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OWENSBORO METROPOLITAN BOARD OF ADJUSTMENT

APRIL 14, 2022

The Owensboro Metropolitan Planning Board of Adjustment met in regular session at 5:00 p.m. on Thursday, April 14, 2022, at City Hall, Commission Chambers, Owensboro, Kentucky, and the proceedings were as follows:

- MEMBERS PRESENT: Judy Dixon, Chairman
- Brian Howard, Director
- Claud Porter, Attorney
- Fred Reeves
- Ruth Ann Mason
- Andrew Howard
- Lewis Jean
- Bill Glenn

* * * * *

CHAIRMAN: I would like to call the April 14, 2022 meeting of the Owensboro Metropolitan Board of Adjustment meeting to order.

(INVOCATION AND PLEDGE OF ALLEGIANCE.)

MR. PORTER: State your name for the record please and your position.

MR. PEDLEY: Trey Pedley, Jr., senior planner with OMPC.

(TREY PEDLEY SWORN BY ATTORNEY.)

TREY PEDLEY: The subject property is a 145-acre tract that has long served as the home to Diamond Lake Campground. At this time, the applicant

1 proposes to add approximately 31 new campsites to the
2 development's existing operation.

3 As shown on the overall site plan, the
4 proposed project area is located near the rear of the
5 development, adjoining the existing strip pits. All
6 other adjoining properties are zoned A-R Rural
7 Agriculture, A-U Urban Agriculture, or R-1A Single
8 Family Residential, with the exception of one property
9 that is zoned B-4 General Business and located along
10 Hobbs Road.

11 For the proposed use, the zoning ordinance
12 requires 1 parking space for each campsite, and
13 because of the project's location, no landscaping
14 elements are required by ordinance.

15 If approved, special conditions include:

- 16 1. Obtain Approval of a Site Plan or Final
17 Development Plan.
- 18 2. Obtain all necessary building, electrical,
19 and HVAC permits, inspections, and certificates of
20 occupancy and compliance.

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

23 CHAIRMAN: Thank you, Mr. Pedley.

24 Is there someone here representing the
25 applicant?

1 Can you stand to the microphone, please.

2 MR. PORTER: Would you state your name and
3 your connection?

4 MR. BAKER: Jason Baker. I'm the engineer who
5 prepared the application form.

6 (JASON BAKER SWORN BY ATTORNEY.)

7 CHAIRMAN: Do you have anything to add to what
8 Mr. Pedley has entered?

9 MR. BAKER: I do not. We're just here to
10 answer any questions.

11 CHAIRMAN: Is there anyone in the audience
12 that has a question of Mr. Baker or comments on an
13 issue with the property in question?

14 (NO RESPONSE)

15 CHAIRMAN: Anyone on the board?

16 (NO RESPONSE)

17 CHAIRMAN: Everybody is nice and quiet so I
18 will entertain a motion.

19 MR. JEAN: I would like to make a motion to
20 approve the conditional use permit request with the
21 two special conditions and the two zoning ordinance
22 requirements and this is based on the Staff Report and
23 the site visit.

24 I have three findings of fact. 1) This
25 property is located in an A-R Rural Agricultural zone

1 where campgrounds are permitted by a Conditional Use
2 Permit. 2) This use is consistent with the previous
3 approved Conditional Use Permit issued on this
4 property in 1974. 3) And this use is a logical
5 expansion of the existing use of this property.

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

8 MS. MASON: Second.

9 CHAIRMAN: Second by Ms. Mason. Do we have a
10 question on the motion?

11 (NO RESPONSE)

12 CHAIRMAN: Hearing none I'll take a vote. All
13 those in favor of the motion raise your right hand.

14 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

15 CHAIRMAN: Motion carries unanimously.

16 We have one more motion.

17 MR. GLENN: Motion to adjourn.

18 CHAIRMAN: Motion to adjourn by Mr. Glenn.

19 MR. REEVES: Second.

20 CHAIRMAN: Second by Mr. Reeves. All in favor
21 raise your right hand.

22 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

23 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 4
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 4th day of April, 2022.

18

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LYNNETTE KOLLER FUCHS
NOTARY ID 613522
OHIO VALLEY REPORTING SERVICES
2200 E PARRISH AVE, SUITE 205-C
OWENSBORO, KY 42303

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23 COMMISSION EXPIRES: DECEMBER 16, 2022

24 COUNTY OF RESIDENCE: DAVIESS COUNTY, KY

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