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

MEMBERS PRESENT: Larry Boswell, Chairman
Brian Howard, Director
Terra Knight, Attorney
Irvin Rogers
Beverly McEnroe
Manuel Ball
Fred Reeves
Lewis Jean

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CHAIRMAN: I would like to call to order the Metropolitan Planning Commission meeting of October 5, 2017. We begin our meetings with a prayer and pledge, which will be lead tonight by Commissioner Ball.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN: I would like to welcome everyone to the meeting tonight. Since we are quasi legal meeting, I would like to just present some housekeeping rules before we get started.

Those that wish to come up and speak tonight, please approach the podiums. Clearly state your name and you'll be sworn in by counsel. It's very
important that we hear all the information so that the
commission can make good fact base decisions. Direct
all your questions to the Chair. If we do have any
additional folks tonight, refrain talking while others
are speaking.

Since we do not have any public comment at our
meetings, we ask that the speakers will stick to the
comments associated to the specific meeting, our
business that we're discussing, and we'll be happy to
take any of those comments or questions.

First order of business tonight is to consider
the minutes of our meeting of September 14. All the
commissioners have read the minutes of the meeting.

Are there any questions or discussion?

(NO RESPONSE)

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

MR. REEVES: Motion to approve.

CHAIRMAN: Motion has been made to approve the
minutes of the meeting. Is there a second?

MS. McENROE: Second.

CHAIRMAN: Second by Ms. McEnroe. All those
in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.
MR. HOWARD: I will note that all rezonings heard 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 materials to the appropriate legislative body for them to take final action.

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GENERAL BUSINESS

ZONING CHANGES

ITEM 3

7243 Highway 56, 0.868 acres
Consider zoning change: From B-4 General Business to R-1A Single-Family Residential
Applicant: Bradley and Erin Cecil

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

MR. PEDLEY: Trey Pedley.

(TREY PEDLEY SWORN BY ATTORNEY.)

PLANNING STAFF RECOMMENDATIONS

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

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 rural small-lot residential land uses are appropriate in general locations;

3. The subject property is a separate lot with frontage on Highway 56 with no new roads proposed; and

4. At 0.868 acres the lot is large enough to ensure satisfactory operation of an onsite septic system.

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

CHAIRMAN: Thank you.

Is anyone here representing the applicants?

APPLICANT REP: Yes.

CHAIRMAN: Would you like to speak on its behalf?

APPLICANT REP: No.

CHAIRMAN: Is there anyone else that would like to speak concerning the application?

(NO RESPONSE)

CHAIRMAN: Any commissioners have any questions concerning the application?

(NO RESPONSE)

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

Commissioner Rogers.
MR. ROGERS:  Mr. Chairman, I make a motion for approval based on Planning Staff Recommendations and Findings of Fact 1 through 4.

CHAIRMAN:  A motion been made for approval based on Findings of Fact 1 through 4 by Mr. Rogers. Do we have a second?

MR. JEAN:  Second.

CHAIRMAN:  Second by Mr. Jean. Any discussion about the motion or the second?

(NO RESPONSE)

CHAIRMAN:  There being the Chair is ready for a vote. All those if favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN:  Motion carries.

MINOR SUBDIVISION PLATS

ITEM 4

9044 Miller Murphy Road, 2.564 acres
Consider approval of a minor subdivision plat.
Applicant:  Marian Tabor

MR. HOWARD:  This plat comes before you requesting an exception to the 3 to 1 requirement. They're basically creating a lot out of a larger agricultural parcel around an existing home. They have added a note to the plat that states that the property won't be further subdivided without meeting the requirements of the subdivision regulations for

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this parcel and that would apply to the parent tract
as well.

With that since there's an existing home there
we would recommend that you consider it for approval.

CHAIRMAN: Thank you, Mr. Howard.

Is there anyone representing the applicant?

MR. RINEY: Yes.

CHAIRMAN: Mr. Riney, would you like to speak?

MR. RINEY: No.

CHAIRMAN: Anyone else have any questions
concerning this application?

(NO RESPONSE)

CHAIRMAN: Commissioners have any questions
concerning this application?

(NO RESPONSE)

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

Mr. Ball.

MR. BALL: Motion to approve.

CHAIRMAN: Motion to approve by Mr. Ball. Is
there a second?

MS. McENROE: Second.

CHAIRMAN: Second by Ms. McEnroe. Any
discussion about the motion to approve or the second?

(NO RESPONSE)
CHAIRMAN: There being none all those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

ITEM 5

662 Highway 1207, 1.849 acres
Consider approval of a minor subdivision plat.
Applicant: Roger G. & Rebekah J. Howard

MR. HOWARD: This plat comes before you as an exception. There's an existing parcel there that they're adding a little bit to, but also taking some road frontage away from. Since they were reducing the amount of road frontage on that parcel and it exceeds the 3 to 1 I could not sign it at the Staff level, but they're not maximizing lots, creating any new lots. They're just kind of reconfiguring what's out there. So we would recommend that you consider it for approval.

CHAIRMAN: Thank you, Mr. Howard.

Anyone here representing the applicant?

APPLICANT REP: Yes.

CHAIRMAN: Would you like to speak on its behalf?

APPLICANT REP: No, sir.

CHAIRMAN: Are there any questions from the commissioners concerning this application?
CHAIRMAN: There being none the Chair is ready for a motion.

Mr. Jean.

MR. JEAN: Motion to approve.

CHAIRMAN: Motion to approve by Mr. Jean. Do we have a second?

MS. McENROE: Second.

CHAIRMAN: Second by Ms. McEnroe. Any discussion about the motion or the second?

(NO RESPONSE)

CHAIRMAN: All those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

NEW BUSINESS

ITEM 6

Consider approval of August 2017 financial statements

CHAIRMAN: You have before you, Commissioners, the financial statements for consideration of approval for August of 2017. Hopefully you all have had a chance to look through those. Is there any discussion or questions concerning the financial statements?

(NO RESPONSE)
CHAIRMAN: There being none the Chair is ready for a motion.

MR. REEVES: Motion to approve.

CHAIRMAN: Motion to approved by Mr. Reeves.

MR. BALL: Second.

CHAIRMAN: Second by Mr. Ball. Any discussion on the motion or the second?

(NO RESPONSE)

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

ITEM 7
Consider approval of Amended Fiscal Year 2018 Budget and Salary Chart

MR. HOWARD: Each of you were mailed a copy of a proposed budget amendment for the OMPC Fiscal Year '18 budget.

The reason for the amendment are a couple. One, we re-evaluated our health insurance information and we were hit with a 20 percent increase this year on health insurance so we re-evaluated that to make sure that we were covered there.

The other is we've had one our building and electrical inspectors retire since the budget was

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approved, and then I'll go ahead and announce tonight that Mike Hill, our associate director of Planning, is leaving us sometime in November.

So with the departures of a couple of staff members we're having to juggle some responsibilities which will include additional workload on existing staff. So just like to compensate them a bit for their additional workload they will take on. I will note that even with the proposed changes to the budget, including the salary increases, we'll actually save a little bit off of our total budget salary because of the inspector position, we're able to reduce that salary from where it was down to kind of an entry level hire salary.

It's ready for your consideration. Of course, if you have any questions, please let me know.

CHAIRMAN: Thank you, Mr. Howard.

Do any of the commissioners have any questions concerning this budget amendment?

(NO RESPONSE)

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

Mr. Ball.

MR. BALL: Motion to approve.

CHAIRMAN: Motion to approve by Mr. Ball. Is
there a second?

MS. McENROE: Second.

CHAIRMAN: Second by Ms. McEnroe. All those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

ITEM 8

Comments by the Chairman

CHAIRMAN: Chairman has no comments tonight.

ITEM 9

Comments by the Planning Commission

CHAIRMAN: Any comments by the Planning Commission?

MR. REEVES: I would just like to make one.

On this budget, I want the audience looking on the TV, as well as the audience here, I really want to commend you, Mr. Howard, and all your staff for being able to reduce a person, still pick up the duties with fair salary increases and fair compensation. I don't know of any other organizations that I've worked with that have done what you've done with the Staff and accomplish what you all have accomplished. So you're to be commended and every Staff member be commended for all you do. Really appreciate it.

CHAIRMAN: Excellent comment. Thank you,
Mr. Reeves.

Any other comments by the commissioners?

(NO RESPONSE)

ITEM 10

Comments by the Director

MR. HOWARD: No comments.

CHAIRMAN: Then the next important motion is to adjourn.

Mr. Ball.

MR. BALL: Motion to adjourn.

CHAIRMAN: Is there a second?

Ms. McENROE: Second.

CHAIRMAN: Second by Ms. McEnroe. 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, 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 12 typewritten pages; and that no signature
was requested to the foregoing transcript.

WITNESS my hand and notary seal on this the
2nd day of November, 2017.

LYNETTE 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

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