

1 OWENSBORO METROPOLITAN BOARD OF ADJUSTMENT

2 AUGUST 6, 2020

3 The Owensboro Metropolitan Board of Adjustment
4 met in regular session at 5:30 p.m. on Thursday,
5 August 6, 2020, at City Hall, Commission Chambers,
6 Owensboro, Kentucky, and the proceedings were as
7 follows:

8 MEMBERS PRESENT: Fred Reeves, Vice-Chairman
9 Ruth Ann Mason, Secretary
10 Brian Howard, Director
11 Terra Knight, Attorney
12 Bill Glenn
13 Lewis Jean

14 * * * * *

15 CHAIRMAN: I would like to call the August 6th
16 meeting of the Owensboro Metropolitan Board of
17 Adjustment to order. We start all of our meetings
18 with a prayer and pledge to the flag. So if you would
19 join us, please.

20 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

21 CHAIRMAN: First item we have are all the
22 minutes of the June 12, 2020 meeting. All of the
23 board members should have received those in the mail.
24 I would entertain a motion for their approval.

25 MS. MASON: I make a motion for approval.

CHAIRMAN: Approval by Ms. Mason.

MR. GLENN: Second.

1 CHAIRMAN: Second by Mr. Glenn. We have a
2 motion and a second for approval of the minutes. All
3 in favor raise your right hand.

4 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

5 CHAIRMAN: Mr. Howard.

6 -----

7 CONDITIONAL USE PERMIT
8 ITEM 2
9 6819 Highway 56, zoned A-R Rural Agriculture & A-U
Urban Agriculture
10 Consider a request for a Conditional Use Permit in
order to operate a farmer's market at the subject
11 property.
Reference: Zoning Ordinance Article 8, Section 9.2E1
12 Applicant: David T & Marlene G. Knight
13

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

15 MS. EVANS: Melissa Evans.

16 (MELISSA EVANS SWORN BY ATTORNEY.)

17 MS. EVANS: The subject property is a rural
18 residential property that is 1.366 acres in size and
19 is split zoned A-R Rural Agriculture and A-U Urban
20 Agriculture. OMPC records indicate that there have
21 been no zoning map amendments or prior case history at
22 the subject property.

23 The applicant would like to convert an
24 existing farmhouse building that is approximately
25 1,200 square feet in size into a commercial farmer's

1 market where the applicant intends to sell canned
2 goods, baked goods, coffee, farm produce, and other
3 retail merchandise. The applicant has already
4 undertaken interior remodeling efforts to establish
5 the use and has installed commercial parking areas and
6 signage on the property. The provided parking areas
7 consist of a paved handicap parking area located in
8 front of the structure, with additional parking
9 provided via a gravel lot located to the west of the
10 structure. Within the A-R Rural Agriculture and A-U
11 Urban Agriculture zoning districts, commercial parking
12 areas are allowed to utilize a gravel surface rather
13 than the traditional paved surface.

14 The parking areas are accessed through an
15 existing 10-foot wide gravel drive that connects to US
16 Highway 56. Based on the submitted site plan, the
17 access drive is not proposed to be modified, but at
18 its current size the proposed commercial access drive
19 is not in compliance with the required 24-foot wide
20 minimum commercial drive standard for two-way traffic.

21 If the Board should approve the Conditional
22 Use Permit, Staff recommends including a condition to
23 expand the width of the gravel commercial drive to
24 24-feet, along with the installation of a 50-foot long
25 paved apron where the access drive connects with US

1 Highway 56 in order to keep gravel from spilling into
2 the roadway.

3 Land Use In Surrounding Area

4 Adjoining properties to the north, east and
5 west of the subject property are also split zoned A-R
6 and A-U Urban Agriculture, and appear to be utilized
7 for agriculture. Properties to the south (across US
8 Highway 56) are zoned A-U Urban Agriculture, and
9 appear to be rural single-family residential uses.

10 Zoning Ordinance Requirements

11 1. Parking - Farmer's Market: 6 parking
12 spaces plus one space for every 250 square feet of
13 structure floor area. As shown on the submitted site
14 plan, the site can accommodate all 11 required parking
15 spaces, including 1 ADA space.

16 2. Landscaping - There is no landscaping
17 required since the property is surrounded by
18 agriculture zoning and the parking area is not
19 adjacent to any public rights-of-way. However, the
20 Board may choose to require any landscaping deemed
21 necessary to buffer or screen the use from adjoining
22 properties.

23 Suggested Conditions

- 24 1. Submission and approval of a site plan;
25 2. Expansion of an existing 10-foot wide

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1 drive to 24-feet in width, with a 50-foot long paved
2 transition drive where the drive connects to US
3 Highway 56; and,

4 3. Obtain all necessary building, electrical
5 and HVAC permits, inspections and certificates of
6 occupancy and compliance.

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

9 CHAIRMAN: Thank you.

10 Is anyone here representing the applicant?

11 MR. KAMUF: Charles Kamuf.

12 MS. KNIGHT: Mr. Kamuf, you're sworn as an
13 attorney.

14 MR. KAMUF: Thank you.

15 I represent the Knights. Marlene and her
16 husband lived in Louisville for years and they
17 returned. She was up there in charge of the catering
18 at the Galt House. The reason I mention that is that
19 she intends to refurbish an old cottage or old house
20 on the property. It's kind of a country cottage. She
21 intends to sell merchandise, coffee, baked goods;
22 basically farm products. We call it maybe Farmer's
23 Market. I have a couple of handouts, please.

24 Let me speak just a second about the cottage.

25 We have cut out of a 3 or 400 acre tract

1 practically 1.3 acre and we're going to put it in line
2 with the cottage that you see there. The Knights that
3 own this property, it's been in their family for about
4 165 years.

5 Before we did anything, we talked to all the
6 neighbors. You see a lot of people here tonight.
7 There's no objection to this conditional use. As a
8 matter of fact, all the neighbors want this.

9 And I will introduce in a few minutes a
10 petition with over 100 names of the people in the
11 area.

12 We also, there was something special about
13 this little cottage. We have Mr. Collignon here and
14 his brother lived there for about 40 years. It's sort
15 of emotional for the people in the community and
16 that's why you see so many people here.

17 If you look at the blowup that I gave you, you
18 can probably see that this -- in this area about 40
19 years ago, Mr. Chairman, Shorty Richardson and Bill
20 Spurrier there at the bank opened up a subdivision
21 there.

22 I might point out, Mr. Jean, that in this area
23 there's over 300 houses. That's a third that there is
24 in the City of Whitesville.

25 So it's a residential area that we have there.

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1 I mention that because all of the area there was
2 developed. There is only one little area there that's
3 undeveloped and that's not for sale. So there is a
4 need in this little community of Sorgho for this
5 cottage.

6 I call that area the new Sorgho. Then some of
7 you have been out to Red's place there at Sorgho. As
8 you get down to the far end, you see what I call the
9 old grocery store. It was a Head's market. Then you
10 see old Red's place. That's kind of the older area of
11 Sorgho. I call this the newer area. Across from this
12 property, just about across, you see marked on there
13 where it has a zoning of B-4. Used to be an old car
14 lot there, I think, run by the Schreckers.

15 As you get down a little further, this is just
16 to show you the mixed area that you have there, you
17 have the industrial property. That used to be the old
18 Tennis House. The Tennis House later was developed
19 into an industrial area and they now have heavy
20 equipment there, fencing, siding and preconstruction
21 buildings. So this is an area that I think has mixed
22 use. I think this will blend in very well with the
23 area.

24 I might point out to you that recently there's
25 been two conditional uses in the county, in the

1 agricultural area. One of them, if you remember,
2 about a year and a half ago was Susan Cecil had that
3 event place down in West Louisville. We put that in a
4 conditional use that's working very well.

5 On Lee Rudy Road, Jim Gillis, he and his dad
6 own about 3 or 400 acres there, but they have a little
7 house and they've got that zoned where they sell beef
8 out of it.

9 I don't see any detriment to the neighborhood.
10 As a matter of fact, I think that we would see a whole
11 lot of benefit to it. We'll get through in just a
12 second.

13 I want to call Mr. Collignon. What he would
14 like to do is just read you two or three paragraphs of
15 what this little cottage has meant to that community
16 down there and what it has meant to his family and how
17 important it was that the Knight family let him use
18 that.

19 MS. KNIGHT: Sir, could you state your name
20 for the record, please?

21 MR. COLLIGNON: My name is Steve Collignon.

22 (STEVE COLLIGNON SWORN BY ATTORNEY.)

23 MR. HOWARD: Even though it may be muffled, we
24 would request that when you're speaking that you leave
25 your mask on because others will be approaching the

1 same mike and speaking into those. We would like to
2 keep everybody with their mask on.

3 MR. COLLIGNON: Good afternoon. My name is
4 Steve Collignon. I am reading something that was
5 written by my sister Diane Collignon.

6 Let me preface this by saying that there's an
7 8 by 10 picture of my brother Bobby and my mom, his
8 mom, Shorty Collignon. Mrs. Knight requested that
9 from us one day because she wanted to perhaps put it
10 on the wall somewhere as a tribute to Bobby's time at
11 the house.

12 This is a picture of Bobby and his Mom
13 (Shorty) Collignon. Bobby was born in this house in
14 1939, lived here until he was three, moved to another
15 location with family, but returned in 1980 when his
16 dad passed away. This home and land became his
17 sanctuary in a world that was too fast paced and
18 unpredictable for him. He was autistic and socially
19 handicapped and could not work in the public world.
20 He was hired by the farmers around the area who
21 accepted him as the way he was and allowed him to do
22 manual farm labor, which he took very seriously and
23 completed with great pride.

24 Bobby walked his little plot of land for 40
25 years, knowing all the shrubs, trees and animals that

1 walked beside him. In the spring, if you visited, you
2 received a boutique of daffodils, in the summer
3 tomatoes from his garden, and in the fall some
4 branches from his ornamental plum tree. He had a
5 heart of pure gold. When you tried to get him to say
6 something bad about someone or try to get him to tell
7 a lie, he couldn't do it. He would change the subject
8 quickly.

9 When Mom passed away in 1999, the Knight
10 family told us that as long as Bobby was alive he
11 would always have a home there. Their family was
12 God's blessing to our family and to Bobby. The family
13 discussed moving him to a different location several
14 times, but could not take him away from the world
15 where he was content, safe and could be himself.

16 The Muffin House, that's been changed to The
17 Cottage, has been filled with years of loving,
18 laughing, and caring. May God bless this new purpose
19 for this home and know that Bobby will be walking
20 beside you to make sure you take care of his little
21 corner of the world. Thank you, The Collignon Family.

22 CHAIRMAN: Any board members have any
23 questions for Mr. Collignon?

24 (NO RESPONSE)

25 MR. KAMUF: I just have one more exhibit.

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1 Here's a list of over 100 names of the people in the
2 immediate area that would like this.

3 I have several witnesses. I don't know how
4 much you would like to hear. The owner of the project
5 is Marlene Knight and her husband David and they have
6 put their heart into this. They want to help the
7 community. Marlene has been involved in the Farmer's
8 Market since it started. She would like to say a few
9 words just to let you know how important this is to
10 her and what she's done to be sure that there is no
11 objections and to be sure that it will be successful.

12 CHAIRMAN: Certainly.

13 MS. KNIGHT: Ma'am, please state your name for
14 the record.

15 MRS. MARLENE KNIGHT: Marlene Knight.

16 (MARLENE KNIGHT SWORN BY ATTORNEY.)

17 MRS. MARLENE KNIGHT: Charlie has explained a
18 little bit about my background when we were in
19 Louisville.

20 I currently own Convention Planning Business,
21 a consulting business. It's not necessarily a good
22 time to be in the convention business right now. I
23 have actually brought other businesses to Owensboro.
24 I produced the Kentucky Sportsman Show here, if any of
25 you all are familiar with that, for three years. I

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1 also produced the College and Career Expo where we
2 brought in students in the area to look at over 100
3 colleges for their research.

4 In doing that I've learned a lot about the
5 Owensboro Convention Center and Owensboro business and
6 feel very strongly about my community. I'm not new to
7 this type of business or the food and beverage
8 business. I am a certified catering professional, as
9 well as professional conference manager. I'm also
10 certified as a micro processer and registered home
11 baking business with the State of Kentucky. Our farm
12 stand is certified by Kentucky Farm Bureau.

13 It's now time for me to use my skills for the
14 betterment of the community. Our farming community is
15 a wonderful asset to the people and we appreciate it.

16 On the west side of Owensboro the residents
17 are anxious to have more food options. They're
18 anxious to have coffee.

19 Many live in Sorgho because they value the
20 farming community and appreciate the work that goes
21 into growing their food. My dream is to provide a
22 local place that residents are comfortable to come by,
23 have a muffin, have a cup of coffee, see some
24 neighbors, get some fresh produce and build a closer
25 community. All of my products will be Kentucky proud

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1 and we're striving very hard to be Daviess County
2 proud because we have such wonderful products and
3 sources here in our own county.

4 I realize that I could have a farm stand and a
5 home base baking business, but I wanted to do more for
6 Owensboro by giving people jobs that are more than
7 minimum wage and creating a community spot.

8 I ask that you consider zoning this 1.3 acres
9 out of our 270 acres. It will not only help me to
10 fulfill my dream, but provide a needed service.

11 As a requirement of the zoning application, I
12 personally went to the neighbors for signatures, which
13 is also is hard to do during a pandemic; however, it
14 was actually a really good exercise for me because I
15 not only got to meet the people, our neighbors, but I
16 got to hear from them how excited they were at the
17 prospect that this cottage, of this little business,
18 and to have something in the community to call their
19 own and to make it feel like their own. Not one
20 person that I talked to expressed any type of push
21 back or any reservations about what I was proposing to
22 do. So that was exciting for me.

23 The moms and dads that drive their children to
24 school, both Sorgho Elementary and West Louisville,
25 have expressed they look forward to be able to stop on

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1 their way. It is my desire to continue to contribute
2 to Daviess County, in particular the Sorgho Community.
3 We love living here. Our heritage is here and we have
4 a wonderful network of friends.

5 Please consider the people who took time out
6 tonight to be at this meeting. I am certainly
7 grateful to them.

8 I would ask you to allow this zoning, allow for
9 the people who will get jobs, allow it to create more
10 business for local farms, and allow me to contribute
11 to the tax base and allow me to help create a
12 community space.

13 There's actually nowhere David and I would
14 rather live, and we could live anywhere. We
15 fortunately have very limited choices but we choose to
16 live here. Thank you all for your time.

17 CHAIRMAN: Thank you.

18 Do any of the board members have any questions
19 for Mrs. Knight?

20 (NO RESPONSE)

21 CHAIRMAN: In order to expedite, let me ask a
22 question and we'll see if we need additional speakers.

23 Is there anyone in the audience that intends
24 to speak in opposition to this? If you would, would
25 you mind raising your hand if you're speaking in

1 opposition.

2 (NO RESPONSE)

3 CHAIRMAN: We will entertain any others that
4 want to speak. I just want to make sure that we could
5 see what the audience looked like.

6 Anyone else wish to speak?

7 MS. KNIGHT: Sir, could you please state your
8 name for the record.

9 MR. JOHN COLLIGNON: John Collignon.

10 (JOHN COLLIGNON SWORN BY ATTORNEY.)

11 MR. JOHN COLLIGNON: The one thing I would
12 like to say or a couple of things I would like to say,
13 is I don't know a lot about the ins and out of your
14 zoning. What I want to talk about is I met a couple,
15 and they're on the short list of people that I've met
16 in my lifetime that are legitimate nice people.
17 Whatever community they were in, they're going to be
18 an asset.

19 The other one that comes to mind, he's dead
20 now, is Joe Bob Murphy and his wife Eddie. I never
21 could figure those people out because when they do
22 things, they had no ulterior motives. It used to
23 confuse me until I figured out that they're legitimate
24 nice people. You know, I'm a construction brick
25 layer. I was in the rat race and I didn't mind it

1 because all you had to be was the biggest rat. It
2 just worked that way.

3 David Knight has gotten to be one of the worst
4 business men on the plant because he rented that old
5 farmhouse to that autistic old man for all those
6 years, and every time I called Acme Plumbing, which is
7 who I usually called, and they're not cheap. They're
8 good, but not cheap. The rent I don't think ever paid
9 for the upkeep of that old house; yet he kept that
10 house for that brother of ours for all of those years
11 losing money, as far as I'm concerned. You just don't
12 have people like that on the planet anymore. I would
13 like to see him and Marlene get what they're working
14 for. That's all.

15 CHAIRMAN: Thank you, sir.

16 Anyone else wish to speak?

17 Yes, Mr. Castlen.

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

20 MR. CASTLEN: Steve Castlen.

21 (STEVE CASTLEN SWORN BY ATTORNEY.)

22 MR. CASTLEN: As a real estate man in the
23 community for the last 50 years, I work primarily
24 Daviess County, and I think this is an asset not just
25 to that area, but to Daviess County.

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1 After talking with several people that have
2 already visited the site, they're very pleased with
3 it. My brother and his wife, Bill and Sheila Castlen,
4 live in the area and they're for it. It looks good.
5 I'm proud to be a part of it, a part of Owensboro.

6 CHAIRMAN: Thank you, Mr. Castlen.

7 Anyone else?

8 Ms. Bartlett.

9 MS. KNIGHT: Ma'am, if you could state your
10 name for the record, please.

11 MS. BARTLETT: Suzanne Bartlett.

12 (SUZANNE BARTLETT SWORN BY ATTORNEY.)

13 MS. BARTLETT: I've known Marlene for about 10
14 years maybe or a little bit longer. I first met her
15 at U.S. Bank. She came in and she was all about
16 everything. About getting started in this community
17 and making a mark, and making make a difference, and
18 she's done that already with what she talked about
19 earlier.

20 This new venture I think is going to be the
21 greatest that she has because it's her own. It's been
22 her hard work that she's put into it, and not without
23 planning. She's very meticulous on her planning.

24 We are always touting our economic development
25 here in this county. I'm a big fan of the chamber. I

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1 really think that this needs to be considered just for
2 the fact that she is going to have employees; already
3 trying to get employees working with her. At this
4 point, you know, I can't see any reason why this
5 shouldn't be this conditional use permit to be issued.
6 Hopefully there is no objection tonight. Thank you.

7 CHAIRMAN: Thank you.

8 Anyone else wish to speak?

9 (NO RESPONSE)

10 CHAIRMAN: Mrs. Knight, would you come back up
11 to the podium, please?

12 Are you comfortable with the conditions that
13 are down here with regard to the driveway and so
14 forth?

15 MS. MARLENE KNIGHT: Yes, sir, I understand
16 those.

17 CHAIRMAN: Okay. And you're okay with
18 complying with those?

19 MRS. MARLENE KNIGHT: I will comply with
20 those.

21 CHAIRMAN: I understand.

22 MRS. MARLENE KNIGHT: I will comply.

23 CHAIRMAN: Any board members have any
24 questions of anyone else?

25 MR. JEAN: I have a question.

1 CHAIRMAN: Yes.

2 MR. JEAN: I noticed there was a difference on
3 the address between this and what's on the mailbox out
4 there.

5 MS. MARLENE KNIGHT: Yes, I can address that.
6 Google Maps recognizes that driveway as 6869, but the
7 address that was always used for that property was
8 6819. So in order to anybody in the future when
9 hopefully we are able to open, we'll need to use the
10 6869 just to get people there. 6819 actually takes
11 you to the middle of our corn field.

12 MR. JEAN: When I saw the sunflowers, I knew I
13 was in the right place.

14 MS. MARLENE KNIGHT: Exactly.

15 MS. EVANS: Mrs. Knight, just for
16 clarification. You do need to use the 6819 address.
17 That's your 911 address. For 911 purposes that's the
18 address that is in the system.

19 MS. MARLENE KNIGHT: Of course. That's what I
20 use, and that is on all the business permits and
21 everything else. This is strictly on our own
22 marketing. When people ask us where it is, we have to
23 put that dot on the map, but we don't have to use it
24 for anything official.

25 MS. EVANS: Okay. But the property needs to

1 be marked as 6819 as well as you're entering the
2 property for 911 purpose.

3 MS. MARLENE KNIGHT: Not a problem.

4 CHAIRMAN: Is that sufficient?

5 MS. EVANS: Yes.

6 CHAIRMAN: Anyone else have any comments they
7 would like to make?

8 (NO RESPONSE)

9 CHAIRMAN: If not I'm ready for a motion.

10 MR. JEAN: I would like to make a motion.

11 CHAIRMAN: Entertain a motion by Mr. Jean.

12 MR. JEAN: I'd like to make a motion that we
13 approve the Conditional Use Permit based on the Staff
14 report, site visit, the testimony that was given here
15 this evening, the Zoning Ordinance Requirement 1, and
16 Suggested Conditions 1, 2 and 3. I have three
17 findings of fact. This is an A-R Rural Agricultural
18 and A-U Urban Agricultural zone where Farmer's Market
19 activity are allowed by Conditional Use Permits. It
20 should be compatible with the neighborhood as there
21 are other businesses and residences along Kentucky 56.
22 This Farmer's Market should have minimum impact to
23 traffic on Kentucky 56.

24 CHAIRMAN: Do I have a second to Mr. Jean's
25 motion?

1 MS. MASON: I'll second it.

2 CHAIRMAN: Second by Ms. Mason. Any other
3 questions or concerns about the motion?

4 (NO RESPONSE)

5 CHAIRMAN: All in favor raise your right hand.

6 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

7 CHAIRMAN: It's passed and the application is
8 approved.

9 ITEM 3
10 5741 Highway 144, zoned R-1A Single-Family Residential
& A-U Urban Agriculture
11 Consider a request for a Conditional Use Permit in
order to operate a private school within a portion of
12 the existing church building.
Reference: Zoning Ordinance Article 8, Section 8.2B14
13 Applicant: Grace Christian Academy; Yellow Creek
Baptist Church
14

15 MS. EVANS: The subject property is an 11.81
16 acre parcel that is the current location of Yellow
17 Creek Baptist Church. The property was granted
18 conditional use approval in 1992 for a pre-school use,
19 and received conditional use approval for a day care,
20 recreational facility, and fellowship hall in 2006.

21 The applicant, Grace Christian Academy, wishes
22 to utilize a 7,300 square foot portion of the existing
23 church building in order to operate a private school.
24 The school will open August 26, 2020. It will
25 eventually enroll up to 90 students and employ 18

1 staff members. The applicant has stated that the use
2 will only operate at this location until a new
3 permanent school building is constructed elsewhere.

4 Land Uses In Surrounding Area

5 Adjoining properties to the south of the
6 subject property along Highway 144 are zoned R-1A
7 Single-Family Residential and appear to be rural
8 single-family residential uses. Like the subject
9 property, the adjoining properties to the north, east
10 and west are also split zoned between R-1A
11 Single-Family Residential and A-U Urban Agriculture,
12 and primarily consist of undeveloped land.

13 Zoning Ordinance Requirements

14 1. Parking - Private High School - 1 space
15 for every 5 classroom seats.

16 The use will utilize the existing church
17 parking areas located to the side and rear of the
18 property. Based on the submitted site plan, the
19 existing site has 280 parking spaces, which can
20 accommodate the 18 spaces required for the proposed
21 school use as well as the parking demands of the
22 church use.

23 2. Landscaping - None required since the use
24 is surrounded by large agricultural properties and the
25 existing parking area is not adjacent to any public

1 rights-of-way or residential area. However, the Board
2 may choose to require any landscaping deemed necessary
3 to buffer or screen this use from adjoining
4 properties.

5 Suggested Conditions

6 1. Obtain all necessary building, electrical
7 and HVAC permits, inspections and certificates of
8 occupancy and compliance.

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

11 CHAIRMAN: Is anyone here representing the
12 applicant?

13 MR. KAMUF: Yes, Charles Kamuf.

14 A couple of you are on the Metropolitan Zoning
15 Board. This property was zoned in May of this year
16 and it was zoned by, I think, Matt Castlen and
17 Mr. Tanner and the purpose was for a Christian High
18 School. It will be known as Grace Christian Academy.
19 It will be constructed at a later date on 144, but
20 this is a temporary request to use the property here
21 at Yellow Creek. We will use the classrooms, the
22 gymnasium. It will be open from 8:30 to 3:30.

23 We have Chris Holmes who is director of the
24 academy, along with David Hawes who is one of the big
25 supporters of the school. They are here to discuss

1 anything about the plat. The plat that was filed in
2 the record should explain exactly what part of the
3 building they'll use. If you have any questions, I
4 think we've got the people from Yellow Creek Baptist
5 Church here that will explain any questions that you
6 have.

7 CHAIRMAN: Thank you.

8 Are there any other comments from the
9 audience?

10 (NO RESPONSE)

11 CHAIRMAN: Any board members have any
12 questions to ask of Mr. Kamuf or other members of the
13 church?

14 (NO RESPONSE)

15 CHAIRMAN: If not then the chair would
16 entertain a motion.

17 MR. GLENN: I make a motion to approve this
18 conditional use permit for this Christian Academy
19 subject to the conditions which is 1) obtain all
20 necessary building, electrical and HVAC permits and
21 inspections that are needed.

22 CHAIRMAN: Do we have a second to that?

23 MR. HOWARD: Could you add a findings of fact,
24 as far as why.

25 MR. GLENN: Well, the finding of fact is the

1 fact that I don't believe it would be out of place in
2 that area. There already is a church on the area with
3 a gymnasium and classrooms and they already have the
4 parking. I can't see where that would be out of place
5 in that area.

6 CHAIRMAN: Anything else?

7 MR. HOWARD: That's good enough.

8 CHAIRMAN: Do I have a second to that motion?

9 MS. MASON: I'll second it.

10 CHAIRMAN: Second by Mrs. Mason.

11 Any questions or comments from the audience
12 before we take a vote?

13 (NO RESPONSE)

14 CHAIRMAN: If not then all in favor of the
15 motion raise your right hand.

16 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

17 CHAIRMAN: The application is approved.

18 ITEM 4

19 528 Camden Circle, zoned R-1B Single-Family
Residential

20 Consider revocation of a Conditional Use Permit to
21 operate a retail sales business as a Home Occupation
22 from the subject property approved at the March 5,
2020 OMBA meeting.

23 References: Zoning Ordinance Article 8, Section
8.2D5a

24 Applicant: Jessica Oglesby & Matthew Oglesby

25 MR. HOWARD: We don't see a lot of these, but

Mrs. Evans has some information to add into the

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1 record. I believe the applicants are here as well to
2 hopefully address some of the questions about the
3 activities that are taking place there.

4 MS. EVANS: I would just like to start with
5 kind of the background of how we got to where we are.
6 There's not very many people here so I'm going to pull
7 my mask down to speak a little clearer.

8 Like I said, go over the background of how we
9 got to where we are today.

10 Back in January of this year, our office
11 received a complaint that the Oglesbys were operating
12 a business from their home. At that time they were
13 sent a letter notifying them that if they were in fact
14 operating a business from their home, that they
15 weren't approved to do so and that they would need to,
16 in order to come into compliance with the Zoning
17 Ordinance, they needed to apply for a conditional use
18 permit to operate a home base business.

19 They did so and you all heard that conditional
20 use permit at the March meeting. At that March
21 meeting the applicant included in their application
22 specific hours of operation that they were going to
23 operate, which were Mondays and Tuesdays from 9 to 11
24 and 4 to 7:30, and Wednesdays and Fridays from 4 to
25 7:30. Those were the hours of operation that were

1 approved with the application. Along with that
2 condition on the application there was also a
3 condition of no more than two customers at the
4 residence at a time. Then the other condition that
5 was on the application with your approval was also
6 that they follow all of the zoning ordinance
7 requirements.

8 Two of those specific ordinance requirements
9 are that the use that's approved does not require any
10 external alteration to the dwelling and the use does
11 not adversely affect the principally permitted uses
12 that are in the immediate neighborhood by excessive
13 traffic generation or noise. The applicant agreed to
14 all of those conditions on the record and the
15 application was approved at the March 5, 2020 meeting.

16 Following that meeting in April, our office
17 received a complaint that there was a storage
18 container now placed on the property. Trey Pedley was
19 still in our office at that time and he received that
20 complaint. He did an inspection of the property and
21 confirmed there was in fact a storage container, a Go
22 Mini's unit, placed in the driveway of the property.

23 Trey at that time instead of sending a notice
24 of violation reached out to the applicant and gave
25 them a call based on the phone number that was on

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1 their application. They told Trey at that point that
2 the Go Mini was there storing some of their
3 merchandise that they were moving to a store front
4 location and that the Go Mini would be there, you
5 know, no more than 30 days and it would be removed
6 from the property.

7 In June of 2020, we received another complaint
8 about the Go Mini being on the property. At that time
9 we also received complaints, additionally, from the
10 same person, that they were operating beyond the hours
11 that were approved by the Board of Adjustment and that
12 they were having excessive numbers of customers at the
13 property.

14 At that time the person complaining sent
15 several screen shots to me through e-mail from the
16 Facebook page that is, I think, entitled Jessica's
17 Deals Deals Deals, which is this business Facebook
18 page for the applicant. As you can see, this first
19 slide here is screen shots that are all dated from
20 March which include hours of operation pretty much
21 every day of the week at different times and times
22 that are beyond what was approved with the conditional
23 use permit.

24 Specifically on April 30th, which was a
25 Thursday, which was not an approved date to be

1 operating, it says that they were sorry that people
2 had to wait in line. Her conditional use permit,
3 again, was approved for only two people at the home at
4 a time. So there shouldn't be a reason for people to
5 waiting in line.

6 Again, then in May there are screen shots of
7 operation days and times that are beyond what was
8 approved.

9 Then again in June, specifically on June 13th,
10 it says that there were over 70 people that picked up
11 items that day. That may be beyond the two people
12 that are allowed at a time at the residence.

13 This last side is pictures of the Go Mini that
14 is parked in the driveway. We have one from March
15 26th, from July 21st, and then from just this morning,
16 and the Go Mini is still located there.

17 Upon inspection of the property on July 21st,
18 when the Go Mini was still confirmed to be there and
19 we had received all of these screen shots, we took the
20 necessary steps, according to KRS Chapter 100.237(4),
21 to notify the Chairman of the Board of Adjustments,
22 along with the Board of Adjustment members and the
23 applicant that we were going to bring this before the
24 Board for you to consider revoking the conditional use
25 permit based on the fact that in Article 14 of the

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1 Zoning Ordinance under Home Occupation the Board may
2 revoke any conditional use permit if the conditions
3 set forth are violated.

4 It would be our opinion as Staff that those
5 conditions have been violated and continue to be
6 violated because the Go Mini is still parked on the
7 property. So we would bring this to you tonight for
8 you to consider revoking this permit.

9 CHAIRMAN: Thank you.

10 Would the applicant choose to speak?

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

13 MRS. OGLESBY: Jessica Oglesby.

14 (JESSICA OGLESBY SWORN BY ATTORNEY.)

15 MS. OGLESBY: I was told to remove the Go
16 Mini, and that was my every intention to move it. I
17 was going to be relocating to the auction house on
18 Sweeney Street. I was going to take that over, but I
19 have to go to auctioneer school. Because of COVID,
20 they canceled auctioneering school and they have
21 rescheduled that for October. So I was not able to
22 move that.

23 Immediately after that I got sick and I have
24 been in and out of the hospital since June. I've had
25 one pick up day. I haven't sold anything else. That

1 June date was the only pick up day I've had in two
2 months. I have not been working. I have not been
3 able to work. That is why the storage unit has not
4 gotten moved. We have it moved now. I have pictures
5 on my phone to show it's been moved.

6 As far as people that are picking up, I did
7 not have a limit on how many people I was allowed to
8 have per day. I can set a limit for the amount of
9 people I can have a day. I've never operated past
10 7:00. I personally thought that I had set my hours to
11 1 p.m., 9 a.m. to 1 p.m., and 4 to 7:30 p.m., but the
12 letter states 9 a.m. to 11. I don't know if that was
13 a miscommunication or if I put down the wrong numbers.
14 9 a.m. to 11 a.m. is fine. I can work around that.

15 We are currently right now getting ready to
16 put our house up for sale. We do not like our
17 neighborhood and we are ready to move. We are trying
18 to find some land out in the country, just a little
19 bit out of town so that we can put a house on there.
20 Hopefully by January or February we will have a house
21 that we can move to that will not be not in a
22 neighbor. And I know I will have to get another
23 permit for that once we do move and I have a building.

24 I've never had anyone pick up past 7:30 p.m.
25 I actually always stopped them at 7. As far as

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1 people, if there is, I've asked those people on my
2 page to, if there happens to be one or two people to
3 just sit in your car and wait until people walk off.

4 Also, would you like to see the picture of
5 where the storage unit has been moved?

6 CHAIRMAN: That's up to you.

7 MR. GLENN: What, I couldn't understand?

8 CHAIRMAN: She wanted to know if you wanted to
9 see the picture where the storage unit has been moved.
10 I think she has it on her phone.

11 MS. OGLESBY: Yes.

12 MR. GLENN: It's not in your driveway anymore?

13 MS. OGLESBY: No, it's not.

14 MR. HOWARD: It was moved off today then?

15 MS. OGLESBY: I called them two weeks ago,
16 well, I guess it was a week and a half ago and they
17 just moved it today after I called them probably ten
18 times to come get it. I have been working on getting
19 them to move it, and it is gone.

20 There is the extra two parking spots for the
21 customers.

22 MR. HOWARD: And the question was raised about
23 what was in the application about hours. I've got it
24 right here. Monday 9 to 11 a.m., 4 to 7:30 p.m.
25 Tuesday 9 to 11 a.m., 4 to 7:30. Wednesday 4 to 7:30.

1 Friday 4 to 7:30.

2 MS. OGLESBY: Yes. I only have, whenever I
3 post items, I only have pick ups two to three times a
4 week. I never have four or five, six days. It's
5 only, they two or three days to pick their items up or
6 they lose them. And I've never worked past 7:30. I
7 have worked until 1:00 because I honestly thought that
8 my permit was to 1:00. Yes, I have done that.

9 I do apologize that I've caused some trouble
10 here. I really hope you all give me one last chance,
11 I do not have the storage unit, to comply with all the
12 rules until I can get moved out and get a bigger area.
13 I know it's in a neighborhood. This is my occupation,
14 my job. With my conditions that I have right now, I'm
15 seeing doctors two to three times a week. I'm going
16 to physical therapy. There will be no way for me to
17 have an actual job right now. So if I can't work from
18 home, I will not have any income on my part, and with
19 all my doctor bills coming in right now I really need
20 the money.

21 CHAIRMAN: Any board members have any
22 question?

23 MR. GLENN: I've got a question.

24 You said that you sent a note out to your
25 customers that you don't want any more than two people

1 to park there at any one time. If there are two
2 people already there, then they need to park and wait.
3 Is that what you said, they need to park outside and
4 wait until --

5 MS. OGLESBY: Until, I guess, like another
6 person leaves before they walk up. Does that make
7 sense?

8 MR. GLENN: Is that what's happening, you're
9 waiting for somebody to leave and then another person
10 can walk up?

11 MS. OGLESBY: Can pull up and come up, yes,
12 unless I need to schedule like certain -- like say, yo
13 know, you all can pick up at this time, 10:15, 10:30,
14 like space it out like that. I can also do that.

15 MR. GLENN: The concern I have, the question I
16 have, was wondering about is if there are a number of
17 vehicles parked on the street waiting for somebody to
18 leave your business so then they could go up there, to
19 me that would be a little over and above board because
20 then they would be in front of the neighbor's houses
21 and taking up their street parking. Is that what is
22 happening is what I'm asking?

23 MS. OGLESBY: No, that's not what is
24 happening. Across from me there is no -- well,
25 there's a house. Their house faces -- it doesn't face

1 mine, if that makes sense. The two houses do not face
2 mine. Sometimes somebody will park across the street
3 right there and walk over or in front, directly in
4 front of my house, but they're not parking in front of
5 neighbor's houses.

6 MR. GLENN: All right.

7 MS. OGLESBY: If needed, if I need to like
8 tell people, like if you want to come at 10:15 and you
9 want to come at 10:15 you can. Then if I need to
10 schedule people, I can do that, just to get me by
11 until we can get out of the neighborhood and get into
12 a house. We'd really appreciate it if you all would
13 give me another chance at this so that I can continue
14 to run my business and continue to bring some extra
15 income in.

16 CHAIRMAN: I have a couple of questions for
17 you.

18 When you received the conditional use permit
19 from this board, did you understand what the
20 requirements of that conditional use permit were?

21 MS. OGLESBY: Yes, sir. I've been trying to
22 follow them. Like I said on the time, I did go over
23 the time sometimes, yes.

24 CHAIRMAN: But you knew you were going over
25 time?

1 MS. OGLESBY: No. No, sir, I did not. I
2 thought when I put the conditional permit in that I
3 posted 9 am to 1 p.m. and 4 p.m. to 7:30 p.m. When I
4 got this letter and I read it, it said 11 a.m.
5 Sometimes I did go over between 11 a.m. and 1 p.m.
6 because I really honestly thought that I put 1 p.m. on
7 there. So I did go over some on that.

8 MR. HOWARD: Can I piggyback on that?

9 CHAIRMAN: Sure.

10 MR. HOWARD: From the Staff's perspective, how
11 do you explain the Saturday and Sunday pick ups?

12 MS. OGLESBY: That, I very rarely had Saturday
13 or Sunday. I don't know what day exactly it was on.
14 I don't remember. I'm not sure if it was around a
15 holiday. I'm not sure.

16 MR. HOWARD: Melissa, if you'd go back.

17 April 9th you posted Saturday 9 to noon.
18 April 15th, Saturday 9 to noon. April 20th -- oh, the
19 29th was 9 to noon.

20 MS. OGLESBY: Usually I'm out of town on
21 Thursdays, is when I'm out getting new merchandise.

22 MR. HOWARD: Then April 30th was 9 to noon.
23 Melissa.

24 MS. OGLESBY: Yes. I should not have had a
25 Saturday on there.

1 MR. HOWARD: Here is May 13th was 9 to 2.
2 Sunday, 3 to 7 on May 30th.

3 MS. OGLESBY: So I did have some Saturdays in
4 there. I do apologize for that.

5 MR. HOWARD: Sunday. Saturday you've got pick
6 ups on June 12th.

7 MS. OGLESBY: That was the only, June 12th is
8 the only day I've worked in two months. That's also
9 why the storage unit has not been emptied out. All of
10 the stuff that was in there I ended up putting in my
11 spare bedroom because it was stuff that was supposed
12 to be go to the auction house, but I haven't even
13 gotten to take my auctioneer's license yet.

14 MR. HOWARD: That's from the Staff's
15 perspective. We're in the unenviable position of
16 having to enforce. That's part of what our job is.
17 Any time we get a complaint, we have to look into it.

18 MS. OGLESBY: Right. I agree.

19 MR. HOWARD: As Melissa explained, that's how
20 we've gotten to where we are.

21 I just wanted, at least from our enforcement
22 perspective, to get some clarification on Saturday and
23 Sunday time.

24 MS. OGLESBY: I did have a couple of Saturdays
25 in there. Not very many. I do have a couple. I do

1 apologize for that. I can guarantee you I can follow
2 by the rules. If you all want me to schedule people,
3 I do it that way. I will make sure no more than two
4 people to show up. Whatever I need to do is what I'm
5 willing to do to get me through this until we can get
6 moved out of the neighborhood.

7 I will not be able to take over the auction
8 house right now I can't go to auctioneer school right
9 now because of COVID.

10 MS. MASON: I have a question.

11 If we were to choose to give her a second
12 chance to remain there, can we impose some more
13 restrictions tonight?

14 MR. HOWARD: Terra can address it. You
15 certainly couldn't make it more flexible than what it
16 is.

17 MS. MASON: No. No. For instance, saying
18 that she can only have people to pick up during a
19 certain time and she can only have -- we determine a
20 couple of people at a time.

21 CHAIRMAN: I don't know that we can amend a
22 condition. Would she have to apply for a new permit?

23 MS. KNIGHT: I think that's right. I don't
24 think we can change the conditions on it. She's made
25 a very good suggestion of scheduling people instead of

1 just making it open-ended, of course, but that's a
2 business judgment call.

3 CHAIRMAN: I trust Mrs. Knight.

4 MS. MASON: That's why I'm asking. She's
5 saying that she'll abide by that. I can understand
6 where the neighbors are coming from if there's cars
7 parks out in front of their house.

8 MS. OGLESBY: I can assure you there's been no
9 neighbors, no cars parked in front of the neighbors.
10 In front of my house and across the street where there
11 is no houses facing mine. They have not been parking
12 in front of my neighbor's house.

13 MS. MASON: Well, evidently somebody, I guess,
14 was upset.

15 MS. OGLESBY: I know who it is that's been
16 calling on me. They live several houses down the
17 street.

18 MR. HOWARD: I will say, I think we've had
19 more than, I think we've had complaints from more than
20 one person. I don't think it's a single entity.

21 MS. OGLESBY: Yes. The guy diagonal from me
22 is who called on me the first time. I've talked to
23 him since then, and he has been okay with it.

24 MR. HOWARD: Then we've had others since then.
25 That's why, you know, I don't think it's just coming

1 from maybe one person.

2 MS. OGLESBY: I wonder if maybe I just
3 schedule people. Since the storage unit, I guess that
4 was a big deal, since it's gone, they'll see that it's
5 gone and they'll say, okay, she's only having two
6 people there and no other cars. Just two in her
7 driveway. I'm not sure.

8 CHAIRMAN: The issue we have is we have to
9 take action on the facts as we know them up to this
10 point in time and cannot let's say reset new
11 conditions unless you come in and apply for another
12 conditional use permit, assuming this was withdrawn
13 from you. Okay?

14 MS. OGLESBY: Okay. I understand that. If I
15 abide by the times that are on here now and I schedule
16 them myself, like pick up times, I could do that
17 though, right?

18 MS. KNIGHT: As long as it's in compliance
19 with the conditions.

20 MS. OGLESBY: That would be my only --

21 MS. KNIGHT: The Board has certain options
22 tonight. To either say the conditional use permit has
23 been violated, has not been violated, or there is an
24 option, I guess, to postpone.

25 MR. GLENN: So your hours of operation would

1 be Monday and Tuesday from 9 to 11.

2 MS. OGLESBY: Yes.

3 MR. GLENN: Then 4 p.m. to 7:30.

4 MS. OGLESBY: Yes.

5 MR. GLENN: Then on Wednesday and Friday it
6 would be 4 to 7:30; is that what I remember?

7 MS. OGLESBY: Yes. I never have any later
8 than 7 anyway.

9 MR. GLENN: 4 to 7:30.

10 MS. OGLESBY: Yes.

11 MR. GLENN: Nothing on Saturdays and nothing
12 on Sundays.

13 MS. OGLESBY: Nothing on Saturdays and nothing
14 on Sundays, and I can comply with every bit of this.

15 MR. GLENN: Well, I know you can, but --

16 MS. OGLESBY: Will I? Yes.

17 MR. GLENN: You haven't been though.

18 MS. OGLESBY: Right. I understand that.

19 CHAIRMAN: Yes, Mr. Jean.

20 MR. JEAN: I have a question for the
21 applicant.

22 So you can schedule, you will schedule your
23 appointments where you never have more than two people
24 there?

25 MS. OGLESBY: Yes, sir. Yes, I will. Yes. I

1 can keep a log and then I will tell them the time slot
2 that I have available and then I can write both list
3 of all the time slots and then put everybody's name by
4 them, yes.

5 CHAIRMAN: I guess the question is do we
6 choose to forgive the past violations and not act on
7 them and trust that there will not be any future
8 violations?

9 MS. MASON: Or do we postpone it and look at
10 it in 30 days?

11 CHAIRMAN: She's going to still be operating
12 in 30 days.

13 MS. MASON: She says she is going to had
14 operate within the guidelines.

15 CHAIRMAN: That's what she said when we passed
16 it the first time.

17 MS. MASON: I understand. I agree.

18 CHAIRMAN: If the Board choose to postpone, I
19 have no huge issue with that, but I don't know that we
20 have any guarantee.

21 MS. MASON: I'm just thinking if we postpone
22 it to make sure that she's abiding by the guidelines.

23 MS. OGLESBY: I promise you I will. This
24 means so much to me. It used to be just our extra
25 spending money. Now it's the thousands of dollars

1 doctor bills I am having to pay for.

2 CHAIRMAN: Any other questions or concerns
3 from the Board?

4 (NO RESPONSE)

5 CHAIRMAN: I'm ready for a motion.
6 Mr. Jean.

7 MR. JEAN: I'd like to make a motion that we
8 take no action at this time.

9 MS. KNIGHT: Do you want to postpone to the
10 next meeting or 60 days? Basically taking no action
11 would be -- you're saying you don't believe she's
12 violated it and you find keeping the conditional use
13 permit in place.

14 MR. JEAN: I would like to take no action at
15 this time, but if we get more complaints we can still
16 revisit this.

17 CHAIRMAN: Do I have a second to that motion?

18 MR. GLENN: Is there a time frame?

19 MS. MASON: I say 30 days.

20 MR. GLENN: Is that agreeable?

21 MR. JEAN: We revisit it for 30 days and
22 monitor the situation for 30 days.

23 MR. GLENN: I'll second that.

24 MS. MASON: I think the problem though, Brian
25 and Melissa, is that you all don't have the Staff to

1 really monitor it, right?

2 MR. HOWARD: We can't go and just camp out at
3 their house and watch.

4 MS. EVANS: This is a private Facebook page
5 group that Brian and I are neither one a part of. We
6 can't see what she's posting nor do I want to be a
7 part of her private Facebook group, and I'm sure Brian
8 doesn't either. These were e-mailed to us by, you
9 know, the person complaining. So we aren't privy to
10 what she's posting and when her hours of operation
11 are. We will only know in 30 days if someone
12 complains again and sends us these same pictures
13 again.

14 MR. HOWARD: I'll tell you now that we're not
15 going to do Staff overtime comp time sending people
16 out on Saturdays or Sundays.

17 MS. MASON: That's what I was thinking.

18 MR. HOWARD: That's not what we do or what I
19 feel like we should do. That's not good use of our
20 funds.

21 If you choose to postpone it we'll -- you
22 know, I assume if that's the route you go, we'll hear
23 about it at some point and then we can revisit it next
24 month.

25 CHAIRMAN: We have a motion to postpone it for

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1 one month.

2 Mr. Glenn, did you second that?

3 MR. GLENN: Well --

4 CHAIRMAN: Continue to second it?

5 MR. GLENN: I'm going to say I'm reluctant,
6 but I will second it.

7 CHAIRMAN: Any further questions?

8 (NO RESPONSE)

9 CHAIRMAN: All in favor of the motion raise
10 your right.

11 (BOARD MEMBERS LEWIS JEAN, BILL GLENN, RUTH
12 ANN MASON RESPONDED AYE.)

13 CHAIRMAN: All opposed.

14 (BOARD MEMBER FRED REEVES RESPONDED NAY.)

15 CHAIRMAN: Okay. You've got a month.

16 MS. OGLESBY: I will not let you all down. I
17 have another date to come back; is that right?

18 MR. HOWARD: Yes.

19 MS. EVANS: The next Board of Adjustment
20 meeting is September 3rd.

21 CHAIRMAN: I want you to understand the
22 consequences. Okay? Should you not do what you are
23 supposed to do, and if the board revokes this, if you
24 were to continue to do it, you will find yourself in
25 court.

1 MS. OGLESBY: Right. I have enough doctor
2 bills right now I don't need court on top of that.

3 CHAIRMAN: I'm going to assure you, from my
4 perspective, I'd be like a dog with a bone, I'm not
5 letting go of it until the right thing is done.

6 MS. OGLESBY: Right. I'm sure whoever has
7 been calling in, if they see me not doing what I'm
8 supposed to do, they're going to call in again.

9 CHAIRMAN: Okay. Thank you.

10 MS. OGLESBY: Thank you very much.

11 CHAIRMAN: Any other business, Mr. Howard?

12 MR. HOWARD: That's all we've got.

13 MR. GLENN: Motion to adjourn.

14 CHAIRMAN: Motion to adjourn.

15 MS. MASON: Second.

16 CHAIRMAN: Second by Ms. Mason. All in favor
17 raise your right hand.

18 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

19 CHAIRMAN: We are adjourned.

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1 STATE OF KENTUCKY)

) SS: REPORTER'S CERTIFICATE

2 COUNTY OF DAVIESS)

3 I, LYNNETTE KOLLER FUCHS, Notary Public in and
4 for the State of Kentucky at Large, do hereby certify
5 that the foregoing Owensboro Metropolitan Board of
6 Adjustment meeting was held at the time and place as
7 stated in the caption to the foregoing proceedings;
8 that each person commenting on issues under discussion
9 were duly sworn before testifying; that the Board
10 members present were as stated in the caption; that
11 said proceedings were taken by me in stenotype and
12 electronically recorded and was thereafter, by me,
13 accurately and correctly transcribed into foregoing 46
14 typewritten pages; and that no signature was requested
15 to the foregoing transcript.

16 WITNESS my hand and notary seal on this the
17 30th day of August, 2020.

18
19

LYNNETTE KOLLER FUCHS
NOTARY ID 613522
OHIO VALLEY REPORTING SERVICES
2200 E. PARRISH AVE, SUITE 105C
OWENSBORO, KY 42303

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COMMISSION EXPIRES: DECEMBER 16, 2022

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COUNTY OF RESIDENCE: DAVIESS COUNTY, KY

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