutes. Anyone have any
7 questions or concerns?

8 (No response.)

9 CHAIRMAN: Seeing none, the Chair's ready for a
10 motion.

11 MR. EDGE: Motion to approve.

12 CHAIRMAN: We have a motion to approve. Do we
13 have a second?

14 MR. VELOTTA: Second.

15 CHAIRMAN: Mr. Velotta.

16 All those in favor of the motion, please
17 indicate by raising your right hand.

18 (All board members present responded aye.)

19 CHAIRMAN: All those opposed?

20 (No response.)

21 CHAIRMAN: Motion carries.

22 -----

23 GENERAL BUSINESS

24 ZONING CHANGES

25 ITEM 3

1 10711, 10715, 10723 Lafayette Street, 0.964 acres
Consider zoning change:
2 From I-1 Light Industrial and A-U Urban Agriculture to B-5
Business Industrial.
3 Applicant: James & Margaret Embry; Janet Embry

4 MS. KNIGHT: Please state your name for the
5 record.

6 MS. EVANS: Melissa Evans.

7 (Melissa Evans sworn by attorney.)

8 MS. EVANS: I'm sorry. That was a typo on the
9 agenda. This is to R1-A Single-Family Residential, not to
10 B-5 Business Industrial. I believe the staff report is
11 correct in reflecting that correct zoning request.

12 The planning staff recommends approval subject
13 to the findings of fact that follow:

14 Findings of Fact:

15 1. Staff recommends approval because the
16 existing zoning of I-1 Light Industrial and A-U Urban
17 Agriculture is inappropriate, and the proposed zoning of
18 R-1A Single-Family Residential is more appropriate;

19 2. The existing single-family residence at
20 10711 Lafayette Street was constructed in 1967, predating
21 the Zoning Ordinance;

22 3. The existing and proposed use of
23 single-family residential and the existing size of the
24 tracts conforms to the criteria for Urban Residential
25 Development;

1 4. 10711 Lafayette Street is connected to the
2 City of Whitesville sanitary sewer system and service can
3 be extended to 10715 and 10723 Lafayette Street, according
4 to the City of Whitesville; and

5 5. The request is a logical expansion of the
6 R-1A Single-Family Residential zoning to the west.

7 We would like to enter the staff report into the
8 record as Exhibit A.

9 CHAIRMAN: Thank you.

10 Anyone in the audience representing the
11 applicant? Would you like to make any type of statement
12 or?

13 UNIDENTIFIED SPEAKER: Just here to answer any
14 questions you may have.

15 CHAIRMAN: Thank you.

16 Anyone else in the audience have any questions
17 concerning this application?

18 (No response.)

19 CHAIRMAN: Any commissioners have any questions
20 or concerns?

21 (No response.)

22 CHAIRMAN: Seeing none, Chair is ready for a
23 motion.

24 MR. JEAN: I'd like to make a motion we approve
25 this application based on a site visit, the staff report,

1 and the five findings of fact.

2 CHAIRMAN: Thank you, Mr. Jean.

3 Do we have a second to that motion?

4 MS. McENROE: Second.

5 CHAIRMAN: Second by Commissioner McEnroe. Any
6 questions concerning the motion or the second?

7 (No response.)

8 CHAIRMAN: Seeing none, the Chair is ready for a
9 vote. All those in favor, please indicate by raising your
10 right hand.

11 (All commissioners present responded aye.)

12 CHAIRMAN: All those opposed?

13 (No response.)

14 CHAIRMAN: The motion carries.

15
16 ITEM 4

17 2425 West Fifth Street, 0.170 acres
18 Consider zoning change:
19 From I-1 Light Industrial to R-4DT Inner City Residential
20 Applicant: Habitat for Humanity of Owensboro-Daviess
21 County; Jack T. Wells

22 MS. EVANS: The planning staff recommends
23 approval subject to the findings of fact that follow:

24 1. Staff recommends approval because the
25 proposal is in compliance with the community's adopted
comprehensive plan;

2. The subject property is located in a central

1 residential plan area where urban low-density residential
2 uses are appropriate in general locations;

3 3. The proposed use of single-family
4 residential conforms to the criteria for Urban Residential
5 Development; and,

6 4. The request is a logical expansion of the
7 R-4DT Inner City Residential zoning to the west and south.

8 We'd like to enter the staff report into the
9 record as Exhibit B.

10 MR. CHAIRMAN: Thank you.

11 Anyone in the audience representing the
12 applicant?

13 UNIDENTIFIED SPEAKER: I'm just here to answer
14 any questions as well.

15 CHAIRMAN: Thank you, sir.

16 Anyone else in the audience have any questions
17 concerning the application?

18 (No response.)

19 CHAIRMAN: Any commissioners?

20 (No response.)

21 CHAIRMAN: Seeing none, the Chair is ready for a
22 motion.

23 Commissioner Reeves.

24 MR. REEVES: Motion to approve this application
25 based on staff recommendations and findings of fact 1

1 through 3.

2 MS. KNIGHT: It's four. There's --

3 CHAIRMAN: Four is missing.

4 MR. REEVES: Four is missing? Please add
5 four.

6 CHAIRMAN: All right. We have a motion. Do we
7 have a second?

8 MR. VELOTTA: Second.

9 CHAIRMAN: Second by Commissioner Velotta. Any
10 questions concerning the motion or the second?

11 (No response.)

12 Seeing none, the chair is ready for a vote. All
13 those in favor, raise your right hand.

14 (All members present responded aye.)

15 CHAIRMAN: All those opposed?

16 (No response.)

17 CHAIRMAN: Motion carries.

18 ITEM 5

19 11226 US Highway 231, 10.105 acres
20 Consider zoning change:
21 From EX-1 Coal Mining to A-U Urban Agriculture
Applicant: Karen Diana Thompson; Stephen W. Thompson

22 MS. EVANS: The planning staff recommends
23 approval subject to the findings of fact that follow:

24 1. Staff recommends approval because the
25 proposed zoning of A-U Urban Agriculture is more

1 appropriate than the current zoning of EX-1 Coal Mining;

2 2. The subject property is located in a rural
3 community plan area, where rural large-lot residential
4 uses are not generally recommended;

5 3. The applicant proposes residential use on
6 the subject property;

7 4. The subject property has access to US
8 Highway 231 with no new roads proposed;

9 5. Strip-mining activity on the property has
10 ceased; and,

11 6. The Owensboro Metropolitan Zoning Ordinance
12 Article 12a.31 requires that the property shall revert
13 back to its original zoning classification after mining.

14 We'd like to enter the staff report into the
15 record as Exhibit C.

16 CHAIRMAN: Thank you.

17 Anyone in the audience representing the --

18 MR. PFEIFER: Mark Pfeifer. I'm just here to
19 answer questions.

20 CHAIRMAN: Thank you, sir.

21 Anyone else in the audience have any questions?

22 (No response.)

23 CHAIRMAN: Any commissioners have any questions
24 or concerns about the application?

25 (No response.)

1 CHAIRMAN: Seeing none, the Chair is ready for a
2 motion.

3 Commissioner Hardaway.

4 MS. HARDAWAY: I move that we approve this based
5 on the staff recommendations and finding of facts 1
6 through 6.

7 CHAIRMAN: We have a motion. Do we have a
8 second?

9 MS. McENROE: Second.

10 CHAIRMAN: Second by Commissioner McEnroe.

11 Any questions about the motion or the second?

12 (No response.)

13 CHAIRMAN: Seeing none, the Chair is ready for a
14 vote. All those in favor, indicate by raising your right
15 hand.

16 (All members present responded aye.)

17 CHAIRMAN: All those opposed?

18 (No response.)

19 CHAIRMAN: Motion carries.

20 -----

21 COMBINED FINAL DEVELOPMENT PLAN/MAJOR SUBDIVISION
22 PRELIMINARY PLATS

23 ITEM 6

24 Keeneland Trace, 81.24 acres

25 Consider approval of an amended combined final development
plan/major subdivision preliminary plat.

Applicant: Thompson Homes, Inc.

1 MR. HOWARD: This plat has been reviewed by the
2 planning staff and engineering staff and is found to be in
3 order. It's been reviewed by the utilities as well. This
4 is a plat and an amendment to the plat for Keeneland
5 Trace, and it eliminates some of the rear alleys that were
6 part of that development. So the engineers, city
7 engineers, obviously in on that were okay with the
8 changes. So with that, we would recommend that you
9 consider it for approval.

10 CHAIRMAN: Anyone in the audience have any
11 questions concerning this item?

12 (No response.)

13 CHAIRMAN: Any commissioners have any questions
14 or concerns?

15 (No response.)

16 CHAIRMAN: Seeing none, the Chair is ready for a
17 motion.

18 MR. JEAN: Motion to approve.

19 CHAIRMAN: We have a motion to approve. Do we
20 have a second?

21 MS. HARDAWAY: Second.

22 CHAIRMAN: By Ms. Hardaway. Motion to approve
23 and a second. All those in favor, indicate by raising
24 your right hand.

25 (All board members present responded aye.)

1 CHAIRMAN: All those opposed?

2 (No response.)

3 CHAIRMAN: Motion carries.

4 -----

5 MINOR SUBDIVISION PLATS

6 ITEM 7

7 927, 945 East Harmons Ferry Road, 21.146 acres
8 Consider approval of a minor subdivision plat
9 Applicant: Roger Shocklee; Hayward Allan Murray and Diana
Christy Murray

10 MR HOWARD: This plat comes before you as an
11 exception to the three-to-one requirement. There was a
12 lot out there, a small lot, under 10 acres, that met the
13 requirements. This plat creates an agricultural parcel
14 but also a five-acre parcel that doesn't meet the
15 three-to-one requirement. There is no further subdivision
16 note on here. So the property can't be further subdivided
17 without meeting the requirements of the regulations. So
18 we would recommend that you consider for approval.

19 CHAIRMAN: Thank you.

20 Anyone in the audience representing the
21 applicant?

22 (No response.)

23 CHAIRMAN: Anyone have any questions concerning
24 it?

25 (No response.)

1 CHAIRMAN: Any commissioners have any questions?

2 (No response.)

3 CHAIRMAN: Seeing none, the Chair is ready for a
4 motion.

5 MR. EDGE: Motion to approve.

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

8 MR. REEVES: Second.

9 CHAIRMAN: Second by Commissioner Reeves. All
10 those in favor of the motion, please indicate by raising
11 your right hand.

12 (All board members present responded aye.)

13 All those opposed?

14 (No response.)

15 CHAIRMAN: Motion carries.

16 ITEM 8

17 1120 Lyddane Bridge Road, 2.248 acres
18 Consider approval of a minor subdivision plat.
19 Applicant: Gregory & Kimberly A. Mullican

20 MR. HOWARD: This plat comes before you as an
21 exception on the minimum road frontage requirement and the
22 three-to-one requirement. They have that and 50 feet of
23 road frontage out Lyddane Bridge Road opening up into a
24 parcel that's about two-and-a-quarter acres. They're
25 creating a boundary around an existing home, a garage, a
pool. So they're not creating another parcel for

1 development purposes. They're just creating around an
2 existing home. So with no further subdivision notes on
3 the plat, we would recommend that you consider it for
4 approval.

5 CHAIRMAN: Anyone in the audience representing
6 this item?

7 (No response.)

8 CHAIRMAN: Any questions or any statements?

9 (No response.)

10 CHAIRMAN: No?

11 Thank you, sir.

12 Any questions or concerns from the audience?

13 (No response.)

14 CHAIRMAN: Questions or concerns from the
15 commissioners?

16 (No response.)

17 CHAIRMAN: Seeing none, the chair is ready for a
18 motion.

19 Commissioner Velotta.

20 MR. VELOTTA: Motion to approve.

21 CHAIRMAN: Motion to approve. Do we have a
22 second?

23 MS. MCENROE: Second.

24 CHAIRMAN: Second by Commissioner McEnroe. All
25 those in favor of the motion, please indicate by raising

1 your right hand.

2 (All board members present responded aye.)

3 CHAIRMAN: All those opposed?

4 (No response.)

5 CHAIRMAN: Motion carries.

6 ITEM 9

7 2886, 2888, 2898, 2904 Settles Road, 5.915 acres
Consider approval of a minor subdivision plat.

8 Applicant: Martin & Sarah Walker; Southeast Daviess
County Water District.

9
10 MR. HOWARD: This plat comes before you with an
11 exception, a couple of exceptions, one to the three-to-one
12 requirement and the minimum road frontage requirement for
13 the parcel located at 2886. It's what we would consider
14 to be a flag lot. It goes back and around the Southeast
15 Daviess County Water District facility on the property.
16 So really there's not any other place on there that a lot
17 could be gained. They're also eliminating some road
18 frontage lots up front and making all the parcels bigger.
19 So we're reducing the total number of lots. Even though
20 we're creating an irregular-shaped lot, we would recommend
21 that you consider for approval.

22 CHAIRMAN: Thank you.

23 Anyone in the audience representing the
24 applicant?

25 Thank you.

1 Any questions from the audience?

2 (No response.)

3 CHAIRMAN: Any questions or concerns from the
4 commissioners?

5 (No response.)

6 CHAIRMAN: Seeing none, the Chair is ready for
7 motion.

8 Commissioner Reeves.

9 MR. REEVES: Motion to approve this application.

10 CHAIRMAN: Motion. Do we have a second?

11 MR. EDGE: Second.

12 CHAIRMAN: Second by Commissioner Edge. All
13 those in favor of the motion and second, please indicate
14 by raising your right hand.

15 (All board members present responded aye.)

16 CHAIRMAN: All those opposed?

17 (No response.)

18 CHAIRMAN: Motion carries.

19 -----

20 NEW BUSINESS

21 CHAIRMAN: All the commissioners should have
22 received a copy of the financial statement and had an
23 opportunity to take a look. Anyone have any questions or
24 concerns about the financial statement?

25 (No response.)

1 CHAIRMAN: Seeing none, the Chair is ready for a
2 motion.

3 Commissioner Reeves.

4 MR. REEVES: Motion to approve the financial
5 statement.

6 CHAIRMAN: Motion to approve. DO we have a
7 second?

8 MR. VELOTTA: Second.

9 CHAIRMAN: Second by Commissioner Velotta. All
10 those in favor, please indicate by raising your right
11 hand.

12 (All board members present responded aye.)

13 CHAIRMAN: All those opposed?

14 (No response.)

15 CHAIRMAN: Financial statement passes.

16 All right. Comments by the Chairman. The only
17 comment I have is the fact that I will not be here
18 next month, but it's going to be left in great hands
19 by Commissioner Lewis Jean, who is the Vice Chair.

20 Good luck.

21 MR. JEAN: Thank you.

22 CHAIRMAN: Any of the planning commissioners
23 have anything?

24 To you, Mr. Director.

25 MR. HOWARD: I just have one comment. Melissa

1 Evans is our associate director of planning. She serves
2 as the Western Kentucky regional representative on the
3 American Association -- American Planning Association,
4 Kentucky Chapter. She's part of our board. I've been on
5 that board as well for years and years. This will
6 actually be my last year on the board, so that's exciting.

7 But Melissa has organized -- for years, we've
8 done a half-day regional training event in Western
9 Kentucky somewhere. We've posted those in Paducah,
10 Owensboro, Madisonville, and other places.

11 This year, that event will be on Friday,
12 November 22nd, here in Owensboro. And we'll be doing that
13 at the GRADD office. So if any of you all are interested
14 in attending, please let us know and we'll get you signed
15 up for that. That's the only thing I have.

16 CHAIRMAN: Thank you, sir.

17 One last motion.

18 MS. HARDAWAY: Motion to adjourn.

19 CHAIRMAN: Do we have a second for that?

20 MR. EDGE: Second.

21 CHAIRMAN: Second by Commissioner Edge. All
22 those in favor, please indicate by raising your right
23 hand.

24 (All board members present responded aye.)

25 CHAIRMAN: Those opposed?

(No response.)

CHAIRMAN: We are adjourned.

(The meeting adjourned at 5:46 p.m.)

COMMISSION EXPIRES:
AUGUST 14, 2023
COUNTY OF RESIDENCE
DAVIESS COUNTY, KENTUCKY