

1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 OCTOBER 12, 2006

3 The Owensboro Metropolitan Planning Commission
4 met in regular session at 5:30 p.m. on Thursday,
5 October 12, 2006, at City Hall, Commission Chambers,
6 Owensboro, Kentucky, and the proceedings were as
7 follows:

8 MEMBERS PRESENT: Drew Kirkland, Chairman
9 Gary Noffsinger
10 Scott Jagoe
11 Tim Miller
12 Dave Appleby
13 Nick Cambron
14 Dr. Mark Bothwell
15 Martin Hayden
16 Stewart Elliott, Attorney
17 Madison Silvert, Attorney

18 CHAIRMAN: I would like to welcome everybody
19 to our October 12th Planning Commission meeting.

20 Everybody please rise and I'll give our
21 invocation.

22 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

23 CHAIRMAN: Our first item of business is to
24 consider the minutes of the September 14, 2006
25 meeting. Are there any corrections, additions?

(NO RESPONSE)

26 CHAIRMAN: If not the chair is ready for a
27 motion.

28 DR. BOTHWELL: Motion to approve,

1 Mr. Chairman.

2 CHAIRMAN: Motion for approval by Dr.

3 Bothwell.

4 MR. MILLER: Second.

5 CHAIRMAN: Second by Mr. Miller. All in favor
6 raise your right hand.

7 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

8 CHAIRMAN: Motion carries unanimously.

9 Next item, Mr. Noffsinger.

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11 ZONING CHANGES

12 ITEM 2

13 3611 Ralph Avenue, 3628 KY 54, 0.847 acres
14 Consider zoning change: From R-1A Single-Family
15 Residential to B-4 General Business
16 Applicant: MPG Commercial Properties, LLC

17 MR. NOFFSINGER: Mr. Chairman, Item 2, the
18 applicant through their engineer, Mr. Don Bryant, has
19 requested that you postpone this item. You will need
20 to take a vote in order to postpone it.

21 CHAIRMAN: Chair is ready for a motion on this
22 action.

23 MR. CAMBRON: Motion for postponement.

24 CHAIRMAN: Motion for postponement by Mr.
25 Cambron.

MR. HAYDEN: Second.

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

3 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

4 CHAIRMAN: Motion carries unanimously.

5 Next item, please.

6 ITEM 3

7 Portion of 4700-4800 Blks Sutherland Road, 2.130 acres
8 Consider zoning change: From A-R Rural Agricultural
9 to B-4 General Business
Applicant: Greater Vision Baptist Church, Stephen and
Christine Aull

10 MR. SILVERT: State your name for the record,
11 please.

12 MR. HOWARD: Brian Howard.

13 (MR. BRIAN HOWARD SWORN BY ATTORNEY.)

14 PLANNING STAFF RECOMMENDATIONS

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

20 CONDITIONS:

21 1. Approval of a final development plan by
22 the OMPC.

23 2. Commitment on the preliminary plat/final
24 development plan to improve Sutherland Road to a 34
25 foot pavement width with curb and gutter when deemed

1 necessary by the county engineer.

2 FINDINGS OF FACT:

3 1. The subject property is located in an
4 Urban Residential Plan Area, where general business
5 uses are appropriate in very-limited locations;

6 2. Property to the immediate north of the
7 subject property is zoned B-4 General Business;

8 3. Improvements have been proposed to widen
9 the existing road to maintain an acceptable level of
10 service on Sutherland Road; and,

11 4. The applicant's proposal is a logical
12 expansion of the B-4 General Business zoning to the
13 north, because it will not significantly increase the
14 extent of general business uses that are located in
15 the vicinity or overburden the capacity of the
16 roadways and other necessary urban services that are
17 in the affected area, upon completion of the proposed
18 roadway improvements.

19 MR. HOWARD: We would like to enter the Staff
20 Report as Exhibit A.

21 CHAIRMAN: Is anybody here representing the
22 applicant?

23 APPLICANT REP: Yes.

24 CHAIRMAN: Does anybody have any questions of
25 the applicant?

1 (NO RESPONSE)

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

4 MR. CAMBRON: Motion for approval, Mr.
5 Chairman, based upon the Findings of Fact and
6 Conditions 1 and 2.

7 CHAIRMAN: We've got a motion for approval by
8 Mr. Cambron.

9 MR. APPLEBY: Second.

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

12 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

13 CHAIRMAN: Motion carries unanimously.

14 Next item.

15 Related Item:

16 ITEM 3A

17 Greater Vision Baptist Church, 2.130 acres
18 Consider approval of major subdivision preliminary
19 plat/final development plan.
Applicant: Greater Vision Baptist Church; Stephen and
Christine Aull

20 MR. NOFFSINGER: Mr. Chairman, this plan has
21 been reviewed by the Planning Staff and Engineering
22 Staff. It's found to be in order and ready for
23 consideration.

24 CHAIRMAN: We have somebody representing the
25 applicant?

1 APPLICANT REP: Yes.

2 CHAIRMAN: Do we have any questions of the
3 applicant?

4 (NO RESPONSE)

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

7 MR. HAYDEN: Make a motion for approval.

8 CHAIRMAN: Motion for approval by Mr. Hayden.

9 MR. APPLEBY: Second.

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

12 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

13 CHAIRMAN: Motion carries unanimously.

14 Next item, please.

15 ITEM 3B

16 4733, 4800 Blk Sutherland Road, 35.549 acres
17 Consider approval of major subdivision final plat.
18 Surety (Certified Check) posted: \$15,264.00
19 Applicant: Greater Vision Baptist Church; Stephen and
20 Christine Aull

21 MR. NOFFSINGER: Mr. Chairman, this plat has
22 been reviewed by the Planning Staff and Engineering
23 Staff found to be in order and ready for
24 consideration.

25 CHAIRMAN: We have somebody here representing
the applicant. Does anybody have any questions of the
applicant?

1 (NO RESPONSE)

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

4 MR. CAMBRON: Motion for approval, Mr.
5 Chairman.

6 CHAIRMAN: Motion for approval by Mr. Cambron.

7 MR. HAYDEN: Second.

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

10 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

11 CHAIRMAN: Motion carries unanimously.

12 Next item, please.

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14 MAJOR SUBDIVISIONS

15 ITEM 4

16 Jim Hawkins, Unit 1, 4.473 acres
17 Consider approval of major subdivision final plat.
18 Surety (Certified Check) posted: \$1,301.00
19 Applicant: Jim Hawkins

20 MR. NOFFSINGER: Mr. Chairman, this plat has
21 been reviewed by the Planning Staff, Engineering
22 Staff. It's found to be in order and ready for
23 consideration.

24 CHAIRMAN: Is Anybody here representing the
25 applicant?

APPLICANT REP: Yes.

1 CHAIRMAN: Does anybody have any questions of
2 the applicant?

3 (NO RESPONSE)

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

6 MR. CAMBRON: Motion for approval,
7 Mr. Chairman.

8 CHAIRMAN: Motion for approval by Mr. Cambron.

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.

15 ITEM 5

16 Meadow Run at Whispering Meadows, Section 3, Lots
17 72-99, 6.490 acres
18 Consider approval of major subdivision final plat.
19 Surety (Letter of Credit) posted: \$42,388.80
20 Applicant: O'Bryan Development, Inc.

21 MR. NOFFSINGER: Mr. Chairman, this last plat
22 has been reviewed by the Planning Staff and
23 Engineering Staff. It's found to be in order and
24 ready for consideration.

25 CHAIRMAN: Is Anybody here representing the
26 applicant?

27 APPLICANT REP: Yes.

1 CHAIRMAN: Do we have any questions of the
2 applicant?

3 (NO RESPONSE)

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

6 MR. HAYDEN: Motion for approval.

7 CHAIRMAN: Motion for approval by Mr. Hayden.

8 DR. BOTHWELL: Second.

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

11 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

12 CHAIRMAN: Motion carries unanimously.

13 Next item, please.

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15 MINOR SUBDIVISIONS

16 ITEM 6

17 2600 Airport Road, 11.890 acres
18 Consider approval of minor subdivision plat.
19 Applicant: Owensboro-Daviess County Regional Airport
 Board, Owensboro Municipal Improvement Corporation

20 MR. NOFFSINGER: Mr. Chairman, this plat has
21 been reviewed by the Engineering Department, the
22 Planning Staff, and it's found to be in order. It
23 does come before us because it does not meet the
24 minimum requirements for a lot; however, this property
25 is being used I believe for the Green Belt and we

1 recommend that it be approved.

2 CHAIRMAN: Anybody here representing the
3 applicant?

4 APPLICANT REP: Yes.

5 CHAIRMAN: Do we have any questions of the
6 applicant?

7 (NO RESPONSE)

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

10 MR. CAMBRON: Motion for approval,
11 Mr. Chairman.

12 CHAIRMAN: Motion for approval by Mr. Cambron.

13 MR. MILLER: Second.

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

16 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

17 CHAIRMAN: Motion carries unanimously.

18 We have new business.

19 Mr. Noffsinger.

20 MR. NOFFSINGER: I do have a letter from Mr.
21 Doug Lane. I'm not going to read that letter into the
22 record, but Doug Lane was one of our planners that we
23 brought on two years ago and was training. Doug Lane
24 resigned from the Planning Commission. His last date
25 was October 9th. He did want me to let you know he

1 appreciated the opportunity to be employed here. He
2 is going on to bigger and better things and we're sure
3 going to miss him. We appreciate the time we had.

4 CHAIRMAN: If there is no further business,
5 the chair is ready for a motion.

6 MR. APPLEBY: Motion to adjourn.

7 CHAIRMAN: Motion for adjournment by Mr.
8 Appleby. Do we have a second?

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 We are adjourned.

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1 STATE OF KENTUCKY.)
2)SS: REPORTER'S CERTIFICATE
3 COUNTY OF DAVIESS)

4 I, LYNNETTE KOLLER FUCHS, Notary Public in and
5 for the State of Kentucky at Large, do hereby certify
6 that the foregoing Owensboro Metropolitan Planning
7 Commission meeting was held at the time and place as
8 stated in the caption to the foregoing proceedings;
9 that each person commenting on issues under discussion
10 were duly sworn before testifying; that the Board
11 members present were as stated in the caption; that
12 said proceedings were taken by me in stenotype and
13 electronically recorded and was thereafter, by me,
14 accurately and correctly transcribed into the
15 foregoing 11 typewritten pages; and that no signature
16 was requested to the foregoing transcript.

17 WITNESS my hand and notary seal on this the
18 30th day of October, 2006.

19

20

LYNNETTE KOLLER FUCHS
OHIO VALLEY REPORTING SERVICES
202 WEST THIRD STREET, SUITE 12
OWENSBORO, KENTUCKY 42303

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22 COMMISSION EXPIRES: DECEMBER 19, 2006

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24 COUNTY OF RESIDENCE: DAVIESS COUNTY, KENTUCKY

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