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OWENSBORO METROPOLITAN PLANNING COMMISSION

SEPTEMBER 9, 2021

The Owensboro Metropolitan Planning Commission met in regular session at 5:30 p.m. on Thursday, September 9, 2021, at City Hall, Commission Chambers, Owensboro, Kentucky; and the proceedings were as follows:

- MEMBERS PRESENT: Lewis Jean, Chairman
- Brian Howard, Director
- Mike Edge, Vice Chairman
- Skyler Stewart, Secretary
- Manuel Ball
- Melissa Evans
- Jerry Davis
- Angela Hardaway
- Fred Reeves
- Jay Velotta

* * * * *

CHAIRMAN: The September of 2021 meeting of the Owensboro Metropolitan Planning and Zoning is called to order. The first order of business is the minutes. Oh, prayer. Yeah, forgot about that.

Commissioner Edge, would you lead us in prayer?

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN: All commissioners should have received a copy of the minutes of the last meeting. Is there any additions or omissions? Any changes?

(NO RESPONSE.)

1 CHAIRMAN: If not, the chair will accept a
2 motion.

3 MR. EDGE: Motion to approve.

4 CHAIRMAN: Motion by Commissioner Edge.

5 MS. HARDAWAY: Second.

6 CHAIRMAN: Second by Commissioner Hardaway.

7 Any discussion on the motion?

8 (NO RESPONSE.)

9 CHAIRMAN: All in favor, signify by saying --
10 raising your right hand.

11 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

12 CHAIRMAN: Opposed, like sign.

13 Motion carried.

14 MR. HOWARD: All right. Under general
15 business, we'll have our zoning changes. I will note
16 that the zoning changes heard tonight will become final
17 21 days after the meeting unless an appeal is filed. If
18 an appeal is filed, we will forward the record of this
19 meeting, along with all applicable materials, to the
20 appropriate legislative body for them to take final
21 action.

22 -----

23 GENERAL BUSINESS

24 ZONING CHANGES

25 ITEM 3

1 1702 Moseley Street, 0.207 acres
Consider zoning change:
2 From I-1 Light Industrial to B-5 Business/Industrial
Applicant: Mark & Anne Carlisle
3

4 MR. HOWARD: So, Item 3 is 1702 Moseley Street,
5 0.207 acres. This item was requested for postponement
6 at the August 12th meeting. The applicant has requested
7 that this item be postponed tonight as well, so we will
8 need a motion from you all to allow another month
9 postponement for them to work some stuff out.

10 MR. REEVES: I make a motion.

11 CHAIRMAN: I have a motion by Commissioner
12 Reeves and second by Commissioner Velotta. Discussion
13 on the motion?

14 (NO RESPONSE.)

15 CHAIRMAN: All in favor, signify by raising
16 your right hand.

17 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

18 CHAIRMAN: All opposed, like sign.

19 Motion carried.

20 ITEM 4

21 5700-5900 Blocks of Saint Lawrence Road, 61.0 acres
Consider zoning change:
22 From EX-1 Coal Mining to A-R Rural Agriculture
Applicant: Anthony Lanham, Lanham Family Farms, LLC
23

24 PLANNING STAFF RECOMMENDATION

25 The Planning Staff recommends approval subject

1 to the findings of fact that follow:

2 FINDINGS OF FACT:

3 1. Staff recommends approval because the
4 proposal is in compliance with the community's adopted
5 Comprehensive Plan;

6 2. The subject property is located in the
7 Rural Maintenance Plan Area, where agriculture and
8 forestry uses are appropriate in general locations;

9 3. At 61 acres in size, the subject property
10 is large enough to conserve agricultural topsoil through
11 appropriate farming practices and sustain existing
12 forested areas through appropriate forestry practices;

13 4. The subject property has access to a
14 public road, Saint Lawrence Road, with no new roads
15 proposed;

16 5. The proposed A-R Rural Agriculture zoning
17 is a logical expansion of existing A-R zoning to the
18 west and east;

19 6. Strip-mining activity on the property has
20 ceased; and,

21 7. The Owensboro Metropolitan Zoning
22 Ordinance Article 12a.31 requires that property shall
23 revert to its original zoning classification after
24 mining.

25 MR. PENDLEY: We would like to enter the Staff

1 Report into the record as Exhibit A.

2 CHAIRMAN: Is there anybody in the audience
3 representing the applicant?

4 (NO RESPONSE.)

5 CHAIRMAN: Is there anybody wishing to speak on
6 this application?

7 (NO RESPONSE.)

8 CHAIRMAN: Any commissioners have anything
9 they'd like to say?

10 (NO RESPONSE.)

11 CHAIRMAN: At this time, the Chair will accept
12 a motion.

13 MR. BALL: I'd like to make a motion.

14 CHAIRMAN: Motion by Commissioner Ball.

15 MR. BALL: I'd like to make a motion to approve
16 based on the Planning Staff's Recommendations and
17 Findings of Fact 1 through 7.

18 CHAIRMAN: Do we have a second?

19 MS. HARDAWAY: Second the motion.

20 CHAIRMAN: Commissioner Hardaway. Is there any
21 discussion on the motion?

22 (NO RESPONSE.)

23 If not, the Chair will -- all in favor, raise
24 your right hand.

25 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

1 All opposed, like sign.

2 Motion carried.

3 ITEM 5

4 2225-2231 Block of West First Street, 0.554 acres

5 Consider zoning change:

6 From R-4DT Inner-City Residential to I-2 Heavy
Industrial

7 Applicant: Owensboro Self Storage, LLC

8 PLANNING STAFF RECOMMENDATION

9 With the closure of this portion of West First
10 Street, the Planning Staff recommends approval subject
11 to the Conditions and Findings of Fact that follow:

12 CONDITIONS:

13 1. Obtain approval of a Minor Subdivision
14 Plat consolidating the subject properties with the
15 existing storage complex located at 2211 West Second
16 Street;

17 2. Obtain approval of an Amended Final
18 Development Plan for the entire self-storage facility;
19 and,

20 3. All lighting associated with the
21 development shall be oriented away from the adjoining
22 residentially-zoned properties located across the alley
23 as well as away from the residentially-zoned adjoining
24 property at 2207 West First Street.

25 FINDINGS OF FACT:

1. Staff recommends approval because,

1 although the proposal is located in a central
2 Residential Plan Area where heavy industrial uses are
3 not generally recommended, the closure of West First
4 Street is a physical change to the area that the most
5 recent adoption of the Comprehensive Plan did not
6 anticipate;

7 2. The proposal is a logical expansion of
8 existing I-2 Heavy Industrial zoning located to the
9 south;

10 3. At 0.554 acres in size, the proposal
11 should not significantly increase the extent of the I-2
12 Heavy Industrial zoning in the general vicinity; and,

13 4. The proposal should not overburden the
14 capacity of roadways and other urban services that are
15 available in the affected area.

16 MR. PENDLEY: We'd like to enter the Staff
17 Report into the record as Exhibit B.

18 CHAIRMAN: Is there anybody in the audience
19 representing the applicant?

20 (NO AUDIBLE RESPONSE.)

21 CHAIRMAN: Would you like to speak?

22 UNIDENTIFIED SPEAKER: No.

23 CHAIRMAN: Is there anybody else in the
24 audience who would like to speak on this application?

25 (NO RESPONSE.)

1 CHAIRMAN: Any commissioners have anything
2 they would like to say?

3 (NO RESPONSE.)

4 CHAIRMAN: At this time, the Chair will accept
5 a motion. Mr. Ball.

6 MR. BALL: I'd like to make a motion to
7 approve based on Planning Staff's recommendations,
8 Conditions 1 through 3, and Findings of Fact 1 through
9 4.

10 CHAIRMAN: Do we have a second?

11 Commissioner Velotta.

12 Is there any discussion on the motion?

13 (NO RESPONSE.)

14 All in favor, signify by raising their right
15 hand.

16 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

17 All opposed, like sign.

18 Motion carried.

19 RELATED ITEM

20 ITEM 5A

21 2225-2231 Block of West First Street, Proposed I-2 Heavy
22 Industrial zoning

23 Consider a request for a Variance in order to reduce
24 required street yard building setback along Texas Avenue
25 from 25 feet from the property line to 20.35 feet from
the property line and to reduce the rear building
setback where the subject property adjoins residential
zoning from 20 feet from the rear property line to 10
feet from the rear property line.

References: Zoning Ordinance Article 8, Sections

1 8.5.4(c) and 8.5.4(e)
Applicant: Owensboro Self Storage, LLC

2 PLANNING STAFF RECOMMENDATION
3

4 MR. PENDLEY: The subject property is four lots
5 along what was West First Street. Unfortunately West
6 First Street was closed at the September 7 City
7 Commission meeting. With the road closure and proposed
8 I-2 Heavy Industrial zone, the applicant intends to
9 expand the existing storage building to the south onto
10 subject property. In order to obtain more buildable
11 area, the applicant has requested a variance to reduce
12 the building setback along Texas Avenue right-of-way
13 where the subject properties adjoin the railroad tracks.

14 Staff finds that the request will not adversely
15 affect the public welfare or cause a hazard to the
16 public, nor will the request alter the character of the
17 area or allow unreasonable circumvention of the
18 regulation because the proposed setback is roughly 100
19 feet from Texas Avenue and is the exact average of the
20 building setbacks to the north and to the south.

21 The applicant also requests to reduce the
22 setback to the rear along the alley. Staff finds this
23 request will not cause a hazard to the public, will not
24 adversely affect the public welfare, will not alter the
25 essential character of the general vicinity, and will

1 not allow unreasonable circumvention of the regulation
2 because the alley ensures that 20 feet of separation --
3 ensures 20 feet of separation between the nearest
4 structure and the neighboring residential zone.

5 With that being said, Staff recommends approval
6 with conditions. We would like to omit Condition Number
7 3 from the Staff Report, leaving only the following
8 conditions:

9 CONDITIONS:

10 1. Obtain approval of a Minor Subdivision
11 Plat consolidating the subject properties to the
12 self-storage complex to the south;

13 2. Obtain approval of an Amended Final
14 Development Plan for the entire self-storage facility;

15 4. As stated within the associated rezoning,
16 all lighting associated with the development shall be
17 oriented away from the adjoining residentially-zoned
18 properties located across the alley as well as away from
19 the residentially-zoned property at 2207 West First
20 Street; and,

21 5. Obtain all necessary building, electrical
22 and HVAC permits, inspections, and certificates of
23 occupancy.

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

1 CHAIRMAN: Would the applicant like to speak?

2 (NO RESPONSE.)

3 CHAIRMAN: Anybody else in the audience like to
4 speak on this application?

5 (NO RESPONSE.)

6 CHAIRMAN: Any commissioners have any
7 questions?

8 (NO RESPONSE.)

9 CHAIRMAN: If not, the Chair is ready for a
10 motion.

11 Ms. Stewart.

12 MS. STEWART: I'd like to make a motion for
13 approval according to Planning Staff recommendations and
14 Conditions 1, 2, 4, and 5.

15 MR. HOWARD: If I could, would you mind to also
16 include the Findings of Fact 1 through 4?

17 MS. STEWART: Yes, I will. I would like to
18 amend my motion to include -- so, I would like to make a
19 motion for approval according to Findings of Fact 1
20 through 4, Planning Staff recommendations, and
21 Conditions 1, 2, 4, and 5.

22 CHAIRMAN: We have a motion.

23 MR. REEVES: Second.

24 CHAIRMAN: Second by Commissioner Reeves. Any
25 discussion on the motion?

1 (NO RESPONSE.)

2 CHAIRMAN: All in favor, signify by raising
3 their right hand.

4 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

5 All opposed, same sign.

6 Motion carried.

7 ITEM 6

8 Portions of 6830 Highway 431 & 6920 Highway 431, 1.041
9 acres

9 Consider zoning change:
10 From I-1 Light Industrial & A-R Rural Agriculture to I-1
11 Light Industrial & A-R Rural Agriculture
12 Applicant: H.J. Marks Co., Rebecca Marks Wissehr

12 MR. PENDLEY: Planning Staff recommends
13 approval subject to the Conditions and Findings of Fact
14 that follow:

15 CONDITIONS:

16 1. Obtain approval of a minor subdivision
17 plat eliminating any split-zoning on the subject
18 properties; and,

19 2. Obtain approval of an amended site plan
20 for the truck terminal use.

21 FINDINGS OF FACT:

22 1. Staff recommends approval because the
23 proposal is in compliance with the community's adopted
24 Comprehensive Plan;

25 2. The subject properties are located in a

1 Rural Preference plan area where light industrial uses
2 are appropriate in limited locations and rural large-lot
3 residential uses are appropriate in general locations;

4 3. The proposed A-R Rural Agricultural zone
5 is a logical expansion of existing A-R zoning located on
6 one of the subject properties;

7 4. At over 10 acres in size, 6830 Highway 431
8 is a large, well-proportioned lot of record with a
9 single dwelling on the property;

10 5. 6830 Highway 431 has road frontage along a
11 public road, Highway 554, as well as platted access to
12 Highway 431 and, as such, no new roads are proposed with
13 this application;

14 6. The proposed I-1 Light Industrial zone is
15 a logical expansion of existing I-1 zoning located on
16 one of the subject properties;

17 7. The existing truck terminal is
18 nonresidential in nature and appears to comply with all
19 requirements and criteria for buffers and screening
20 elements associated with outdoor storage yards; and,

21 8. At 0.010 acres, the proposed I-1 Light
22 Industrial zoning will not significantly increase the
23 extent of the zone within the vicinity and should not
24 overburden the capacity of roadways and other necessary
25 urban services that are available in the affected area.

1 We'd like to enter the Staff Report into the
2 record as Exhibit D.

3 CHAIRMAN: Is there anybody in the audience who
4 would like to speak on this application?

5 MS. EVANS: Please state your name for the
6 record.

7 MR. SULLIVAN: Ronald M. Sullivan.

8 MS. EVANS: You're sworn as an attorney. Go
9 ahead. You're sworn as an attorney, sir.

10 MR. SULLIVAN: On behalf of the applicants, we
11 wish that the recommendations of the Staff be accepted.
12 The conditions are acceptable to us. The findings of
13 fact are acceptable to us. Thank you.

14 CHAIRMAN: Thank you. Is there anybody else in
15 the audience would like to speak to this application?

16 (NO RESPONSE.)

17 CHAIRMAN: Any commissioners have any
18 questions?

19 (NO RESPONSE.)

20 CHAIRMAN: If none, at this time, the Chair
21 will accept a motion.

22 Ms. Hardaway.

23 MS. HARDAWAY: I make a motion to approve based
24 on the Planning Staff's recommendations, Conditions 1
25 and 2, and Findings of Fact 1 through 8.

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

3 MR. BALL: Second.

4 CHAIRMAN: Commissioner Ball.

5 Any questions on the motion?

6 (NO RESPONSE.)

7 CHAIRMAN: All in favor, signify by raising
8 their right hand.

9 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

10 CHAIRMAN: Opposed, like sign.

11 Motion carried.

12 MR. BALL: I believe I need to recuse myself
13 from this next item.

14 COMBINED FINAL DEVELOPMENT PLANS/MAJOR SUBDIVISION
15 PRELIMINARY PLATS

16 ITEM 7

17 Pebble Wood, 43.988 acres (Postponed from August 12,
18 2021)

19 Consider approval of a combined final development
20 plan/major subdivision preliminary plat

21 Applicant: Deer Valley Subdivision, LLC; Robert L.
22 Wilson; Mary M. Reynolds; and Sam C. Wilson

23 MR. HOWARD: Commissioners, this plat has been
24 reviewed by the planning staff and engineering staff.

25 All utilities, along with the traffic impact study, have
been reviewed by the city and county engineers, along

with the state engineers out of Madisonville. That
traffic impact study has now been approved by all of

1 those entities. Everything is in compliance with the
2 underlying zoning classification, the subdivision
3 ordinances, and zoning ordinance requirements. And we
4 recommend that you consider it for approval.

5 CHAIRMAN: Anybody in the audience want to
6 speak to this plat?

7 (NO RESPONSE.)

8 CHAIRMAN: Commissioners got any questions?

9 (NO RESPONSE.)

10 CHAIRMAN: Hearing none, the chair is ready for
11 a motion.

12 Commissioner Velotta.

13 MR. VELOTTA: Motion to approve.

14 CHAIRMAN: Do we have a second?

15 Commissioner Edge.

16 We have a motion and second. All in favor,
17 signify by raising their right hand.

18 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

19 CHAIRMAN: Opposed, like sign.

20 Motion carried.

21 MAJOR SUBDIVISION PRELIMINARY PLATS

22 ITEM 8

23 Fiddler's Green, 48.9 acres
24 Consider approval of a major subdivision preliminary
25 plat
Applicant: Wayne & Pat Robbins, LLC

1 MR. HOWARD: The applicant has requested that
2 this item be postponed tonight to be heard at our
3 meeting in October, so we would need a motion to
4 postpone, please.

5 CHAIRMAN: Do we have a motion to postpone?
6 Commissioner Reeves.

7 MR. REEVES: Motion to postpone this item until
8 the applicant advises us he would like it on the agenda.

9 MR. DAVIS: Second.

10 CHAIRMAN: Second by Commissioner Davis. Any
11 questions on the motion?

12 (NO RESPONSE.)

13 CHAIRMAN: All in favor, signify by raising
14 their right hand.

15 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

16 CHAIRMAN: All opposed, like sign.

17 Motion carried.

18 NEW BUSINESS

19 ITEM 9

20 Consider approval of July 2021 financial statements

21 CHAIRMAN: Next item is the financial
22 statement. Did everybody have an opportunity to look
23 over those? Any questions on the financial statement?

24 (NO RESPONSE.)

25 CHAIRMAN: Hearing none, the Chair will accept

1 a motion. Motion by Commission Hardaway.

2 MS. HARDAWAY: Motion to approve.

3 CHAIRMAN: Do we have a second?

4 Commissioner Reeves.

5 Any questions on the motion?

6 All in favor, signify by raising their right

7 hand.

8 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

9 CHAIRMAN: All opposed, like sign.

10 Motion carried.

11 ITEM 10

12 Comments by the Chairman

13 CHAIRMAN: The Chair has no comments.

14 ITEM 11

15 Comments by the Planning Commissioners

16 CHAIRMAN: Do any of the commissioners have any
17 comments?

18 (NO RESPONSE.)

19 ITEM 12

20 Comments by the Director

21 CHAIRMAN: Comments by the director?

22 MR. HOWARD: Thank you. Each year we put
23 together a fiscal year activity report. Each of you
24 have a copy of that. This is for the fiscal year ending
25 June 30th, 2021. I'll go over a few of the highlights

1 with you all. We will also be sending a copy of this to
2 the local elected official and folks with -- you know,
3 outlining some of what's taken place.

4 Even though we had a full year of COVID, -- I
5 guess a half year of COVID during this time period -- we
6 were very busy. A lot going on. It seemed like one of
7 the things that jumped out -- Melissa, that put together
8 this data -- one of the things that jumped out is that
9 our pool permits nearly doubled from what they were year
10 to year. So I guess, during COVID, everybody decided
11 they needed a pool in their backyards. We had a lot of
12 pool permits.

13 But you know, just kind of looking over
14 things, over that fiscal year, we had 49 total zoning
15 applications, so averaging a little over four a month.
16 Seventeen of those in the city; thirty-two in the
17 county. We had 185 minor subdivision plats, 42 in the
18 city, with 141 in the county. Site plans, we had 39 in
19 the city, 15 in the county. Development plans, we had
20 21 in the city, 11 in the county, for a total of 32. So
21 we had a lot of activity on the planning side of things.

22 The building department was very busy as well.
23 We had a total of 1,172 building permits that we issued,
24 1,608 electrical permits, 433 HVAC permits. And we had
25 168 plan review applications. So we had a lot of

1 activity there. You know, we had a pretty good year,
2 considering the impact that COVID had on things.

3 With that being said, in the building
4 department, with all of those permits that were issued,
5 our inspectors, which -- generally, when we're at full
6 strength, which we are now, we have three inspectors
7 that essentially split the county into thirds and they
8 go out and do inspections every day. Between the three
9 inspectors that we have -- part of the year, we didn't
10 have the full complement of inspectors. But we did a
11 total of 8,167 inspections during that fiscal year,
12 during this past fiscal year. So, needless to say, they
13 were very busy. They had a lot going on.

14 I think the previous year, correct me if I'm
15 wrong, but we were just over 7,000 inspections. So in
16 this last fiscal year, we did 1,000 more inspections
17 than we did the year before. That's a lot.

18 Our inspectors are -- and you've heard me say
19 it before, but I'll say it again. Our inspectors are
20 cross-trained, which means that not only -- when they go
21 out, they look at building, electrical, and HVAC at
22 once. They're all trained to do all of that in the
23 field. Other jurisdictions, they have a building
24 inspector, they have an electrical inspector, they have
25 an HVAC inspector. So three people may make a trip out

1 to do essentially what one of our inspectors can do in
2 one trip. So we've always -- historically, we've always
3 had multi-trained inspectors so that we can be as
4 efficient as we can be. And, you know, if you look at
5 that number of inspections on three gentlemen, that's a
6 lot every day, where, you know, they're looking at 12,
7 15 addresses a day a lot of days.

8 Now, again, they may go to one address for a
9 rough-in, let's say for a single-family residential
10 home, and they may be looking at building, electrical,
11 and HVAC all at once. That is three different
12 inspections that are being conducted, but that's one
13 trip out there, by one person. So it does make our
14 operation more efficient than many other departments
15 across the state. Not saying we're the only one. I
16 know others that do that, but there aren't a whole lot.
17 They're few and far between.

18 So I'm very pleased, very proud of our
19 inspection team. With COVID and quarantine and
20 whatever, you know, people have stepped up, pitched in.
21 We've done what we had to do to get inspections done day
22 in/day out. Hasn't been the easiest year, for us or
23 anybody. But I feel like they've done a really good
24 job. So very proud of the planning and building staff,
25 our entire team. You know, I think we've been fortunate

1 to make it this far through COVID as we have with very
2 few interruptions to our daily workflow. So, you know,
3 very pleased with what we've done there.

4 And last month we had a budget amendment.
5 I'll just mention briefly that we have hired a
6 development liaison. He came on September 1st. His
7 role will be to essentially be an in-office guide to
8 people as they come in and submit plan reviews, helping
9 them through that process as quickly and efficiently as
10 we can. So, he is on-board and learning and he'll be up
11 to speed soon. His name is Aaron Isom. And, you know,
12 we're pleased to have him on board. He comes with a
13 strong background and he's got 17 years of in-the-field
14 construction experience, 12 residential and five in
15 commercial; so, you know, he's got a good strong
16 background in construction.

17 So, that's my brief summary of our annual
18 activity report. Be glad to answer any questions that
19 you may have. Otherwise, that's the only comment I had
20 tonight.

21 CHAIRMAN: Are there any questions?

22 UNIDENTIFIED SPEAKER: I have one. Does the
23 plumbing inspection, is that performed as well, or does
24 it hold up contractors?

25 MR. HOWARD: I wouldn't speak to that. You

1 know, that's a separate department, a separate entity;
2 and we have no oversight over the plumbing inspector and
3 they do their own thing, so. I think, in general, it
4 works out well. And, you know, they communicate with
5 us, we communicate with them. I don't know that there
6 are any significant issues or anything like that, but I
7 wouldn't really speak to how that functions.

8 CHAIRMAN: Thank you. At this time, I'll
9 accept a motion to adjourn.

10 MR. EDGE: Motion to adjourn.

11 CHAIRMAN: Commissioner Edge.

12 MR. BALL: Second.

13 CHAIRMAN: Second by Commissioner Ball.

14 All in favor, raise their right hand.

15 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

16 CHAIRMAN: Motion carried.

17 (The meeting adjourned at 5:55 p.m.)
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1 STATE OF KENTUCKY)
) SS. REPORTER'S CERTIFICATE
 2 COUNTY OF DAVIESS)

3
 4 I, Rhonda Simpson, Notary Public in and for
 5 the State of Kentucky-at-Large, do hereby certify that
 6 the foregoing Owensboro Metropolitan Planning Commission
 7 meeting was held at the time and place as stated in the
 8 caption to the proceedings; that each person commenting
 9 on issues under discussion were duly sworn before
 10 testifying; that the board members present were as
 11 stated in the caption; that said proceedings were taken
 12 by me in stenotype and electronically recorded and was
 13 thereafter, by me, accurately and correctly transcribed
 14 into the foregoing 23 typewritten pages; and that no
 15 signature was requested to the transcript.

16 WITNESS my hand and notary seal on this the
 17 8th day of October 2021.

18
 19 _____
 20 RHONDA SIMPSON, NOTARY PUBLIC
 21 STATE-AT-LARGE
 OHIO VALLEY REPORTING SERVICE
 22 2200 E. PARRISH AVENUE, SUITE 205C
 OWENSBORO, KENTUCKY 42303

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

25