The Owensboro Metropolitan Planning Commission met in regular session at 5:30 p.m. on Thursday, December 11, 2014, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

MEMBERS PRESENT: Ward Pedley, Chairman
Fred Reeves, Vice Chairman
David Appleby, Secretary
Brian Howard, Director
Terra Knight, Attorney
Steve Frey
Wally Taylor
John Kazlauskas
Larry Boswell
Beverly McEnroe
Larry Moore

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CHAIRMAN: Call to order the Owensboro Metropolitan Planning Commission December 11, 2014 meeting. We will begin our meeting with a prayer and pledge of allegiance to the flag. Mr. Reeves will lead us. Would you stand, please.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN: I would like to welcome everyone. Anyone wishing to speak on any of these items may do so. We ask you to come to one of the podiums and state your name and be sworn in.

With that the first item on the agenda is to
consider the minutes of the November 13, 2014 meeting and the Special Session Meeting of December 4, 2014. Commissioners, you have copies of both of those meetings in your packet. Are there any additions or corrections?
(NO RESPONSE)
CHAIRMAN: If not the chair is ready for a motion.
MR. KAZLAUSKAS: So move.
CHAIRMAN: We have a motion for approval by Mr. Kazlauskas.
MR. TAYLOR: Second.
CHAIRMAN: Second by Mr. Taylor. All in favor of the motion raise your right hand.
(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)
CHAIRMAN: Motion carries unanimous.
Next item.
GENERAL BUSINESS
ZONING CHANGES
ITEM 3
Portion of 416 East 11th Street, 0.008 acres
Consider zoning change: From I-1 Light Industrial to B-4 General Business
Applicant: Hayden Development, Terry & Mary Schrecker
MR. HOWARD: I will note that the rezoning
changes heard here tonight will become final 21 days after the meeting unless an appeal is filed. If an appeal is filed, we will forward the record of the meeting along with all applicable material to the appropriate legislative body for their consideration.

MS. KNIGHT: Will you state your name for the record?

MR. HILL: Mike Hill.

(MIKE HILL SWORN BY ATTORNEY.)

PLANNING STAFF RECOMMENDATIONS

The Planning Staff recommends approval subject to the condition and findings of fact that follow:

CONDITION:

Approval of the minor subdivision plat consolidating the 0.008 acre portion with 1121 Moseley Street.

FINDINGS OF FACT:

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;

2. The subject property is located in an Industrial Plan Area where general business uses are appropriate in very limited locations;

3. The proposed use as a commercial development conforms to the criteria for
nonresidential development;

4. The proposal is a logical expansion of the recently rezoned B-4 General Business property to the west, as well as existing B-4 General Business zoning in the vicinity to the east and south of the subject property, as well as the existing B-5 Business/Industrial zoning to the southwest; and,

5. At 0.008 acre, the proposal does not significantly increase the extent of general business zoning in the vicinity and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

MR. HILL: We would like to enter the Staff Report into the record as Exhibit A.

CHAIRMAN: Anyone here representing the applicant?

APPLICANT REP: Yes.

CHAIRMAN: Anyone here have any comments or questions on this application?

(NO RESPONSE)

CHAIRMAN: Commissioners, do you have any comments or questions on the application?

(NO RESPONSE)

CHAIRMAN: If not the chair is ready for a motion.
MR. BOSWELL: Motion for approval based on the Findings of Fact and Staff Recommendations 1 through 5 and the condition upon approval of the minor subdivision plat consolidating the 0.008 acre portion with 1121 Moseley Street.

CHAIRMAN: We have a motion for approval by Mr. Boswell.

MR. APPLEBY: Second.

CHAIRMAN: Second by Mr. Appleby. Comments or questions on the motion?

(NO RESPONSE)

CHAIRMAN: All in favor of the motion raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimous. Next item, please.

ITEM 4

7132, 7146 US Highway 431, 3.185 +/- acres Consider zoning change: From I-1 Light Industrial and R-1A Single-Family Residential to P-I Professional/Service Applicant: Panther Creek Baptist Church

MS. KNIGHT: State your name for the record.

MS. EVANS: Melissa Evans.

(MELISSA EVANS SWORN BY ATTORNEY.)

PLANNING STAFF RECOMMENDATIONS

The Planning Staff recommends approval subject
to the conditions and findings of fact that follow:

CONDITIONS:

1. Access shall be limited to the two existing access points on 7146 US Highway 431.
2. Approval of a minor subdivision plat consolidating 7132 and 7146 US Highway 431.

FINDINGS OF FACT:

1. Staff recommends approval because the proposal is in compliance with the community's adopted Comprehensive Plan;
2. The subject property is located in a Rural Community Plan Area where professional/service uses are appropriate in limited locations;
3. The proposed use as a church conforms to the criteria for nonresidential development; and
4. The subject properties are located on US Highway 431, a major street.

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

CHAIRMAN: Anyone here representing the applicant?

APPLICANT REP: Yes.

CHAIRMAN: Anyone here have any comments or questions on the application?

(No response)
CHAIRMAN: Commissioners, have any comments or questions?
(NO RESPONSE)
CHAIRMAN: If not the chair is ready for a motion.
MR. APPLEBY: Motion for approval based on Staff's Recommendations with two Conditions and Findings of Fact 1 through 4.
CHAIRMAN: We have a motion for approval by Mr. Appleby.
MR. REEVES: Second.
CHAIRMAN: We have a second by Mr. Reeves.
Any comments or questions on the motion?
(NO RESPONSE)
CHAIRMAN: All in favor of the motion raise your right hand.
(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)
CHAIRMAN: Motion carries unanimous.
Next item, please.
MINOR SUBDIVISION PLATS
ITEM 5
2734, 2750 Settles Road, 9.318 +/- acres
Consider approval of minor subdivision plat.
Applicant: Michael B. & Pamela Lewis
MR. HOWARD: This plat comes before you as an exception to the 3 to 1 requirement. They're taking
some acreage off of the large parcel and consolidating it with a smaller parcel. They both have frontage on Settles Road. They're not maximizing or creating any buildable lots. All it is is an addition to the rear of that property which extends it to that 3 to 1 requirement. Since they're not creating any new lots, we would recommend that you consider it for approval.

CHAIRMAN: Anyone here have any comments or questions on this?
(NO RESPONSE)

CHAIRMAN: Commissioners do you have any comments or questions?
(NO RESPONSE)

CHAIRMAN: Chair is ready for a motion.
MR. APPLEBY: Motion for approval.

CHAIRMAN: We have a motion for approval by Mr. Appleby.

MS. McENROE: Second.

CHAIRMAN: Second by Mrs. McEnroe. All in favor of the motion raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimous.

NEW BUSINESS

ITEM 6
Consider approval of October 2014 financial statements

MR. HOWARD: Mr. Chairman, a copy was mailed to each of the board members. They're ready for your consideration.

CHAIRMAN: Commissioners, do you have any comments or questions on the financial statement?

(NO RESPONSE)

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

MR. FREY: Motion to approve.

CHAIRMAN: Motion to approve by Mr. Frey.

MR. TAYLOR: Second.

CHAIRMAN: Second by Mr. Taylor. All in favor of the motion raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries unanimous.

ITEM 7

Comments by the Chairman

CHAIRMAN: Commissioners, this is my final meeting to be your chairman. I won't be a candidate next year for chairman or vice chairman. This is my final meeting.

I would like to thank all the commissioners for your support.

Mr. Reeves, you as vice chair, thank you very
much for your support you have given me throughout.

Staff, thank you.

Brian, thank you.

Terra, especially thank you for keeping me out of trouble.

That's all I have tonight.

ITEM 8

Comments by the Planning Commissions

MR. BOSWELL: Ward, I would like to take the opportunity to thank you for the service that you provided as chairman of the commission. I think you've done an outstanding job and should be commended for running a good smooth meeting the entire time.

Thank you very much.

CHAIRMAN: Thank you.

ITEM 9

Comments by the Director.

MR. HOWARD: All I've got is I want to say I think we've had a really good year as a Planning Commission. I'm looking forward to next year. Can't wait to see you guys in January.

CHAIRMAN: We need a motion for adjournment.

MR. APPLEBY: So move.

CHAIRMAN: We have a motion for adjournment.

MR. BOSWELL: Second.
CHAIRMAN: Second by Mr. Boswell. All in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: We are adjourned.

(Meeting ends at 5:39 p.m.)

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

I, LYNETTE 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 2nd day of January, 2015.

LYNETTE KOLLER FUCHS
NOTARY ID 534564
OHIO VALLEY REPORTING SERVICES
2200 E. PARRISH AVE, SUITE 106E
OWENSBORO, KENTUCKY 42303

COMMISSION EXPIRES: DECEMBER 16, 2018
COUNTY OF RESIDENCE: DAVIESS COUNTY, KENTUCKY

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