The Owensboro Metropolitan Planning Commission met in regular session at 5:30 p.m. on Thursday, July 12, 2018, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

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

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CHAIRMAN: Like to welcome everyone to the July 12th Metropolitan Planning Commission meeting. We start all of your meetings with a prayer and pledge. Commissioner Kazlauskas will lead us in those tonight. Please rise with us.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN: Thank you, Commissioner.

Before we start our meeting tonight just a couple of quick housekeeping rules.

If you wish to speak, please approach the podium and state your name clearly and be sworn in by
counsel. Direct all your questions to the Chair, especially if there are multiple speakers. Be respectful of others who may wish to speak. Please stay on topic on the discussions or any comments about what we're talking about tonight. Your cooperation is very much appreciated. Thank you.

The minutes of the last meeting, hopefully all the commissioners have those minutes and have read through those. Is there any discussion or comment or changes to the minutes of the last meeting?

(NO RESPONSE)

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

Commissioner Kazlauskas.

MR. KAZLAUSKAS: Motion for approval.

CHAIRMAN: Motion for approval by Commissioner Kazlauskas.

MS. HARDAWAY: Second.

CHAIRMAN: Second by Ms. Hardaway. Any discussion or comment about 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.
MR. HOWARD: I will note that all the zoning changes 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 this meeting along with all applicable materials to the appropriate legislative body for them to take final action.

GENERAL BUSINESS

ZONING CHANGES

ITEM 3

420 Cedar Street, 0.122 acres, Downtown Transition Overlay District
Consider zoning change: From R-4DT Inner City Residential to B-2 Central Business
Applicant: Hestia Properties, LLC

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
Central Residential Plan Area, where central business
uses are appropriate in very limited locations;

3. The subject property is located within the
downtown overlay district as adopted by the City of
Owensboro and the request is consistent with the
concepts of the plan;

4. The use of the property for a duplex,
although residential in nature, will provide much
needed housing within the Downtown Overlay District
area;

5. The B-2 zoning classification is an
expansion of existing B-2 zoning approximately 100
feet to the north of the subject property; and,

6. The B-2 zoning will promote the
redevelopment of the downtown consistent with the
downtown master plan.

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

CHAIRMAN: Thank you, Trey.

Is anyone here representing the applicant?

MR. QUICK: Yes.

CHAIRMAN: Yes. Would you like to say
anything on its behalf?

MS. KNIGHT: Please state your name for the
record.
MR. QUICK: Mr. Quick.

(MASON QUICK SWORN BY ATTORNEY.)

MR. QUICK: I just want to say thank you for reviewing that and recommending it in our favor. The usage, again, we're looking to do a brand new site duplex home there, modular type duplex, that I already had approved with Mr. Dennis Wilson with the Downtown Historical District. Thank you.

CHAIRMAN: Thank you.

Do any of the commissioners have any questions concerning this application from the applicant?

(NO RESPONSE)

CHAIRMAN: Anyone in the audience have any questions concerning this application?

(NO RESPONSE)

CHAIRMAN: The Chair is ready for a motion.

MR. JEAN: I would make a motion we approve this request based on the Staff Report and Findings of Fact 1 through 6.

CHAIRMAN: A motion has been made by Commissioner Jean for approval based on Findings of Fact 1 through 6. Is there a second?

MS. McENROE: Second.

CHAIRMAN: Second by Ms. McEnroe. Any question or discussion about 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.

FINAL DEVELOPMENT PLANS

ITEM 4

1535 Frederica Street, 207 Phillips Court, 0.820 acres
Consider approval of a final development plan
Applicant: WBW Properties, LLC

MR. HOWARD: Commissioners, we have received a request from the applicant's attorney, J.D. Meyer, to postpone this item based upon an appeal of the rezoning that was filed I believe yesterday. We would request that you postpone it until our next regularly scheduled meeting which I believe will be August 9th.

CHAIRMAN: Thank you, Mr. Howard.

Do we just need a vote on that?

MS. KNIGHT: A motion and a vote.

CHAIRMAN: Motion and a vote on that.

Mr. Reeves.

MR. REEVES: Move that this item be removed from the agenda until such time Staff brings it back before us.

CHAIRMAN: A motion has been made by
Mr. Reeves.

MS. KNIGHT: I think the request by the applicant was to postpone it until next month. Not to remove it indefinitely, if that makes sense.

MR. REEVES: It makes sense.

Motion to postpone it until next month.

CHAIRMAN: A motion has been made by Commissioner Reeves until postpone until next month.

Is there a second?

MR. MOORE: Second.

CHAIRMAN: Second by Mr. Moore. Any discussion about 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.

MINOR SUBDIVISION PLATS

ITEM 5

5626, 5652, 5660 Pleasant Point Road, 2.503 acres Consider approval of a minor subdivision plat Applicant: Jimmie R. & Katheryn B. Smith, James R & Rita A. Jones, William E. Jones, Jr.

MR. HOWARD: This plat comes before you as an exception on the 3 to 1 requirement of an existing parcel.
Basically the number of lots that exist there now is remaining the same. They're just altering the amount of frontage and adding a little bit of property to one lot, taking a little bit away from another. They're still an agriculture. The remaining is over 10 acres. It has a minimum of 50 feet of frontage. We're not recreating any new lots or try to maximize buildable lots with this. So we would recommend that you consider it for approval.

CHAIRMAN: Thank you, Mr. Howard. Anyone here representing the applicant?

MR. RINEY: Yes.

CHAIRMAN: Would you like to say something on its behalf?

MR. RINEY: No.

CHAIRMAN: Thank you. Do any of the 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 for approval.

CHAIRMAN: Motion for approval by Mr. Ball.

MS. McENROE: Second.
CHAIRMAN: Second by Ms. McEnroe. Any discussion about 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.

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NEW BUSINESS

ITEM 6

Consider approval of May 2018 financial statements

CHAIRMAN: Commissioners hopefully have received the financial statements for review and have had a chance to review those.

Are there any questions or discussion about the financial statements from any of the commissioners?

(NO RESPONSE)

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

MS. HARDAWAY: Motion to approve.

CHAIRMAN: Motion to approve by Ms. Hardaway.

MS. McENROE: Second.

CHAIRMAN: Second by Ms. McEnroe. Any discussion or comment about the motion or the second?
CHAIRMAN: There being none all those in favor raise your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion has been approved.

ITEM 7

Comments by the Chairman.

CHAIRMAN: Chairman has none tonight.

ITEM 8

Comments by the Planning Commissioners

CHAIRMAN: Any commissioners have any comments or suggestions?

(NO RESPONSE)

ITEM 9

Comments by the Director

MR. HOWARD: I don't have any.

CHAIRMAN: No comments by our director.

Then we have an important motion for adjournment.

MR. BALL: Motion to adjourn.

CHAIRMAN: Motion to adjourn by Mr. Ball.

MR. EDGE: Second.

CHAIRMAN: Second by Mr. Edge. 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 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 August, 2018.

____________________________
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