The Owensboro Metropolitan Planning Commission met in regular session at 5:30 p.m. on Thursday, March 12, 2020, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

MEMBERS PRESENT: Larry Moore, Chairman
Lewis Jean, Vice Chairman
Brian Howard, Director
Terra Knight, Attorney
Skyler Stewart
Manuel Ball
Fred Reeves
Angela Hardaway
Larry Boswell
Jay Velotta

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CHAIRMAN: I would like to call the March Owensboro Metropolitan Planning Commission meeting to order. We start our meetings with a prayer and the pledge. This month that honor goes to Manuel Ball.

(INVOCATION AND PLEDGE)

CHAIRMAN: The first order of business will be last month's minutes. All the commissioners should have received a copy. Do we have any changes or adjustments that need to be made?

(NO RESPONSE)

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

MR. VELOTTA: Motion to approve.

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

MR. JEAN: Second.

CHAIRMAN: Second by Commissioner Jean. 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 BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion passes.

MR. HOWARD: I will note that all zoning changes heard tonight will become final in 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 3

3160 Settles Road, 24.87 acres
Consider zoning change: From A-U Urban Agriculture to

Ohio Valley Reporting
(270) 683-7383
R-1A Single-Family Residential
Applicant: JR Acquisitions, LLC

MS. KNIGHT: Please 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 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 an Urban Residential Plan Area where Urban Low-Density Residential uses are appropriate in limited locations;

3. The proposed use as a residential subdivision complies with the criteria for urban residential development; and

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

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

CHAIRMAN: Thank you.

Anyone in the audience representing the
application?

APPLICANT REP: Yes.

CHAIRMAN: Would you like to make any type of
statement?

APPLICANT REP: No.

CHAIRMAN: Available to answer any questions?

APPLICANT REP: Yes.

CHAIRMAN: Thank you.

Anyone else in the audience have a question
concerning this application?

(NO RESPONSE)

CHAIRMAN: Any commissioners have any
questions?

(NO RESPONSE)

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

Commissioner Ball.

MR. BALL: I'd like to make a motion to
approve based on Planning Staff Recommendation and
Findings of Fact 1 through 4.

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

MR. VELOTTA: Second.

CHAIRMAN: Second by Commissioner Velotta.

Any questions concerning the motion or the second?
CHAIRMEN: Seeing none the Chair is ready for a vote. All those in favor indicate by raising your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMEN: Motion carries.

RELATED ITEM

ITEM 3A
Bridgewood, 24.87 acres Consider approval of a major subdivision preliminary plat.
Applicant: JR Acquisitions, LLC

MR. HOWARD: This plat has been reviewed by the Planning Staff and Engineering Staff. All of the utilities are trying to be consistent with the requirements of the zoning ordinance and the underlying zoning which was just previously approved. We would recommend that you consider it for approval.

CHAIRMEN: Thank you.

Any questions from the audience?

(NO RESPONSE)

CHAIRMEN: Any questions from the commissioners?

(NO RESPONSE)

CHAIRMEN: Seeing none the chair is ready for a motion.
MR. REEVES: Motion to approve this application.

CHAIRMAN: We have a motion by Mr. Reeves. Do we have a second?

MR. BOSWELL: Second.

CHAIRMAN: Second by Commissioner Boswell.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

COMBINED FINAL DEVELOPMENT PLAN/MAJOR SUBDIVISION PRELIMINARY PLATS

ITEM 4

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 all the appropriate utilities. It's found to be consistent with the requirements of the zoning regulations and it's ready for your consideration.

CHAIRMAN: Thank you.

Anyone in the audience representing the applicant?

APPLICANT REP: Yes.

CHAIRMAN: Any comments?
APPLICANT REP: No, sir.

CHAIRMAN: Thank you.

Any questions by the commissioners?

(NO RESPONSE)

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

MR. JEAN: Make a motion to approve.

CHAIRMAN: Motion to approve by Commissioner Jean.

MR. VELOTTA: Second.

CHAIRMAN: Second by Commissioner Velotta.

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

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

NEW BUSINESS

ITEM 5

Consider approval of January 2020 financial statements

CHAIRMAN: All the commissioners should have received a copy of that. Do we have any changes or adjustments that need to be made to that?

(NO RESPONSE)

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

MR. BOSWELL: Thank you, Mr. Chairman. I make a motion for approval of the financial statement.

CHAIRMAN: Commissioner Boswell made a motion for approval. Do we have a second?

MR. BALL: Second.

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

(AALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: Motion carries.

ITEM 6

Comments by the Chairman

CHAIRMAN: Chair has no comments.

ITEM 7

Comments by the Planning Commissioners

CHAIRMAN: Any commissioners have any comments they wish to make?

(NO RESPONSE)

ITEM 8

Comments by the Director

MR. HOWARD: No, thank you.

CHAIRMAN: We have a no thank you. We have one final motion.

MR. REEVES: Motion to adjourn.
CHAIRMAN: We have a motion to adjourn by Commissioner Reeves. Do we have a second?

MR. BALL: Second.

CHAIRMAN: Second by Mr. Ball. All those in favor indicate by raising your right hand.

(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

CHAIRMAN: We are adjourned.

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

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 foregoing 9 typewritten pages; and that no signature was requested to the foregoing transcript.

WITNESS my hand and notary seal on this the 30th day of March, 2020.

LYNNETTE KOLLER FUCHS
NOTARY ID 613522
OHIO VALLEY REPORTING SERVICES
2200 E. PARRISH AVE, SUITE 106E
OWENSBORO, KY 42303

COMMISSION EXPIRES: DECEMBER 16, 2022
COUNTY OF RESIDENCE: DAVIESS COUNTY, KY

Ohio Valley Reporting
(270) 683-7383