

1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 FEBRUARY 10, 2005

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4 The Owensboro Metropolitan Planning

5 Commission met in regular session at 6:00 p.m. on

6 Thursday, February 10, 2005, at City Hall, Commission

7 Chambers, Owensboro, Kentucky, and the proceedings

8 were as follows:

9 MEMBERS PRESENT: Drew Kirkland, Chairman
Gary Noffsinger
10 Dave Appleby
Jimmy Gilles
11 Scott Jagoe
Irvin Rogers
12 Sister Vivian Bowles
Judy Dixon
13 Dr. Mark Bothwell
Martin Hayden
14 Stewart Elliott,
Attorney

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17 CHAIRMAN: I would like to welcome

18 everybody to our February 10th Metropolitan Planning

19 Commission meeting.

20 Would you all stand for our invocation and

21 pledge of allegiance.

22 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

23 CHAIRMAN: Our first item of business will

24 be to review the minutes of our January 13th meeting.

25 Are there any additions, corrections?

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1 (NO RESPONSE)

2 CHAIRMAN: If not, the Chair is ready for
3 a motion.

4 MS. DIXON: Move to approve.

5 CHAIRMAN: Motion for approval by Ms.
6 Dixon.

7 MR. HAYDEN: Second.

8 CHAIRMAN: Second by Mr. Hayden. All in
9 favor raise your right hand.

10 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

11 CHAIRMAN: Motion carries unanimously.

12 Mr. Noffsinger.

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14 PUBLIC FACILITIES PLAN
15 REVIEW FOR CONSISTENCY WITH COMPREHENSIVE PLAN

16 ITEM 2

17 500, 510 Frederica Street
18 512, 518 Frederica Street
19 Land Disposition
20 Consider request to close a 9.5 foot wide alley
21 running along the rear of 500, 510 Frederica Street a
22 distance of 101.35 feet in length and consider request
23 to close a ten foot wide alley running from Frederica
24 Street to Ewing Court between 512, 518 Frederica
25 Street a distance of approximately 270 feet in length.
Referred by: City of Owensboro

22 MR. NOFFSINGER: Mr. Chairman, this alley
23 is being closed in conjunction with the Fifth Third
24 Bank development that's being proposed. We've
25 reviewed this proposal and we find no conflict with

1 the adopted Comprehensive Plan.

2 CHAIRMAN: Is there anybody here
3 representing the applicant?

4 (NO RESPONSE)

5 CHAIRMAN: Does anybody have any
6 questions?

7 (NO RESPONSE)

8 CHAIRMAN: If not, the Chair is ready for
9 a motion.

10 MR. JAGOE: Move for approval.

11 CHAIRMAN: Motion for approval by Mr.
12 Jagoe.

13 MR. APPLEBY: Second.

14 CHAIRMAN: Second by Mr. Appleby. All in
15 favor raise your right hand.

16 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

17 CHAIRMAN: Motion carries unanimously.

18 Next item, please.

19 ITEM 3

20 9656 KY 54
21 Building Construction
22 Consider request for construction of an addition of
23 five classrooms at Whitesville Elementary School.
24 Referred by: Daviess County Public Schools

23 MR. NOFFSINGER: Mr. Chairman, Planning
24 Staff has reviewed this application. We find no
25 conflict with the Comprehensive Plan.

1 CHAIRMAN: Is there anybody here
2 representing the applicant?

3 (NO RESPONSE)

4 CHAIRMAN: Does anybody have any
5 questions?

6 (NO RESPONSE)

7 CHAIRMAN: If not, the Chair is ready for
8 a motion.

9 MS. DIXON: Move to approve.

10 CHAIRMAN: Motion for approval by Ms.
11 Dixon.

12 SISTER VIVIAN: Second.

13 CHAIRMAN: Second by Sister Vivian. All
14 in favor raise your right hand.

15 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

16 CHAIRMAN: Motion carries unanimously.

17 Next item, please.

18 ITEM 4

19 9661 KY 56
20 Building Construction
21 Consider request for renovation and addition of four
22 classrooms and expansion of the cafeteria at West
23 Louisville Elementary School
24 Referred by: Daviess County Public Schools

25 MR. NOFFSINGER: Mr. Chairman, we find no
26 conflict with the adopted Comprehensive Plan.

27 CHAIRMAN: Anybody here representing the

1 applicant?

2 (NO RESPONSE)

3 CHAIRMAN: Does anybody have any
4 questions?

5 (NO RESPONSE)

6 CHAIRMAN: If not, the Chair is ready for
7 a motion.

8 MR. HAYDEN: Motion for approval.

9 CHAIRMAN: Motion for approval by Mr.
10 Hayden.

11 SISTER VIVIAN: Second.

12 CHAIRMAN: Second by Sister Vivian. All
13 in favor raise your right hand.

14 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

15 CHAIRMAN: Motion carried unanimously.

16 Next item, please.

17 ITEM 5

18 1650, 1700 Parrish Plaza Drive
19 Building Renovation and Land Acquisition
20 Consider request for renovation of an existing 10,000
21 square foot building to convert to offices and
22 classrooms with the addition of parking adjacent to
23 the building
24 Referred by: Daviess County Public Schools

25 MR. NOFFSINGER: Mr. Chairman, we find no
conflict with the adopted Comprehensive Plan.

CHAIRMAN: Anybody here representing the
applicant?

1 APPLICANT REP: Yes.

2 CHAIRMAN: Any questions of the applicant?

3 (NO RESPONSE)

4 CHAIRMAN: If not, the Chair is ready for
5 a motion.

6 MS. DIXON: Move to approve.

7 CHAIRMAN: Motion for approval by Ms.
8 Dixon.

9 DR. BOTHWELL: Second.

10 CHAIRMAN: Second by Dr. Bothwell. All in
11 favor raise your right hand.

12 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

13 CHAIRMAN: Motion carries unanimously.

14 Next item, please.

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16 ZONING CHANGES - COUNTY

17 ITEM 6

18 3957 KY 554

19 Consider zoning change: From R-1A Single-Family
20 Residential to A-R Rural Agriculture
Applicant: Janice Sinnett, James Sinnett

21 MR. ELLIOTT: State your name for the
22 record, please.

23 MS. STONE: Becky Stone.

24 (MS. BECKY STONE SWORN BY ATTORNEY.)

25 PLANNING STAFF RECOMMENDATIONS

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1 Staff recommends approval because the
2 proposal is in compliance with the community's adopted
3 Comprehensive Plan. The findings of fact that support
4 this recommendation include the following:

5 Findings of Fact:

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

9 2. The subject property is an existing
10 lot with frontage on an existing state road with no
11 new roads or streets proposed; and,

12 3. The subject property is a separate,
13 large, well-proportioned lot.

14 MS. STONE: We would like to enter the
15 Staff Report as Exhibit A.

16 CHAIRMAN: Is anybody here representing
17 the applicant?

18 (NO RESPONSE)

19 CHAIRMAN: Does anybody have any questions
20 of the applicant?

21 (NO RESPONSE)

22 CHAIRMAN: If not, the Chair is ready for
23 a motion.

24 MS. DIXON: Move to approve based upon
25 Planning Staff Recommendations, Findings of Fact 1, 2

1 and 3.

2 CHAIRMAN: Motion for approval by Ms.
3 Dixon.

4 SISTER VIVIAN: Second.

5 CHAIRMAN: Second by Sister Vivian. All
6 in favor raise your right hand.

7 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

8 CHAIRMAN: Motion carries unanimously.

9 Next item, please.

10 MR. APPLEBY: Mr. Chairman, I need to
11 disqualify myself on this item.

12 CHAIRMAN: Let the record note that Mr.
13 Appleby is disqualifying himself.

14 ITEM 7

15 35 Lakewood Drive
16 Consider zoning change: From B-4 General Business
17 and R-3MF Multi-Family Residential to B-4 General
Business
18 Applicant: Robert H. Steele

19 PLANNING STAFF RECOMMENDATIONS

20 Staff recommends approval because the
21 proposal is in compliance with the community's adopted
22 Comprehensive Plan. The condition and findings of
23 fact that support this recommendation include the
24 following:

25 Condition: Submittal of a final development plan
prior to the issuance of any building permits.

1 Findings of Fact:

2 1. The subject property is partially
3 located in a Business Plan Area, where general
4 business uses are appropriate in limited locations and
5 partially located in an Urban Residential Plan Area
6 where general business uses are appropriate in very
7 limited locations;

8 2. The subject property will be
9 nonresidential commercial development; and,

10 3. The subject property is a logical
11 expansion of an exiting B-4 General Business zone that
12 abuts the same street and will not significantly
13 increase the extent of the zone in the vicinity and
14 will not overburden the capacity of roadways and other
15 necessary urban services in the affected area.

16 MS. STONE: We would like the Staff Report
17 enter into the record as Exhibit B.

18 CHAIRMAN: Anybody here representing the
19 applicant?

20 MR. SANDIDGE: Yes, sir. Ridley Sandidge.
21 I'm here for the applicant.

22 CHAIRMAN: Mr. Sandidge, do you have a
23 statement you'd like to make?

24 MR. SANDIDGE: No. We're in favor of the
25 adoption of the proposed finding by the Staff.

1 CHAIRMAN: We have a representative of the
2 applicant. Does anybody have any questions of the
3 applicant?

4 (NO RESPONSE)

5 CHAIRMAN: If not, the Chair is ready for
6 a motion.

7 MR. ROGERS: Motion for approval based on
8 the Planning Staff Recommendation with one condition
9 and Findings of Fact 1 through 3.

10 CHAIRMAN: Motion for approval by Mr.
11 Rogers.

12 MR. JAGOE: Second.

13 CHAIRMAN: Second by Mr. Jagoe. All in
14 favor raise your right hand.

15 (ALL BOARD MEMBERS PRESENT - WITH THE
16 DISQUALIFICATION OF MR. APPLEBY- RESPONDED AYE.)

17 CHAIRMAN: Motion carries unanimously.

18 Next item, please.

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20 MINOR SUBDIVISIONS

21 ITEM 8

22 1622, 1624 Payne Avenue, 0.22 acres
23 Consider approval of minor subdivision plat.
24 Applicant: Jeffery L. Parrish

25 MR. NOFFSINGER: Mr. Chairman, the
26 applicant's representative, Mr. Tommy Littlepage, has

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1 requested this item be postponed until the March
2 meeting of the Planning Commission. You'll need to
3 vote on that.

4 MR. ROGERS: Motion for postponement.

5 CHAIRMAN: Motion for postponement by Mr.
6 Rogers.

7 MR. JAGOE: Second.

8 CHAIRMAN: Second by Mr. Jagoe. All in
9 favor raise your right hand.

10 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

11 CHAIRMAN: This item is postponed.

12 Next item, please.

13 ITEM 9

14 492 Steamboat Road, 1.781 acres
15 Consider approval of minor subdivision plat.
16 Applicant: Marvin Larry Morris

17 MR. NOFFSINGER: Mr. Chairman, this plat
18 is before you tonight and it's been reviewed by the
19 Planning Staff. Becky Stone is here tonight to
20 describe the plat to you.

21 MS. STONE: The applicant is proposing to
22 create one lot out of a larger agricultural tract in
23 order to create a lot for an existing home and barn on
24 the tract. The road frontage is 100 feet at the
25 building setback line and there's 50 feet remaining
for the agricultural tract which is over 10 acres in

1 size; however, it does exceed the three to one ratio.
2 The position of the barn and the activity that's going
3 on on the property makes them extend that property
4 boundary further. It's a pretty regularly shaped lot.
5 It's not a flag lot configuration. We would recommend
6 that it be approved.

7 CHAIRMAN: Is anybody here representing
8 the applicant?

9 (NO RESPONSE)

10 CHAIRMAN: Does anybody have any
11 questions?

12 (NO RESPONSE)

13 CHAIRMAN: If not, the Chair is ready for
14 a motion.

15 MR. JAGOE: Move for approval.

16 CHAIRMAN: Motion for approval by Mr.
17 Jagoe.

18 SISTER VIVIAN: Second.

19 CHAIRMAN: Second by Sister Vivian. All
20 in favor raise your right hand.

21 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

22 CHAIRMAN: Motion carries unanimously.

23 MR. NOFFSINGER: Mr. Chairman, Item 10 has
24 been withdrawn.

25 CHAIRMAN: Item 10 has been withdrawn.

1 Mr. Gilles, we're ready for one final
2 motion. Would you make that for us, please.

3 MR. APPLEBY: I will. Move to adjourn.

4 CHAIRMAN: Motion for adjournment by Mr.
5 Appleby.

6 MR. GILLES: Second.

7 CHAIRMAN: Second by Mr. Gilles. All in
8 favor raise your right hand.

9 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

10 CHAIRMAN: We are adjourned.

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16 WITNESS my hand and notarial seal on this
17 the 15th day of February, 2005

22 COMMISSION EXPIRES:
23 DECEMBER 19, 2006

24 COUNTY OF RESIDENCE:
DAVIESS COUNTY, KENTUCKY