The Owensboro Metropolitan Planning Commission met in regular session at 5:30 p.m. on Thursday, September 12, 2019, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

MEMBERS PRESENT: Larry Moore, Chairman
Lewis Jean, Vice Chairman
Mike Edge, Secretary
Brian Howard, Director
Terra Knight, Attorney
Angela Hardaway
Beverly McEnroe
Jay Velotta
Fred Reeves

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CHAIRMAN: Like to call the September 2019 Owensboro Metropolitan Planning Commission meeting to order. We start our meetings with a prayer and a pledge. The honor this month goes to commissioner Fred Reeves.

(Invocation and Pledge of Allegiance.)

CHAIRMAN: Thank you, Commissioner. A few guidelines that we ask that you follow for tonight's meeting. First of all, we invite anyone and everyone that wishes to speak on any item that's before this commission to please come to one of the microphones, state your name, and be sworn in by the Commission's attorney. We ask that you direct your questions to the chair, who in turn will
try to find answers for those questions. We ask that you stay on topic. And the most important one is that we ask that you be respectful. With those in mind, we'll have a nice, smooth meeting.

All of the commissioners should have received a copy of last month's meeting minutes. Anyone have any questions or concerns?

(No response.)

CHAIRMAN: Seeing none, the Chair's ready for a motion.

MR. EDGE: Motion to approve.

CHAIRMAN: We have a motion to approve. Do we have a second?

MR. VELOTTA: Second.

CHAIRMAN: Mr. Velotta.

All those in favor of the motion, please indicate by raising your right hand.

(All board members present responded aye.)

CHAIRMAN: All those opposed?

(No response.)

CHAIRMAN: Motion carries.

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GENERAL BUSINESS

ZONING CHANGES

ITEM 3
Consider zoning change:
From I-1 Light Industrial and A-U Urban Agriculture to B-5 Business Industrial.
Applicant: James & Margaret Embry; Janet Embry

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

MS. EVANS: Melissa Evans.
(Melissa Evans sworn by attorney.)

MS. EVANS: I'm sorry. That was a typo on the agenda. This is to R1-A Single-Family Residential, not to B-5 Business Industrial. I believe the staff report is correct in reflecting that correct zoning request.

The planning staff recommends approval subject to the findings of fact that follow:

Findings of Fact:
1. Staff recommends approval because the existing zoning of I-1 Light Industrial and A-U Urban Agriculture is inappropriate, and the proposed zoning of R-1A Single-Family Residential is more appropriate;
2. The existing single-family residence at 10711 Lafayette Street was constructed in 1967, predating the Zoning Ordinance;
3. The existing and proposed use of single-family residential and the existing size of the tracts conforms to the criteria for Urban Residential Development;
4. 10711 Lafayette Street is connected to the City of Whitesville sanitary sewer system and service can be extended to 10715 and 10723 Lafayette Street, according to the City of Whitesville; and

5. The request is a logical expansion of the R-1A Single-Family Residential zoning to the west.

We would like to enter the staff report into the record as Exhibit A.

CHAIRMAN: Thank you.

Anyone in the audience representing the applicant? Would you like to make any type of statement or?

UNIDENTIFIED SPEAKER: Just here to answer any questions you may have.

CHAIRMAN: Thank you.

Anyone else in the audience have any questions concerning this application?

(No response.)

CHAIRMAN: Any commissioners have any questions or concerns?

(No response.)

CHAIRMAN: Seeing none, Chair is ready for a motion.

MR. JEAN: I'd like to make a motion we approve this application based on a site visit, the staff report,
and the five findings of fact.

    CHAIRMAN:  Thank you, Mr. Jean.

    Do we have a second to that motion?

    MS. McENROE:  Second.

    CHAIRMAN:  Second by Commissioner McEnroe.  Any questions concerning the motion or the second?

    (No response.)

    CHAIRMAN:  Seeing none, the Chair is ready for a vote.  All those in favor, please indicate by raising your right hand.

    (All commissioners present responded aye.)

    CHAIRMAN:  All those opposed?

    (No response.)

    CHAIRMAN:  The motion carries.

ITEM 4

2425 West Fifth Street, 0.170 acres
Consider zoning change:
From I-1 Light Industrial to R-4DT Inner City Residential
Applicant:  Habitat for Humanity of Owensboro-Daviess County; Jack T. Wells

    MS. EVANS:  The planning staff recommends approval subject to the findings of fact that follow:

    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 urban low-density residential uses are appropriate in general locations;

3. The proposed use of single-family residential conforms to the criteria for Urban Residential Development; and,

4. The request is a logical expansion of the R-4DT Inner City Residential zoning to the west and south.

We'd like to enter the staff report into the record as Exhibit B.

MR. CHAIRMAN: Thank you.

Anyone in the audience representing the applicant?

UNIDENTIFIED SPEAKER: I'm just here to answer any questions as well.

CHAIRMAN: Thank you, sir.

Anyone else in the audience have any questions concerning the application?

(No response.)

CHAIRMAN: Any commissioners?

(No response.)

CHAIRMAN: Seeing none, the Chair is ready for a motion.

Commissioner Reeves.

MR. REEVES: Motion to approve this application based on staff recommendations and findings of fact 1
through 3.

MS. KNIGHT: It's four. There's --

CHAIRMAN: Four is missing.

MR. REEVES: Four is missing? Please add four.

CHAIRMAN: All right. We have a motion. Do we have a second?

MR. VELOTTA: Second.

CHAIRMAN: Second by Commissioner Velotta. Any questions concerning the motion or the second?

(No response.)

Seeing none, the chair is ready for a vote. All those in favor, raise your right hand.

(All members present responded aye.)

CHAIRMAN: All those opposed?

(No response.)

CHAIRMAN: Motion carries.

ITEM 5

11226 US Highway 231, 10.105 acres
Consider zoning change:
From EX-1 Coal Mining to A-U Urban Agriculture
Applicant: Karen Diana Thompson; Stephen W. Thompson

MS. EVANS: The planning staff recommends approval subject to the findings of fact that follow:

1. Staff recommends approval because the proposed zoning of A-U Urban Agriculture is more
appropriate than the current zoning of EX-1 Coal Mining;

2. The subject property is located in a rural community plan area, where rural large-lot residential uses are not generally recommended;

3. The applicant proposes residential use on the subject property;

4. The subject property has access to US Highway 231 with no new roads proposed;

5. Strip-mining activity on the property has ceased; and,

6. The Owensboro Metropolitan Zoning Ordinance Article 12a.31 requires that the property shall revert back to its original zoning classification after mining.

We'd like to enter the staff report into the record as Exhibit C.

CHAIRMAN: Thank you.

Anyone in the audience representing the --

MR. PFEIFER: Mark Pfeifer. I'm just here to answer questions.

CHAIRMAN: Thank you, sir.

Anyone else in the audience have any questions?

(No response.)

CHAIRMAN: Any commissioners have any questions or concerns about the application?

(No response.)
CHAIRMAN: Seeing none, the Chair is ready for a motion.

Commissioner Hardaway.

MS. HARDAWAY: I move that we approve this based on the staff recommendations and finding of facts 1 through 6.

CHAIRMAN: We have a motion. Do we have a second?

MS. McENROE: Second.

CHAIRMAN: Second by Commissioner McEnroe. Any questions about the motion or the second?

(No response.)

CHAIRMAN: Seeing none, the Chair is ready for a vote. All those in favor, indicate by raising your right hand.

(All members present responded aye.)

CHAIRMAN: All those opposed?

(No response.)

CHAIRMAN: Motion carries.

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COMBINED FINAL DEVELOPMENT PLAN/MAJOR SUBDIVISION PRELIMINARY PLATS

ITEM 6

Keeneland Trace, 81.24 acres
Consider approval of an amended combined final development plan/major subdivision preliminary plat.
Applicant: Thompson Homes, Inc.
MR. HOWARD: This plat has been reviewed by the planning staff and engineering staff and is found to be in order. It's been reviewed by the utilities as well. This is a plat and an amendment to the plat for Keeneland Trace, and it eliminates some of the rear alleys that were part of that development. So the engineers, city engineers, obviously in on that were okay with the changes. So with that, we would recommend that you consider it for approval.

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

(No response.)

CHAIRMAN: Any commissioners have any questions or concerns?

(No response.)

CHAIRMAN: Seeing none, the Chair is ready for a motion.

MR. JEAN: Motion to approve.

CHAIRMAN: We have a motion to approve. Do we have a second?

MS. HARDAWAY: Second.

CHAIRMAN: By Ms. Hardaway. Motion to approve and a second. All those in favor, indicate by raising your right hand.

(All board members present responded aye.)
CHAIRMAN: All those opposed?

(No response.)

CHAIRMAN: Motion carries.

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MINOR SUBDIVISION PLATS

ITEM 7

927, 945 East Harmons Ferry Road, 21.146 acres
Consider approval of a minor subdivision plat
Applicant: Roger Shocklee; Hayward Allan Murray and Diana Christy Murray

MR HOWARD: This plat comes before you as an exception to the three-to-one requirement. There was a lot out there, a small lot, under 10 acres, that met the requirements. This plat creates an agricultural parcel but also a five-acre parcel that doesn't meet the three-to-one requirement. There is no further subdivision note on here. So the property can't be further subdivided without meeting the requirements of the regulations. So we would recommend that you consider for approval.

CHAIRMAN: Thank you.

Anyone in the audience representing the applicant?

(No response.)

CHAIRMAN: Anyone have any questions concerning it?

(No response.)
CHAIRMAN: Any commissioners have any questions?

(No response.)

CHAIRMAN: Seeing none, the Chair is ready for a motion.

MR. EDGE: Motion to approve.

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

MR. REEVES: Second.

CHAIRMAN: Second by Commissioner Reeves. All those in favor of the motion, please indicate by raising your right hand.

(All board members present responded aye.)

All those opposed?

(No response.)

CHAIRMAN: Motion carries.

ITEM 8

1120 Lyddane Bridge Road, 2.248 acres
Consider approval of a minor subdivision plat.
Applicant: Gregory & Kimberly A. Mullican

MR. HOWARD: This plat comes before you as an exception on the minimum road frontage requirement and the three-to-one requirement. They have that and 50 feet of road frontage out Lyddane Bridge Road opening up into a parcel that's about two-and-a-quarter acres. They're creating a boundary around an existing home, a garage, a pool. So they're not creating another parcel for
development purposes. They're just creating around an existing home. So with no further subdivision notes on the plat, we would recommend that you consider it for approval.

CHAIRMAN: Anyone in the audience representing this item?

(No response.)

CHAIRMAN: Any questions or any statements?

(No response.)

CHAIRMAN: No?

Thank you, sir.

Any questions or concerns from the audience?

(No response.)

CHAIRMAN: Questions or concerns from the commissioners?

(No response.)

CHAIRMAN: Seeing none, the chair is ready for a motion.

Commissioner Velotta.

MR. VELOTTA: Motion to approve.

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

MS. McENROE: Second.

CHAIRMAN: Second by Commissioner McEnroe. All those in favor of the motion, please indicate by raising
your right hand.

(All board members present responded aye.)

CHAIRMAN: All those opposed?

(No response.)

CHAIRMAN: Motion carries.

ITEM 9

2886, 2888, 2898, 2904 Settles Road, 5.915 acres
Consider approval of a minor subdivision plat.
Applicant: Martin & Sarah Walker; Southeast Daviess
County Water District.

MR. HOWARD: This plat comes before you with an
exception, a couple of exceptions, one to the three-to-one
requirement and the minimum road frontage requirement for
the parcel located at 2886. It's what we would consider
to be a flag lot. It goes back and around the Southeast
Daviess County Water District facility on the property.
So really there's not any other place on there that a lot
could be gained. They're also eliminating some road
frontage lots up front and making all the parcels bigger.
So we're reducing the total number of lots. Even though
we're creating an irregular-shaped lot, we would recommend
that you consider for approval.

CHAIRMAN: Thank you.

Anyone in the audience representing the
applicant?

Thank you.
Any questions from the audience?
(No response.)

CHAIRMAN: Any questions or concerns from the commissioners?
(No response.)

CHAIRMAN: Seeing none, the Chair is ready for motion.

Commissioner Reeves.

MR. REEVES: Motion to approve this application.

CHAIRMAN: Motion. Do we have a second?

MR. EDGE: Second.

CHAIRMAN: Second by Commissioner Edge. All those in favor of the motion and second, please indicate by raising your right hand.

(All board members present responded aye.)

CHAIRMAN: All those opposed?
(No response.)

CHAIRMAN: Motion carries.

NEW BUSINESS

CHAIRMAN: All the commissioners should have received a copy of the financial statement and had an opportunity to take a look. Anyone have any questions or concerns about the financial statement?
(No response.)
CHAIRMAN: Seeing none, the Chair is ready for a motion.

Commissioner Reeves.

MR. REEVES: Motion to approve the financial statement.

CHAIRMAN: Motion to approve. DO we have a second?

MR. VELOTTA: Second.

CHAIRMAN: Second by Commissioner Velotta. All those in favor, please indicate by raising your right hand.

(All board members present responded aye.)

CHAIRMAN: All those opposed?

(No response.)

CHAIRMAN: Financial statement passes.

All right. Comments by the Chairman. The only comment I have is the fact that I will not be here next month, but it's going to be left in great hands by Commissioner Lewis Jean, who is the Vice Chair.

Good luck.

MR. JEAN: Thank you.

CHAIRMAN: Any of the planning commissioners have anything?

To you, Mr. Director.

MR. HOWARD: I just have one comment. Melissa
Evans is our associate director of planning. She serves as the Western Kentucky regional representative on the American Association -- American Planning Association, Kentucky Chapter. She's part of our board. I've been on that board as well for years and years. This will actually be my last year on the board, so that's exciting.

But Melissa has organized -- for years, we've done a half-day regional training event in Western Kentucky somewhere. We've posted those in Paducah, Owensboro, Madisonville, and other places.

This year, that event will be on Friday, November 22nd, here in Owensboro. And we'll be doing that at the GRADD office. So if any of you all are interested in attending, please let us know and we'll get you signed up for that. That's the only thing I have.

CHAIRMAN: Thank you, sir.

One last motion.

MS. HARDAY: Motion to adjourn.

CHAIRMAN: Do we have a second for that?

MR. EDGE: Second.

CHAIRMAN: Second by Commissioner Edge. All those in favor, please indicate by raising your right hand.

(All board members present responded aye.)

CHAIRMAN: Those opposed?
(No response.)

CHAIRMAN: We are adjourned.

(The meeting adjourned at 5:46 p.m.)
STATE OF KENTUCKY  
COUNTY OF DAVIESS  

I, Rhonda Simpson, 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 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 18 typewritten pages; and that no signature was requested to the transcript.

WITNESS my hand and notary seal on this the 7th day of October 2019.

RHONDA SIMPSON, NOTARY PUBLIC
STATE-AT-LARGE
OHIO VALLEY REPORTING SERVICE
2200 E. PARRISH AVENUE, SUITE 106-E
OWENSBORO, KENTUCKY  42303

COMMISSION EXPIRES:
AUGUST 14, 2023
COUNTY OF RESIDENCE
DAVIESS COUNTY, KENTUCKY