



**Agenda**  
Owensboro Metropolitan Planning Commission  
**June 13, 2002**

**1** /4

1. Consider the minutes of the May 9, 2002, meeting.

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***Public Facilities Plans – Review For Consistency With Comprehensive Plan***

2. **247 HILL BRIDGE RD** (Map CO-37)  
**Land Acquisition**  
Consider comments regarding the acquisition of property located at 247 Hill Bridge Road, Utica in order to improve the intersection.  
Referred by: Daviess County Fiscal Court

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***Cellular Telecommunications Facilities Per KRS 100.987***

3. **4747 WINKLER RD** (Map CO-66)  
Consider approval of a wireless telecommunications tower.  
Applicant: Nextel WIP Lease Corp., d/b/a Nextel Partners, Kenenergy Corp.

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***Zoning Changes – City***

4. **2425 FREDERICA ST, 1.963± acres** (Map N-8)  
Consider zoning change:  
From **B-4** General Business, **R-1C** Single-Family Residential to **P-1** Professional/Service  
Applicant: Independence Bank of Kentucky, Inc., J. Frank Hartz Testamentary Trust c/o Maxine G. & Max S. Hartz Trustees, Jerry D. & Carolyn De Spain, Patricia B. Powell Revocable Living Trust, John L. & Jane W. Reynolds 0206.1480

- 4a. **Related Item:**

**2425 FREDERICA ST, 1.963 acres** (Map N-8)  
Consider approval of **final development plan**.  
Applicant: Independence Bank of Kentucky, Inc., J. Frank Hartz Testamentary Trust c/o Maxine G. & Max S. Hartz Trustees, Jerry D. & Carolyn De Spain, Patricia B. Powell Revocable Living Trust, John L. & Jane W. Reynolds

5. **515 E 22<sup>ND</sup> ST, 0.49 acres** (Map N-8)  
Consider zoning change:  
From **P-1** Professional/Service to **R-4DT** Inner-City Residential  
Applicant: Blessed Mother Parish, Inc., Diocese of Owensboro 0206.1481

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***Zoning Changes - County***

6. **4300 BLOCK EAGLE CREST DR, 5.513 acres** (Map N-39)  
Consider zoning change:  
From **A-U** Urban Agriculture to **R-1A** Single-Family Residential  
Applicant: Hayden Park Developers, c/o Ron Jones 0206.1482

- 6a. **Related Item:**

**The Falcons at Eagle Crest Estates, Section 3, 5.513 acres** (Map N-39)  
Consider approval of **major subdivision preliminary plat**.  
Applicant: Hayden Park Developers, c/o Ron Jones



**Agenda**  
Owensboro Metropolitan Planning Commission  
**June 13, 2002**

**2/4**

7. **8220 KY 81, 10.119 acres** (Map CO-29, 30)  
Consider zoning change:  
From **I-1** Light Industrial, **A-R** Rural Agricultural to **I-2** Heavy Industrial  
Applicant: Kenneth Frazier, Winn Leasing Corp. 0206.1483

7a. **Related Item:**

**8220 KY 81, 10.119 acres** (Map CO-29, 30)  
Consider approval of **preliminary development plan**.  
Applicant: Kenneth Frazier, Winn Leasing Corp.

8. **3901 BLOCK OLD HARTFORD RD, 22.121± acres** (Map N-22)  
Consider zoning change:  
From **A-U** Urban Agriculture to **R-1C** Single-Family Residential  
Applicant: Pedley Developers, LLC, Jerry & Betty Yeiser 0206.1484

8a. **Related Item:**

**Cross Creek, 22.121 acres** (Map N-22)  
Consider approval of **major subdivision preliminary plat**.  
Applicant: Pedley Developers, LLC, Jerry & Betty Yeiser

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*Development Plans*

9. **4612, 4700, 4800, 4950 KY 56, 94.575 acres** (Map N-72) (**POSTPONED**)  
Consider approval of **final development plan**.  
Applicant: Bellevue Baptist Church
10. **3232 VILLA PT, 6.007 acres** (Map N-48)  
Consider approval of **final development plan**.  
Applicant: Wyndalls Foodland, Ibok, LLC c/o Terry Roark

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*Major Subdivisions*

11. **2600 Block Avenue of The Parks, 1901 Block E 26<sup>TH</sup> ST, 123.235 acres** (Map N-21)  
Consider approval of **major subdivision final plat**.  
Applicant: National City Bank, Kentucky, Jagoe Development Corporation
12. **Carlsbad East, 14 acres** (Map N-40)  
Consider approval of **major subdivision final plat**.  
Applicant: Carl Westerfield
13. **Doe Ridge, Section 4, 2.139 acres** (Map N-81)  
Consider approval of **major subdivision final plat**.  
Applicant: Robert J. Wimsatt
14. **Harbor Trace, Section 1, 3.223 acres** (Map N-81)  
Consider approval of **major subdivision final plat**.  
Applicant: Robert J. Wimsatt
15. **Lake Forest, Phase I, Unit 1, Lots 1 & 2, Lots 236-238, 3.174 acres** (Map N-49)  
Consider approval of **revised major subdivision preliminary plat**.



**Agenda**  
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**3/4**

Applicant: JMP/Lake Forest, Inc.

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*Minor Subdivisions*

16. **4500 BLOCK LAKE FOREST DR, 3100 BLOCK SPRING RIDGE PKWY, 25.935 acres** (Map N-49)  
Consider approval of **minor subdivision plat**.  
Applicant: George Thacker, Mary Thacker Silvert, George Wallace Thacker Trust "B", JMP/Lake Forest, Inc.
  17. **10387 PARKS RD, 1.50 acres** (Map CO-58)  
Consider approval of **minor subdivision plat**.  
Applicant: James E. & Edna D. Goodall
  18. **4300, 4382 POPLAR LOG BRIDGE RD, 9344, 9380 JOHNSON RD, 22.55 acres** (Map CO-69)  
Consider approval of **minor subdivision plat**.  
Applicant: Tony M. & Theresa G. Curtis, Christopher & Mary Schartung, Duane Taylor, Matthew & Lisa McCoy, Eric M. & Anne M. Davis
  19. **9035, 9045, 9055, 9101 TODD BRIDGE RD, 1.11, 1.11, 1.10, 1.09 acres** (Map CO-30)  
Consider approval of **minor subdivision plat**.  
Applicant: Sarah Wells
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*Agricultural Division*

20. **4137 POPLAR LOG BRIDGE RD, 9251 POPLAR SPUR RD** (Map CO-69)  
Consider approval of **agricultural division**.  
Applicant: Hubert Hust
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*Surety Releases*

21. **Action Pest Control, \$1,102.00**  
Consider release of surety (Certified Check) for **landscaping**.  
Surety posted by: Action Pest Control
22. **Bertha Goetz Estate, Unit #4, \$500.00**  
Consider release of surety (Certificate of Deposit) for **sewer tap**.  
Surety posted by: Bertha Goetz Estate, c/o Jim Goetz
23. **Eagle Crest Estates, Unit #1, \$34,076.00**  
Consider partial release of surety (Certificate of Deposit) for **storm and sanitary sewers**.  
Surety retained (Certificate of Deposit), **\$5,514.00**  
Surety posted by: Hayden Park Developers, c/o Ron Jones
24. **Spectrum Logistics, LLC, \$10,095.00**  
Consider release of surety (Performance Bond) for **landscaping**.  
Surety posted by: Hayden Construction Co., Inc.
25. **Turtle Creek, Unit #2, \$33,663.15**  
Consider partial release of surety (Performance Bond) for **streets, sidewalks and storm sewers**.  
Surety retained (Performance Bond), **\$37,557.20**  
Surety posted by: Robert J. Wimsatt



**Agenda**  
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**4**/<sub>4</sub>

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***Surety Transfers***

26. **Bertha Goetz Estate, Unit #4, \$5,875.00**  
Transfer of surety (Certificate of Deposit) for **water mains and fire hydrants** to the City of Owensboro.  
Surety posted by: Bertha Goetz Estate, c/o Jim Goetz
27. **Brookhill Heritage, Unit #13, \$3,836.00**  
Transfer of surety (Certificate of Deposit) for **1" bitum conc. surface** to the City of Owensboro.  
Surety posted by: JMJ Construction
28. **Brookhill Heritage, Unit #13, \$7,672.00**  
Transfer of surety (Certificate of Deposit) for **2" bitum conc. base** to the City of Owensboro.  
Surety posted by: JMJ Construction
29. **Brookhill Heritage, Unit #13, \$8,334.00**  
Transfer of surety (Certificate of Deposit) for **sidewalks** to the City of Owensboro.  
Surety posted by: JMJ Construction
30. **Cinderella Drive, \$28,478.50**  
Transfer of surety (Performance Bond) for **public improvements** to the Daviess County Fiscal Court.  
Surety posted by: James Glenn Causey
31. **Lake Forest, Unit #12, \$2,923.20**  
Transfer of surety (Certificate of Deposit) for **1" bitum conc. surface** to the Daviess County Fiscal Court.  
Surety posted by: Lake Forest Community, LLC
32. **Lake Forest, Unit #12, \$5,846.40**  
Transfer of surety (Certificate of Deposit) for **2" bitum conc. base** to the Daviess County Fiscal Court.  
Surety posted by: Lake Forest Community, LLC
33. **Lake Forest, Unit #12, \$8,562.00**  
Transfer of surety (Certificate of Deposit) for **sidewalks** to the Daviess County Fiscal Court.  
Surety posted by: Lake Forest Community, LLC
34. **Lake Forest, Unit #12, \$4,650.00**  
Transfer of surety (Certificate of Deposit) for **storm sewers and drainage** to the Daviess County Fiscal Court.  
Surety posted by: Lake Forest Community, LLC

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***New Business***

35. Consider approval of FY 2003 budget.