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

MEMBERS PRESENT:  Drew Kirkland, Chairman
Gary Noffsinger
Scott Jagoe
Tim Miller
Dave Appleby
Nick Cambron
Dr. Mark Bothwell
Martin Hayden
Stewart Elliott, Attorney
Madison Silvert, Attorney

CHAIRMAN:  I would like to welcome everybody to our October 12th Planning Commission meeting. Everybody please rise and I'll give our invocation.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

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

(NO RESPONSE)

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

DR. BOTHWELL: Motion to approve,
Mr. Chairman.

CHAIRMAN: Motion for approval by Dr. Bothwell.

MR. MILLER: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimously.

Next item, Mr. Noffsinger.

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ZONING CHANGES

ITEM 2

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

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

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

MR. CAMBRON: Motion for postponement.

CHAIRMAN: Motion for postponement by Mr. Cambron.

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.

Next item, please.

ITEM 3

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

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

MR. HOWARD: Brian Howard.

(MR. BRIAN HOWARD SWORN BY ATTORNEY.)

PLANNING STAFF RECOMMENDATIONS

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

CONDITIONS:

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

2. Commitment on the preliminary plat/final development plan to improve Sutherland Road to a 34 foot pavement width with curb and gutter when deemed
necessary by the county engineer.

FINDINGS OF FACT:

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

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

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

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

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

CHAIRMAN: Is anybody here representing the applicant?

APPLICANT REP: Yes.

CHAIRMAN: Does anybody have any questions of the applicant?
CHAIRMAN: If not the chair is ready for a motion.

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

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

MR. APPLEBY: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimously.

Next item.

Related Item:

ITEM 3A

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

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

CHAIRMAN: We have somebody representing the applicant?
APPLICANT REP: Yes.

CHAIRMAN: Do we have any questions of the applicant?

(NO RESPONSE)

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

MR. HAYDEN: Make a motion for approval.

CHAIRMAN: Motion for approval by Mr. Hayden.

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 3B

4733, 4800 B1k Sutherland Road, 35.549 acres
Consider approval of major subdivision final plat.
Surety (Certified Check) posted: $15,264.00
Applicant: Greater Vision Baptist Church; Stephen and Christine Aull

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

CHAIRMAN: We have somebody here representing the applicant. Does anybody have any questions of the applicant?
CHAIRMAN: If not the chair is ready for a motion.

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

CHAIRMAN: Motion for approval by Mr. Cambron.

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.

Next item, please.

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MAJOR SUBDIVISIONS

ITEM 4

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

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

CHAIRMAN: Is anybody here representing the applicant?

APPLICANT REP: Yes.
CHAIRMAN: Does anybody have any questions of the applicant?

(NO RESPONSE)

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

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

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.

ITEM 5

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

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

CHAIRMAN: Is Anybody here representing the applicant?

APPLICANT REP: Yes.
CHAIRMAN: Do we have any questions of the applicant?

(NO RESPONSE)

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

MR. HAYDEN: Motion for approval.

CHAIRMAN: Motion for approval by Mr. Hayden.

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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MINOR SUBDIVISIONS

ITEM 6

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

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

CHAIRMAN: Anybody here representing the applicant?

APPLICANT REP: Yes.

CHAIRMAN: Do we have any questions of the applicant?

(NO RESPONSE)

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

MR. CAMBRON: Motion for approval,

Mr. Chairman.

CHAIRMAN: Motion for approval by Mr. Cambron.

MR. MILLER: Second.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimously.

We have new business.

Mr. Noffsinger.

MR. NOFFSINGER: I do have a letter from Mr. Doug Lane. I'm not going to read that letter into the record, but Doug Lane was one of our planners that we brought on two years ago and was training. Doug Lane resigned from the Planning Commission. His last date was October 9th. He did want me to let you know he
appreciated the opportunity to be employed here. He is going on to bigger and better things and we're sure going to miss him. We appreciate the time we had.

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

MR. APPLEBY: Motion to adjourn.

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

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.

We are adjourned.
STATE OF KENTUCKY.
)SS: REPORTER'S CERTIFICATE
COUNTY OF DAVIESS )

I, LYNNETTE KOLLER FUCHS, Notary Public in and for the State of Kentucky at Large, do hereby certify that the foregoing Owensboro Metropolitan Planning Commission 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 11 typewritten pages; and that no signature was requested to the foregoing transcript.

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

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

COMMISSION EXPIRES:  DECEMBER 19, 2006

COUNTY OF RESIDENCE:  DAVIESS COUNTY, KENTUCKY