OWENSBORO METROPOLITAN PLANNING COMMISSION

JANUARY 12, 2017

The Owensboro Metropolitan Planning Commission met in regular session at 5:30 p.m. on Thursday, January 12, 2017, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

MEMBERS PRESENT: Larry Boswell, Chairman
Steve Frey, Vice Chairman
Larry Moore, Secretary
Brian Howard, Director
Terra Knight, Attorney
Irvin Rogers
Beverly McEnroe
Manuel Ball
Fred Reeves
John Kazlauskas
Lewis Jean
Angela Hardaway

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CHAIRMAN: Call the January 2017 meeting of the Owensboro Metropolitan Planning Commission to order. We start each meeting with a prayer and pledge to the flag. Our counsel, Terra Knight, will do that this evening.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN: The first item of business we have this evening is the election of officers. At this time I will turn it over to our counsel to conduct the elections.

Ohio Valley Reporting
(270) 683-7383
MS. KNIGHT: Thank you, Mr. Chairman.

As all of you know, the statutes require that we hold elections annually for our officers. Our bylaws dictate that our officers are chairman, vice chairman and secretary/treasurer. Our bylaws further provide that we have these elections at the first meeting in January every year. We traditionally vote in that order. First vote for chairman, then vice chair, then secretary/treasurer. We typically vote by show of hands. So that's how we will start tonight.

At this time I will open the floor for nominations for our chairman.

MR. REEVES: I would like to nominate Larry Boswell.

MS. KNIGHT: Is there a second to that motion?

MR. JEAN: Second.

MS. KNIGHT: Mr. Boswell, do you accept the motion?

MR. BOSWELL: Yes, I do.

MS. KNIGHT: Are there any other nominations for chair?

(NO RESPONSE)

MS. KNIGHT: Hearing none I close the floor and we will vote.

All in favor of Mr. Boswell as chair please
raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

MS. KNIGHT: Congratulations, Mr. Boswell.

CHAIRMAN: Thank you.

MS. KNIGHT: Now we will open the floor for nominations for vice chair.

MR. KAZLAUSKAS: Ms. Knight, I would like to nominate Mr. Steve Frey.

MS. KNIGHT: Is there a second for that nomination?

MR. MOORE: Second.

MS. KNIGHT: Mr. Frey, do you accept the nomination?

MR. FREY: Yes.

MS. KNIGHT: Are there other nominations?

(NO RESPONSE)

MS. KNIGHT: Hearing none I will close the floor for nominations and we will vote.

All in favor of Mr. Frey serving as vice chair please raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

MS. KNIGHT: Congratulations, Mr. Frey.

I will now open the floor for nominations of secretary/treasurer.

MS. McENROE: I would like to nominate Larry
Moore.

MS. KNIGHT: Is there a second to that nomination?

MR. REEVES: I'll second it.

MS. KNIGHT: Mr. Moore, do you accept that nomination?

MR. MOORE: Yes.

MS. KNIGHT: Are there any other nominations for secretary/treasurer?

(NO RESPONSE)

MS. KNIGHT: Hearing none I will close the floor and we will vote.

All in favor of Mr. Moore as secretary/treasurer please raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

MS. KNIGHT: Thank you very much, Mr. Moore. You're secretary/treasurer.

Mr. Chairman Boswell, I will turn it back over to you.

CHAIRMAN: Thank you, Counsel.

Would like to welcome everybody here this evening to our meeting, the January 12, 2017 meeting of the Metropolitan Planning Commission.

We have the honor tonight of having Judge Executive Al Mattingly here with us. Prior to getting
into the business of the meeting, I would ask, does he have any comments he would like to favor us with tonight?

MR. MATTINGLY: Thank you, Mr. Chairman.

My name is Al Mattingly. I'm the Daviess County Judge Executive.

Ms. Knight, I'm not going to swear that everything I say is the truth, the whole truth and nothing but the truth.

First of all, I want to thank each and every one of you folks for serving on what is arguably the hardest board to serve on. I'm telling you, you get it from both sides. Most folks don't understand that all you do is enforce rules and regulations, make decisions based on what the local government has put in place and what the Commonwealth of Kentucky has adopted. Most people don't understand that.

I'm extremely pleased that my good friend Larry Boswell was elected chair. I can tell you that Mr. Frey and Mr. Moore will serve equally well in this community or for this community.

Some day, if he grows a little hair, Mr. Ball might find himself in an elected leadership, but I'm really not sure.

This commission has come a long way in the
last two years under your leadership, Fred. I've
known you for a long time. You are excellent in what
you do, and you've done the city and the county proud
in the leadership. And I'm very pleased to announce
that I don't think the county has had to reserve one
of your decisions in the last two years.

I'm just here to encourage you to be faithful
in your service to the community. As I said, I want
to thank your family for allowing you to serve.

I would say that in closing that it was a
pretty tentative acceptance of the nomination from all
three of you, but I know you will do an excellent job.
On behalf of all the citizens of Daviess County, thank
you for your service.

CHAIRMAN: Thank you, Judge. We always
appreciate your information and input. Very helpful
to us.

We'll go ahead with the rest of the meeting.
Consider the minutes. All of the commission members
were given minutes of the meeting, the last meeting,
December 8th. Would like to ask if there's any
corrections or discussion about those minutes?

(NO RESPONSE)

CHAIRMAN: There being none the chair is ready
for a motion.
MR. BALL: Motion to approve.

MS. McENROE: Second.

CHAIRMAN: A motion has been given for approval with a second from Ms. McEnroe. All those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: The motion carries.

Before we get too deep into it, just a little bit of maybe information for those who would get up and testify for information. It's very important we do hear all of the information that you're going to present to us, whether it's the application or the applicants or anyone in opposition. We ask that you present yourself at the podium and speak clearly so that we can all hear what is being said because the decisions that we make are based on all of the factual information that we hear and it's very important that we get all of that information so that we can make good valid decisions.

That being said we're ready for the general business.

MR. HOWARD: Under zoning changes, I will note that all zoning 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 this meeting along with all applicable materials to the appropriate legislative body for them to take final action.

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GENERAL BUSINESS

ZONING CHANGES

ITEM 4

3830 Fields Road, 75.320 acres Consider zoning change: From A-U Urban Agriculture and R-1A Single-Family Residential to R-1C Single-Family Residential Applicant: Thompson Homes, Inc.; Thompson Land Development

MS. KNIGHT: Please state your name for the record.

MS. EVANS: Melissa Evans.

(MELISSA EVANS SWORN BY ATTORNEY.)

PLANNING STAFF RECOMMENDATION

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

CONDITIONS

1. Access to Thruston Dermont Road shall be limited to a single access point in alignment with Locust Hill Drive as shown on the Major Subdivision Preliminary Plat.

2. No individual lots shall have access to
Fields Road or Thruston Dermont Road.

3. The proposed 20 foot Public Utility Easement located along Thruston Dermont Road shall be available for use to relocate any utilities located within the reserved future right-of-way should improvements take place along Thruston Dermont Road.

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 Urban Residential Plan Area where Urban Low-Density Residential uses are appropriate in limited locations;

3. The proposal complies with the criteria for urban residential development; and

4. Sanitary sewer service is available to be extended to the subject property.

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

CHAIRMAN: Thank you, Melissa.

Is there anyone here representing the applicant?

Would you like to make any comments or any information provided to us?

APPLICANT REP: We'll just answer questions,
Mr. Chairman.

CHAIRMAN: There being none, are there any questions from the commissioners?

(NO RESPONSE)

CHAIRMAN: Anyone in the audience that would bring up a question or have discussion on this particular application?

(NO RESPONSE)

CHAIRMAN: There being none then the chair is ready for a motion.

MR. JEAN: Mr. Chair, I would like to make a motion we approve this application based on the Staff Report, Findings of Fact 1 through 4 and Conditions 1 through 3.

CHAIRMAN: Is there a second?

MR. ROGERS: Second.

CHAIRMAN: Second by Mr. Rogers. Any discussion on the motion and the second?

(NO RESPONSE)

CHAIRMAN: All those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: The motion carries.

RELATED ITEMS

ITEM 4A
Saddle Point, 75.320 acres
Consider approval of a major subdivision preliminary plat.
Applicant:  Thompson Homes, Inc.

MR. HOWARD:  Mr. Chairman and Commissioners,
this plat has been reviewed by the Planning Staff and Engineering Staff. It's found to be in order. It's consistent with the requirements of the zoning change that you just heard, along with the subdivision regulations, Comprehensive Plan and Zoning Ordinance. So we would recommend that you consider it for approval.

CHAIRMAN:  Thank you, Mr. Howard.
Is there anyone here that would like to speak on behalf of this application?
(NO RESPONSE)

CHAIRMAN:  Anyone else would like to speak in opposition to this application?
(NO RESPONSE)

CHAIRMAN:  There being none then the chair is ready for a motion.

MR. BALL:  Motion to approve.

CHAIRMAN:  Motion has been made to approve.

Do I hear a second?

MR. FREY:  Second.

CHAIRMAN:  Second by Mr. Frey. Motion
originally made by Mr. Ball. All those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: The motion carries.

ITEM 4B

3830 Fields Road, 75.320 acres
Consider approval of a Variance to increase the height of fences along all double frontage lots and open spaces along Thruston Dermont Road and Fields Road from three feet tall to six feet tall.
Applicant: Thompson Homes, Inc.; Thompson Land Development

MS. EVANS: This application comes before you because there are a number of lots in this proposed development or this development that was just approved that have double frontage; meaning that they have frontage on an interior road of the development and they also have frontage on Fields Road and Thruston Dermont Road. With the rezoning that was just recommended for approval those lots are limited to access. They're not allowed to have access on Fields Road or Thruston Dermont Road. With that restriction and the approval of the Preliminary Plat that means that all of those double frontages along Thruston Dermont and Fields Road are essentially now backyards. So those people along those yards are limited to a fence height. Because it is along a road they would be limited to 3 feet in height. With those being rear...
yards in these cases, a 3 feet fence doesn't provide a whole lot of privacy for those rear yards in the subdivision. That's why this is becoming before you. We have granted a few variances similar to this in some other developments where they do have those double frontage lots.

Granting this variance will not alter the essential character of the general vicinity or cause a safety hazard or nuisance to the public since the orientation of the lots have been determined by the major subdivision preliminary plat and the developer is establishing the variance prior to the development of the subdivision; therefore it will be in character with the neighborhood.

Three similar variance requests have been approved in instances of double frontage lots, all in 2007. With the variances addressed at this stage, prior to the subdivision build out, the intent of the residential development relative to rear yard fencing is established and numerous variance requests in the future will be avoided.

The Staff would recommend approval of this variance request with the condition that all fences shall meet sight triangle and sight distance requirements as determined by the County Engineer and
the Kentucky Transportation Cabinet.

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

CHAIRMAN: Thank you, Melissa.

Is there anyone here who would like to address
this from the application standpoint?

(NO RESPONSE)

CHAIRMAN: Anyone else that would like to make
a comment about this?

Commissioner Rogers.

MR. ROGERS: Melissa, that will be a 6-foot
tall fence, wouldn't it?

MS. EVANS: Yes. That's what their variance request is seeking. They've actually requested for it
to be -- yes, it is 6-feet tall.

MR. ROGERS: I just wanted to get that on the
record.

MS. EVANS: The Staff Report does ask for
6-feet tall though.

MR. ROGERS: So it's a 6-foot fence.

MS. EVANS: Yes.

CHAIRMAN: I do have a question of the applicant.

On the plan that we received, is there any
information as far how farm down Fields Road that
variance would extend?

MS. KNIGHT: Please state your name for the
record.

MR. RINEY: Jim Riney.

(JIM RINEY SWORN BY ATTORNEY.)

MR. RINEY: The plan itself doesn't describe
that. The Staff's recommendation, and we are prepared
to work with, with sight distance, sight triangle,
subject to approval by the Daviess County Public Works
or I think County Engineer is the words they use, and
the Highway Department. We've got some standards
within the regulation on how to deal with sight
distance and within the State Highway Department
criteria. I expect those will be the regulations that
they will implement.

CHAIRMAN: That would be determined at a later
date, whenever this is approved and moving forward.

MR. RINEY: If I understood right, that was
one of the conditions that the Staff Report
identified.

CHAIRMAN: Thank you, Mr. Riney.

Any other further questions?

Yes, Commissioner Kazlauskas.

MR. KAZLAUSKAS: For the Staff.

My understanding is that if this Variance
isn't approved that if a potential homeowner wanted to construct a pool in their backyard they would have a potential of having problems, being in violation of those other rules and regulations. They're putting a hardship on that homeowner, correct?

MS. EVANS: Yes, that is correct. To construct a pool the State requires, the State Building Code requires that you have a 4-foot fence around that pool. So their fence wouldn't be allowed to be all the way to the back of their property. It would have to be forward and therefore, you know, kind of decreasing their amount of available space that they have in their yard.

MR. KAZLAUSKAS: Okay.

CHAIRMAN: Any other questions or discussion from the commissioners?

(NO RESPONSE)

CHAIRMAN: Anyone in the audience have any further comments?

(NO RESPONSE)

CHAIRMAN: Then the chair is ready for a motion.

Yes, Commissioner Kazlauskas.

MR. KAZLAUSKAS: Make a motion that the variance be approved.
CHAIRMAN: A motion has been made for approval. Do we have a second?

MR. HOWARD: We need a findings of fact to go along with that.

MR. KAZLAUSKAS: Granting the Variance Findings of Fact 1 through 4.

MS. KNIGHT: What about the condition, Mr. Kazlauskas?

MR. KAZLAUSKAS: Is there a condition on there also?

And condition that all fences shall meet sight triangle and sight distance requirements as determined by the County Engineer and the Kentucky Transportation Cabinet.

MS. McENROE: Second.

CHAIRMAN: Second by Commissioner McEnroe. Any further discussion on the motion and the second?

(NO RESPONSE)

CHAIRMAN: There being none all those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: The motion carries. Next item.

ITEM 5

2206 Frederica Street, 0.281 acres
Consider zoning change: From B-4 General Business to
PLANNING STAFF RECOMMENDATION

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

CONDITIONS

Access to be reviewed for compliance with the Access Management Manual as the property redevelops.

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 Business Plan Area where Professional/Services uses are appropriate in limited locations;

3. The proposal complies with the criteria for nonresidential development;

4. The proposal is an expansion of existing P-1 zoning to the north; and,

5. At 0.281 acres the proposal should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

MS. EVANS: We would like to enter the Staff Ohio Valley Reporting
(270) 683-7383
Report into the record as Exhibit C.

CHAIRMAN: Thank you, Melissa.

Is the applicant here that would like to make a statement or any discussion?

(NO RESPONSE)

CHAIRMAN: Do any commissioners have any questions or comments?

Yes, Commissioner Reeves.

MR. REEVES: I'm really pleased to see this application come to us. I had a discussion with Mr. Howard the other day about concerns about Frederica becoming the new Triplett Street down the road. I think taking this to professional as opposed to B-4 really make sure that we have more appropriate kind of development on that particular lot than if it was just open to anything. I think this is really good application with really good intent. I'm very support of it.

CHAIRMAN: Thank you, Mr. Reeves.

Any further comments?

(NO RESPONSE)

CHAIRMAN: There being none the chair is ready for a motion.

MR. REEVES: Motion to approve based on Staff's Finding of Fact 1 through 5 with the one
condition about the access.

CHAIRMAN: Do we have a second?

MR. FREY: Second.

CHAIRMAN: Second by Commissioner Frey. Any discussion about the motion and the second?

(NO RESPONSE)

CHAIRMAN: There being none all those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: The motion carries.

ITEM 6

4700 US Highway 60 West, 28.039 acres
Consider zoning change: From A-U Urban Agriculture to R-1C Single-Family Residential
Applicant: Jagoe Land Corporation; Sara Jane McNulty

MR. BALL: I need to recuse myself, if possible.

CHAIRMAN: So noted.

PLANNING STAFF RECOMMENDATION

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

CONDITIONS

1. Access to US Highway 60 West shall be limited to a single access point in alignment with Booth Field Road as shown on the Major Subdivision Preliminary Plat.
2. No individual lots shall have access to US Highway 60 West.

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 Urban Residential Plan Area where Urban Low-Density Residential uses are appropriate in limited locations;

3. The proposal complies with the criteria for urban residential development; and

4. Sanitary sewer service is available to be extended to the subject property.

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

CHAIRMAN: Thank you, Melissa.

Is there anyone here representing the applicant that would like to speak on behalf of this application?

MR. JAGOE: Sure.

CHAIRMAN: Please step forward and state your name.

MR. JAGOE: Bill Jagoe.

(BILL JAGOE SWORN BY ATTORNEY.)

MR. JAGOE: In looking at this zoning I just
want to make mention that we did meet with our neighborhood last week, our customers in Graystone. There was a few concerns that they had. Of course, drainage always. You know, drainage is a concern and we explained to them that.

The other concern they've had, actually there's a swell that that drainage easement on this property being rezoned that Sara McNulty let us do back six, seven, eight years ago when we were developing Graystone, and there's actually a large bank that moves in-between these properties.

One of the main concerns last week was also the height. They're kind of at a hill and we're on a hill, and then screening between the two properties, of course, the ordinance doesn't require any screening. We did go this week and we looked at that just to be good neighbors. We've actually lowered our sight on that hill four feet. They potentially want to do pine trees or screening to keep their privacy, you know, between the two properties.

Also, they asked the question about the basin. If we were going to have a Homeowners Association, because we do have a wet basin on the property. We will have a Homeowners Association.

Actually if you look at the customers that
were at the I guess it would be the southeast corner,
they were concerned about problems they've had in
their part of the community with their basin. We
assured them that we will have an association that
takes care of the basin.

Always concerned about property values. How
we've based this community is we're backing up to
properties and actually are smaller properties going
in the center. We did some research on Graystone
which averages between 130 to 180,000. We're starting
our low in 160's and probably going up to about 250 in
this community.

So with that said I just ask that you approve
this zoning. Thank you.

CHAIRMAN: Thank you, Mr. Jagoe.

Do any of the commissioners have any questions
for the applicant?

(NO RESPONSE)

CHAIRMAN: I do have a couple of quick
questions.

I noticed on the application there was mention
made about the westbound turning lane. In driving out
there and looking around, it looks like that there's a
turning lane coming from the west into Booth Hill
Road. It appears there's enough room for a turning
lane coming west out of Owensboro. Is that at some point in time going to be addressed?

MS. KNIGHT: State your name for record, please?

MR. BAKER: Jason Baker.

(JASON BAKER SWORN BY ATTORNEY.)

MR. BAKER: Yes. Per the recommendation of the State Highway Department there will be a westbound left turn lane added to turn into the subdivision. It will be, there will have to be some pavement expansion and whatnot that has to occur to accommodate that, but yes.

CHAIRMAN: Thank you.

Is there anyone else in the audience that may want to speak on behalf or in opposition?

Please come forward and state your name.

MR. BOLLING: Bruce Bolling, 430 Camden Circle.

(BRUCE BOLLING SWORN BY ATTORNEY.)

MR. BOLLING: I'm concerned, along with my neighbors, of the flooding. They are going to leave the drainage the grassy knoll. I think the drainage should be like the rest of the subdivision, with concrete, so that way we don't have flooding. They assured us last week there will not be, but because
we've had flooding -- I personally have had to get the
county engineer out there to actually fix the flooding
where it was draining into the street and going into
the sewers. It's been a problem for quite a while in
that subdivision.

I'm also concerned with the traffic coming
down Camden Circle while they're developing that.

CHAIRMAN: Your residence is where?

MR. BOLLING: Right there on 430 Camden Circle
on the corner where the entrance to the new
development is, sir. That's very far back into that
subdivision, and they're going to be coming through
the whole subdivision to development this new area,
and they're going to start from both ends is the way
it was described to us.

CHAIRMAN: Would the applicant like to address
anything, especially to Mr. Bolling's question?

MR. BAKER: From the drainage perspective,
most of the neighbors who voice concern are in this
area here. These home sites along here naturally set
below the grade of the ground over here. So there's a
slope that comes down to those pads.

Because of that there is a drainage feature
that lies in-between those to drain these backyards.
The way it stands right now there's a swell that runs
this way that drains water out of the backyard.
There's also a swell that runs along here. As it stands today, that swell over time has probably silted in a little. Our plan is to go in and expand that. Certainly going to be regraded and expand that.

City and county regulations require that if the slope of the swell is less than one percent or greater than four percent, it's required to be paved. Any slopes that are between that are not required to be paved. It can be grass. All of these are compliant with that and that has been reviewed by the county engineer. In fact, he actually added one section of a paved ditch which was close or marginal in this area.

MS. KNIGHT: Mr. Baker, do you mind to turn around so Mr. Boling can see that or Mr. Boling actually you might want to come around where you can see.

MR. BAKER: The area where the new swell will be is along here. It's in line with the existing swell that is there. It runs all along here. It will actually turn and run along here, capture water in the back of these yards. Then there will be a paved ditch from here out per the current plan.

MR. BOLLING: That was one of my concerns
because I had to get the county engineer out there to
address that is, and you saw what they had to build
because we were flooding the sewers.

CHAIRMAN:  Mr. Bolling, do you have any
further comments?

MR. BOLLING:  No further comments.

CHAIRMAN:  Thank you.

Any commissioners have any other questions
cconcerning this?

(NO RESPONSE)

CHAIRMAN:  Then the chair is ready for a
motion.

MR. ROGERS:  Mr. Chairman, I make a motion for
approval based on Planning Staff Recommendation with
the two conditions and Findings of Fact 1 through 4.

MR. MOORE:  Second.

CHAIRMAN:  We have a motion for approval and a
second by Commissioner Moore.  Any discussion on the
motion and the second?

(NO RESPONSE)

CHAIRMAN:  There being none all those in favor
raise your right hand.

(ALL BOARD MEMBERS PRESENT, WITH THE
DISQUALIFICATION OF MANUEL BALL, RESPONDED AYE.)

CHAIRMAN:  The motion carries.
RELATED ITEMS

ITEM 6A

Windstone, 28.039 acres
Consider approval of a major subdivision preliminary plat.
Applicant: Jagoe Land Corporation

MR. HOWARD: Mr. Chairman and Commissioners, this plat is found to be in order. It's consistent with the zoning change that you just heard, the requirements of the comprehensive plan, subdivision regulation and zoning ordinance. It's been reviewed by the Planning Staff and Engineering Staff and it is now ready for your consideration.

CHAIRMAN: Is there anyone who would like to address the applicant or have questions or have anything to say about that?

(NO RESPONSE)

CHAIRMAN: Anyone from the commissioner's standpoint that have a question?

(NO RESPONSE)

CHAIRMAN: There being none the chair is ready for a motion.

MR. JEAN: Motion to approve.

CHAIRMAN: Motion to approve by Commissioner Jean. Do I have a second?

MR. FREY: Second.
CHAIRMAN: Second by Commissioner Frey. All those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT, WITH THE DISQUALIFICATION OF MANUEL BALL, RESPONDED AYE.)

CHAIRMAN: Motion carries.

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NEW BUSINESS

ITEM 11

Consider approval of November 2016 financial statement

CHAIRMAN: All the commission have received a copy of that. Are there any questions or discussions concerning the financial statements?

(NO RESPONSE)

CHAIRMAN: I do have a question myself. On reviewing the combined departments, I notice that under personnel section, this will be behind the first page, that there is no expenditure for planner or for secretary. My assumption is that's because the Planning Department has been very frugal in trying to do extra work with the folks that they have there now rather than trying to create any new expenditures. Would that be a fair assessment?

MR. HOWARD: It is. We actually have three positions right now that are budgeted but unfilled. And that is the Planner I position, secretary
position, and than an inspector, building, electrical, HVAC inspector. We're actually operating in theory three staff down, but we've been trying to make due with what we have and so far we've been able to.

CHAIRMAN: Thank you, Mr. Howard.

Any further discussion concerning the financial statements?

(NO RESPONSE)

CHAIRMAN: There being none the chair is ready for a motion.

MR. MOORE: Motion for approval.

CHAIRMAN: Motion for approval by Commissioner Moore. Do I have a second?

MS. HARDAWAY: Second.

CHAIRMAN: Second by Commissioner Hardaway.

All those if favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

ITEM 12

Comments by the Chairman

CHAIRMAN: Me being the newly elected chairman I'm not sure how many comments I might have.

I would like to take the time to thank our outgoing Chairman Fred Reeves. I think Fred has done an outstanding job as a chair to this commission with
distinction. I think he and our previous Chair, Ward Pedley, have both set the stage for a very professional commission. Should both be congratulated. And I thank you for doing a great job.

ITEM 13

Comments by the Planning Commissioners

CHAIRMAN: Any commissioners have a comment?

Yes, Commissioner Kazlauskas.

MR. KAZLAUSKAS: Of course, congratulations, Fred, for two years. Your hair is not any grayer. It was a job well done for the last two years, and we all appreciate it.

I would just like to bring attention to the staff. At the beginning of each meeting we approve the minutes of the last meeting. I think Melissa does this for the most part, don't you? Every time I get these I review these and these minutes are concise, well prepared, and by golly, I don't know how she does it, but she gets all the information on the front and the back of one sheet. So she's also conserving paper. I just want to show my appreciation for the work that the Staff does on these minutes because there was a time that we didn't have these printed minutes. I think this is something that we need.
So thanks for a job well done, Melissa.

CHAIRMAN: Thank you, Commissioner Kazlauskas.

Any other commissioners have any comment?

(NO RESPONSE)

ITEM 14

Comments by the Director

MR. HOWARD: I just have two real quick ones.

First, I would like to thank Fred for all he's done over the last couple of years serving this commission. Really I want to personally thank him for the support that he's given our staff. Fred has always been there to provide guidance and help when needed. He's a supporter of what we do out in the community.

So I appreciate, Fred, all you've done.

You've set a good leadership standard here for the commission.

And thank all the commissioners. As Judge Mattingly said tonight, you all have a tough job. I just appreciate all that you do, all the support that you provide for us out in the community, the people that you talk to and you're out there to promote what we do and why we do it and that's important to us. So I want to thank you for that personally.

Second, I just want to mention Mike Hill on
our Staff is the Western Kentucky Regional
Representative for the APA Kentucky Board. He's been
in that role for a year or two now. He held a joint
training with the folks out at the GRADD office in
December for planners, planning commissioners out of
the western portion of the state. We had about 50
people show up for that, which is about half of what
we have show up at our statewide planning conferences.
So a really good turn out at that event. It's an
opportunity for planning folks and commissioners like
you guys to get some training.

I'll just go ahead and let you all know that
there is a state planning conference in May in Lake
Cumberland, Kentucky. I'll get those dates to you at
a later time, but that is coming up in May. That will
be another opportunity to receive some training hours
as well. So if anybody might be interested, we can
discuss that.

That's all I've got.

CHAIRMAN: Thank you, Mr. Howard.

I would just add to that, I've attended a good
many of those types of meetings. For those who wish
to really have an educational process and learn a good
deal what a planning commission and a planning
department does, that's an excellent and an
interesting place to be and meetings to attend. They
really are informative and really helps you do a
better job as a Planning Commission when these things
come up, as you will learn at these meetings. That's
all I have.

I guess our next thing is for adjournment. Do
we have a motion for adjournment?

MR. MOORE: Motion to adjourn.

CHAIRMAN: Motion for adjournment by Mr.

Moore. Do we have a second?

MR. ROGERS: Second.

CHAIRMAN: Second by Commissioner Rogers. All
those 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, 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 34 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, 2017.

LYNNETTE KOLLER FUCHS
NOTARY ID 524564
OHIO VALLEY REPORTING SERVICES
2200 E. PARRISH AVE, SUITE 106E
OWENSBORO, KENTUCKY  42303

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