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OWENSBORO METROPOLITAN PLANNING COMMISSION

NOVEMBER 11, 2021

The Owensboro Metropolitan Planning Commission met in regular session at 5:30 p.m. on Thursday, November 11, 2021, at City Hall, Commission Chambers, Owensboro, Kentucky; and the proceedings were as follows:

- MEMBERS PRESENT: Lewis Jean, Chairman
- Brian Howard, Director
- Skyler Stewart, Secretary
- Terra Knight, Attorney
- Manuel Ball
- Melissa Evans
- Jerry Davis
- Angela Hardaway
- Fred Reeves
- Irvin Rogers
- Jason Strode
- Jay Velotta

* * * * *

CHAIRMAN: The November meeting of the Owensboro Metropolitan Planning and Zoning is called to order. We open our meetings with a prayer and a pledge. And this evening, Commissioner Velotta will lead us.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

CHAIRMAN: The way that we conduct these meetings, if anybody wishes to speak for or against an item, just come to the microphone and our counsel can swear you in and you may speak.

1 The first item is the minutes of the last
2 meeting. Has everybody had an opportunity to read the
3 minutes?

4 (NO RESPONSE.)

5 CHAIRMAN: If so, Chair will accept a motion to
6 approve.

7 MR. STRODE: Make a motion to approve the
8 minutes as presented.

9 CHAIRMAN: Motion by Commissioner Strode.

10 MR. VELOTTA: Second.

11 CHAIRMAN: Second by Commissioner Velotta. All
12 in favor, signify by raising your right hand.

13 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

14 CHAIRMAN: All in favor, like sign.

15 (NO RESPONSE.)

16 CHAIRMAN: Motion carried.

17 MR. HOWARD: Under General Business, the next
18 items are zoning changes. We will note that the zoning
19 changes heard tonight will become final 21 days after the
20 meeting unless an appeal is filed. If an appeal is filed,
21 we will forward the record of this meeting along with all
22 applicable materials to the appropriate legislative body
23 for them to take final action.

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GENERAL BUSINESS

1 ZONING CHANGES

2 ITEM 3

3 38 Hanning Lane, 0.173 acres

4 Consider zoning change:

5 From B-4 General Business to R-4DT Inner-City Residential

6 Applicant: Mike Ballard; Darrell B. & Merry L. Hale

7 (TREY PEDLEY SWORN BY ATTORNEY.)

8 PLANNING STAFF RECOMMENDATION

9 The Planning Staff recommends approval subject

10 to the findings of fact that follow:

11 FINDINGS OF FACT:

12 1. Staff recommends approval because the

13 proposal is in compliance with the community's adopted

14 Comprehensive Plan;

15 2. The Subject property is located in a Central

16 Residential Planning Area where urban, low-density

17 residential uses are appropriate in limited locations;

18 3. The proposed residential use conforms to the

19 criteria for urban residential development; and,

20 4. The proposed R-4DT Inner-City Residential

21 zone is a logical expansion of existing R-4DT zoning to

22 the north, south, east, and west.

23 We'd like to enter the staff report into the

24 record as Exhibit A.

25 CHAIRMAN: Thank you, Trey.

Is there anyone in the audience representing the

1 applicant?

2 MR. WILKEY: Good evening. Russ Wilkey. I'm
3 the counsel and board member for The Empowerment Academy.
4 We're seeking -- we are supporting this zoning change, and
5 we're here to answer any questions that the board may
6 have.

7 CHAIRMAN: Thank you.

8 Do any commissioners have any questions?

9 MR. VELOTTA: (Inaudible.)

10 (COMMISSIONER VELOTTA RECUSED.)

11 CHAIRMAN: Does anybody else in the audience
12 want to speak for or against the application?

13 (NO RESPONSE.)

14 CHAIRMAN: Any commissioners?

15 (NO RESPONSE.)

16 CHAIRMAN: At this time, the Chair will accept a
17 motion. Motion by Commissioner Ball?

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

21 CHAIRMAN: We have a motion.

22 MR. REEVES: Second.

23 CHAIRMAN: And a second by Commissioner Reeves.

24 Any discussion on the motion?

25 (NO RESPONSE.)

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

3 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

4 CHAIRMAN: All opposed, like sign.

5 (NO RESPONSE.)

6 CHAIRMAN: Motion carried.

7 MR. WILKEY: I'd like to thank you very much for
8 your time and attendance.

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10 MINOR SUBDIVISION PLATS

11 ITEM 4

12 4641, 4653 Ridge Road, 8.847 acres
13 Consider approval of a minor subdivision plat
14 Applicant: William C. & Theresa R. Persons

15 MR. HOWARD: This plat comes before you as an
16 exception to the minimum road frontage and three-to-one
17 requirement. Tract 2 is being split off. It's a little
18 bit over, or almost nine acres at this point. At the end
19 of the day, they'll have two parcels. We have added a
20 note that no further subdivision will take place without
21 meeting the requirements of the subdivision regulations.
22 Based on the size of the parcels, we are okay with moving
23 forward with it as presented.

24 CHAIRMAN: Any commissioners have any questions?

25 (NO RESPONSE.)

 CHAIRMAN: At this time, the chair will accept a

1 motion.

2 MR. STRODE: Make a motion for approval.

3 CHAIRMAN: Motion by Commissioner Strode.

4 MR. DAVIS: Second.

5 CHAIRMAN: Second by Commissioner Davis. All in
6 favor, signify by raising their right hand.

7 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

8 All opposed, same sign.

9 (NO RESPONSE.)

10 CHAIRMAN: Motion carried.

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12 NEW BUSINESS

13 MR. HOWARD: Okay. So, the next item would be
14 consider approval of the September 2021 financial
15 statements. I believe each member should have been mailed
16 a copy of those. We're here to answer questions if you
17 have any.

18 CHAIRMAN: Are there any questions on the
19 financial statement?

20 (NO RESPONSE.)

21 CHAIRMAN: I'll accept a motion to approve.

22 Commissioner Velotta. Second by Commissioner
23 Hardaway. Any further discussion on the motion?

24 (NO RESPONSE.)

25 All in favor, signify by raising their right

1 hand.

2 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

3 CHAIRMAN: All opposed, like sign.

4 (NO RESPONSE.)

5 MR. HOWARD: All right. Next is consideration
6 for approval of the 2022 filing deadlines and meeting
7 dates. Each of you received a copy of the proposed filing
8 deadlines and meeting dates for next year.

9 As we've done over the past six, seven, eight
10 years, we are proposing doubling up meetings in April and
11 October so that the Board of Adjustment and the Planning
12 Commission would both meet on the same night in order to
13 accommodate for spring and fall breaks, which we've had
14 issues in the past having a quorum be present, with
15 everybody traveling for those weeks. So that's what is
16 being proposed at this point.

17 Anybody have any questions or concerns about any
18 of the dates or meetings that are proposed for next year?

19 (NO RESPONSE.)

20 MR. HOWARD: If not, we feel like it's ready for
21 approval. We'll get the list out to all the -- our email
22 list that we send things out to, and make sure all the
23 surveyors and engineers and whatnot have a copy of it.

24 CHAIRMAN: Any discussion on the filing
25 deadlines and meeting dates?

1 (NO RESPONSE.)

2 CHAIRMAN: None? At this time, the Chair will
3 accept a motion.

4 MR. ROGERS: Motion for approval.

5 CHAIRMAN: Motion by Commissioner Rogers.
6 Second by Commissioner Hardaway.

7 Any discussion on the motion?

8 (NO RESPONSE.)

9 CHAIRMAN: All in favor, signify by raising
10 their right hand.

11 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

12 CHAIRMAN: All opposed, like sign.

13 (NO RESPONSE.)

14 CHAIRMAN: Comments by the chair. Again, I
15 would just like to thank all of the commissioners for
16 their time and interest and for being here tonight. Thank
17 you.

18 Comments by the planning commissioners. Any
19 commissioners got any comments?

20 (NO RESPONSE.)

21 CHAIRMAN: Comments by the director?

22 MR. HOWARD: None. Thank you.

23 CHAIRMAN: At this time, I'll accept a motion to
24 adjourn.

25 MR. STRODE: So moved.

1 MS. STEWART: Second.

2 CHAIRMAN: Motion by Commissioner Strode.

3 Second by Commissioner Stewart. All in favor, signify by
4 raising their right hand.

5 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

6 CHAIRMAN: This meeting is adjourned.

7 (The meeting adjourned at 5:40 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 the
5 State of Kentucky-at-Large, do hereby certify that the
6 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 on
9 issues under discussion were duly sworn before testifying;
10 that the board members present were as stated in the
11 caption; that said proceedings were taken by me in
12 stenotype and electronically recorded and was thereafter,
13 by me, accurately and correctly transcribed into the
14 foregoing 9 typewritten pages; and that no signature was
15 requested to the transcript.

16 WITNESS my hand and notary seal on this the 30th
17 day of December 2021.

18

19

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

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

25