The Owensboro Metropolitan Planning Commission met in regular session at 6:00 p.m. on Thursday, February 10, 2005, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

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

CHAIRMAN:  I would like to welcome everybody to our February 10th Metropolitan Planning Commission meeting.

Would you all stand for our invocation and pledge of allegiance.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN:  Our first item of business will be to review the minutes of our January 13th meeting.

Are there any additions, corrections?
CHAIRMAN: If not, the Chair is ready for a motion.

MS. DIXON: Move to approve.

CHAIRMAN: Motion for approval by Ms. Dixon.

MR. HAYDEN: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimously.

Mr. Noffsinger.

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PUBLIC FACILITIES PLAN
REVIEW FOR CONSISTENCY WITH COMPREHENSIVE PLAN

ITEM 2

500, 510 Frederica Street
512, 518 Frederica Street

Land Disposition

Consider request to close a 9.5 foot wide alley running along the rear of 500, 510 Frederica Street a distance of 101.35 feet in length and consider request to close a ten foot wide alley running from Frederica Street to Ewing Court between 512, 518 Frederica Street a distance of approximately 270 feet in length.

Referred by: City of Owensboro

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

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the adopted Comprehensive Plan.

CHAIRMAN: Is there anybody here representing the applicant?
(NO RESPONSE)

CHAIRMAN: Does anybody have any questions?
(NO RESPONSE)

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

MR. JAGOE: Move for approval.

CHAIRMAN: Motion for approval by Mr. Jagoe.

MR. APPLEBY: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimously.

Next item, please.

ITEM 3

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

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

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CHAIRMAN: Is there anybody here representing the applicant?
(NO RESPONSE)
CHAIRMAN: Does anybody have any questions?
(NO RESPONSE)
CHAIRMAN: If not, the Chair is ready for a motion.
MS. DIXON: Move to approve.
CHAIRMAN: Motion for approval by Ms. Dixon.
SISTER VIVIAN: Second.
CHAIRMAN: Second by Sister Vivian. All in favor raise your right hand.
(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)
CHAIRMAN: Motion carries unanimously.

Next item, please.

ITEM 4
9661 KY 56
Building Construction
Consider request for renovation and addition of four classrooms and expansion of the cafeteria at West Louisville Elementary School
Referred by: Daviess County Public Schools

MR. NOFFSINGER: Mr. Chairman, we find no conflict with the adopted Comprehensive Plan.
CHAIRMAN: Anybody here representing the

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applicant?

(NO RESPONSE)

CHAIRMAN: Does anybody have any questions?

(NO RESPONSE)

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

MR. HAYDEN: Motion for approval.

CHAIRMAN: Motion for approval by Mr. Hayden.

SISTER VIVIAN: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carried unanimously.

Next item, please.

ITEM 5

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

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

CHAIRMAN: Anybody here representing the applicant?
APPLICANT REP: Yes.

CHAIRMAN: Any questions of the applicant?

(NO RESPONSE)

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

MS. DIXON: Move to approve.

CHAIRMAN: Motion for approval by Ms. Dixon.

DR. BOTHWELL: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimously.

Next item, please.

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ZONING CHANGES - COUNTY

ITEM 6

3957 KY 554  Consider zoning change: From R-1A Single-Family Residential to A-R Rural Agriculture  Applicant: Janice Sinnett, James Sinnett

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

MS. STONE: Becky Stone.

(MS. BECKY STONE SWORN BY ATTORNEY.)

PLANNING STAFF RECOMMENDATIONS

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

Findings of Fact:

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

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

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

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

CHAIRMAN: Is anybody here representing the applicant?

(NO RESPONSE)

CHAIRMAN: Does anybody have any questions of the applicant?

(NO RESPONSE)

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

MS. DIXON: Move to approve based upon Planning Staff Recommendations, Findings of Fact 1, 2
and 3.

CHAIRMAN: Motion for approval by Ms. Dixon.

SISTER VIVIAN: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimously.

Next item, please.

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

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

ITEM 7

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

PLANNING STAFF RECOMMENDATIONS

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

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

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Findings of Fact:

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

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

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

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

CHAIRMAN: Anybody here representing the applicant?

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

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

MR. SANDIDGE: No. We're in favor of the adoption of the proposed finding by the Staff.
CHAIRMAN: We have a representative of the applicant. Does anybody have any questions of the applicant?

(NO RESPONSE)

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

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

CHAIRMAN: Motion for approval by Mr. Rogers.

MR. JAGOE: Second.

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

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

CHAIRMAN: Motion carries unanimously.

Next item, please.

MINOR SUBDIVISIONS

ITEM 8

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

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

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

MR. ROGERS: Motion for postponement.

CHAIRMAN: Motion for postponement by Mr. Rogers.

MR. JAGOE: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: This item is postponed.

Next item, please.

ITEM 9

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

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

MS. STONE: The applicant is proposing to create one lot out of a larger agricultural tract in order to create a lot for an existing home and barn on the tract. The road frontage is 100 feet at the building setback line and there's 50 feet remaining for the agricultural tract which is over 10 acres in Ohio Valley Reporting (270) 683-7383
size; however, it does exceed the three to one ratio. The position of the barn and the activity that's going on on the property makes them extend that property boundary further. It's a pretty regularly shaped lot. It's not a flag lot configuration. We would recommend that it be approved.

CHAIRMAN: Is anybody here representing the applicant?

(NO RESPONSE)

CHAIRMAN: Does anybody have any questions?

(NO RESPONSE)

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

MR. JAGOE: Move for approval.

CHAIRMAN: Motion for approval by Mr. Jagoe.

SISTER VIVIAN: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimously.

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

CHAIRMAN: Item 10 has been withdrawn.
Mr. Gilles, we're ready for one final motion. Would you make that for us, please.

MR. APPLEBY: I will. Move to adjourn.

CHAIRMAN: Motion for adjournment by Mr. Appleby.

MR. GILLES: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: We are adjourned.

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STATE OF KENTUCKY)  
    ) SS: REPORTER'S CERTIFICATE  
COUNTY OF DAVIESS)  

I, LYNETTE KOLLER, Notary Public in and for the State of Kentucky at Large, do hereby certify that the foregoing Owensboro Metropolitan Planning & Zoning meeting was held at the time and place as stated in the caption to the foregoing proceedings; that each person commenting on issues under discussion were duly sworn before testifying; that the Board members present were as stated in the caption; that said proceedings were taken by me in stenotype and electronically recorded and was thereafter, by me, accurately and correctly transcribed into the foregoing 13 typewritten pages; and that no signature was requested to the foregoing transcript.

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

LYNETTE KOLLER, NOTARY PUBLIC
OHIO VALLEY REPORTING SERVICE
202 WEST THIRD STREET, SUITE 12
OWENSBORO, KENTUCKY 42303

COMMISSION EXPIRES:
DECEMBER 19, 2006

COUNTY OF RESIDENCE:
DAVIESS COUNTY, KENTUCKY

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