

1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 JULY 14, 2022

3 The Owensboro Metropolitan Planning Commission
4 met in regular session at 5:30 p.m. on Thursday, July
5 14, 2022, at City Hall, Commission Chambers,
6 Owensboro, Kentucky, and the proceedings were as
7 follows:

8 MEMBERS PRESENT: Lewis Jean, Chairman
9 Fred Reeves, Vice-Chair
10 Skyler Stewart, Secretary
11 Brian Howard, Director
12 Terra Knight, Attorney
13 Jason Strode
14 Manuel Ball
15 Irvin Rogers
16 Greg Raque
17 Angela Hardaway
18 Jason Gasser

14 * * * * *

15 CHAIRMAN: Call the July 14, 2022 meeting of
16 the Owensboro Metropolitan Planning Commission meeting
17 is called to order. We begin our meeting with a
18 pledge and a prayer. This evening Commissioner Ball
19 is going to lead us.

20 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

21 CHAIRMAN: If there is anybody that wants to
22 speak for or against an item, just come to the podium
23 and be sworn in.

24 The first item is the minutes of the last
25 meeting. I think all the commissioners have had a

1 chance to read these. Are there any questions on the
2 minutes?

3 (NO RESPONSE)

4 CHAIRMAN: Hearing none the Chair will accept
5 a motion.

6 MR. BALL: Motion to approve.

7 CHAIRMAN: We have a motion to approve by
8 Commissioner Ball. Is there a second?

9 MR. REEVES: Second.

10 CHAIRMAN: Second by Commissioner Reeves. Any
11 question on the motion?

12 (NO RESPONSE)

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

15 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

16 CHAIRMAN: Motion carries.

17 Mr. Howard.

18 MR. HOWARD: Next under Zoning Changes I will
19 note that the zoning changes heard tonight will become
20 final in 21 days after the meeting unless an appeal is
21 filed. If an appeal is filed, we will forward the
22 record of this meeting along with all applicable
23 materials to the appropriate legislative body for them
24 to take final action.

25 -----

1 GENERAL BUSINESS

2 ZONING CHANGES

3 ITEM 3

4 4161 Hayden Road, 38.652 acres
5 Consider zoning change: From R-1A Single-Family
6 Residential & A-U Urban Agriculture to A-U Urban
Agriculture
Applicant: Gary M. & Margaret L. Boswell

7 MS. KNIGHT: Please state your name for the
8 record.

9 MS. EVANS: Melissa Evans.

10 (MELISSA EVANS SWORN BY ATTORNEY.)

11 PLANNING STAFF RECOMMENDATION

12 The Planning Staff recommends approval subject
13 to the findings of fact that follow:

14 FINDINGS OF FACT:

15 1. Staff recommends approval because the
16 proposal is in compliance with the community's adopted
17 Comprehensive Plan;

18 2. The subject property is located in an
19 Urban Residential plan area, where rural small-lot
20 residential uses are appropriate in general locations;

21 3. The subject property has approximately
22 1,800 feet of road frontage on a public road, Hayden
23 Road;

24 4. At 38.652 acres in size the subject
25 property is large enough to assure satisfactory

1 operation of conventional septic tank systems; and,
2 5. The proposed A-U Urban Agriculture zoning
3 is a logical expansion of existing A-U zoning to the
4 north, south and east; including A-U zoning already
5 located on the subject property.

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

8 CHAIRMAN: Thank you, Melissa.

9 Is there anybody here representing the
10 applicant?

11 (NO RESPONSE)

12 CHAIRMAN: Is there anybody else that would
13 like to speak on this zoning?

14 MS. KNIGHT: Sir, could state your name for
15 the record?

16 MR. LEE: My name is Ray Lee.

17 (RAY LEE SWORN BY ATTORNEY.)

18 MR. LEE: I received a certified letter saying
19 that the property, which adjoins my property, was
20 going to go through this. I was just here to find out
21 exactly, the property behind me exactly what they're
22 going to do because Urban Agriculture is kind of
23 vague. I can't get anybody to tell me what it is.
24 That's the only reason I'm here.

25 CHAIRMAN: Director Howard, do you want to

1 tell him what urban agriculture is?

2 MR. HOWARD: They're splitting on the property
3 now. This clears it up and establishes a single
4 zoning classification.

5 There is a related item plat that's next on
6 the agenda that will essentially create three parcels.
7 Trey or somebody I think brought that up. With the
8 A-U zoning and without sewer the minimum lot size is
9 three quarters of an acre. We believe that the intent
10 is to do some property divisions, but not at the
11 density level of a subdivision that would be located
12 more in an urban area where sewers are available.

13 Mr. Weaver, not to put you on the spot, but I
14 know you're with the company that had prepared the
15 plat. Can you add anything? If you're not involved
16 with it, by all means say so.

17 MR. KNIGHT: State your name for the record.

18 MR. WEAVER: David Weaver.

19 (DAVID WEAVER SWORN BY ATTORNEY.)

20 MR. WEAVER: The developer proposes two large
21 tract developments. So some lots along Hayden Road
22 and then some larger lots in the rear. Pretty
23 straightforward. I forget how many lots, but it's not
24 a lot. His minimum lot is going to be an acre.

25 MR. HOWARD: Mr. Weaver, all the lots would be

1 created using existing road frontage on Hayden Road.
2 No new public or private street would be part of this
3 development in the future, correct?

4 MR. WEAVER: That is correct.

5 CHAIRMAN: Does that clear things up for you,
6 Mr. Lee?

7 MR. LEE: No, because I'm looking at the plat.
8 Like the next agenda is for another piece of the same
9 property. I would just like to know what's going to
10 be behind my house. Urban agriculture sounds like
11 they're not going to build on it. That's why I'm
12 here. I don't want to hear something secondhand.

13 MR. WEAVER: It will be a residential
14 development is what it will be, but there won't be a
15 street built. There won't be any public improvements
16 other than we will ask to put at least one water line
17 - not water line, but one fire hydrant on Hayden Road,
18 but that's public improvements. I'm not sure exactly
19 which house is yours, but I suspect you'll but up
20 against; either closer to the southern portion of the
21 property, you'll but up against a large residential
22 tract.

23 MR. LEE: So residential tract is going to be
24 built on urban agriculture?

25 MR. WEAVER: Yes. It won't be an agricultural

1 use. It will be a single-family use.

2 MR. LEE: That's kind of what I was afraid of.
3 Okay. That's kind of misleading, I think. My
4 next-door neighbor, I told him. He said, well, if
5 it's urban agriculture it's going to stay farmland. I
6 said, no, I don't think it will.

7 MR. WEAVER: Mr. Howard can probably answer
8 that question better than I can of what's allowed in
9 an A-R zoning classification.

10 MR. HOWARD: Either of these zoning
11 classifications the property is certainly split would
12 allow single-family homes. The bulk of the county is
13 zoned either A-R rural agriculture or A-U urban
14 agriculture, both allow homes. The urban agriculture
15 zone would allow agricultural uses as well. The R1-A
16 zoning we talked with Mr. Weaver about it before the
17 application was submitted. He had some questions.
18 The R1-A zone would allow a density greater if you had
19 sewers available to the property, but according to
20 them the sewers aren't available so they've gone with
21 the agricultural zone which would require the larger
22 lot. As Mr. Weaver said, the minimum lot size would
23 be one acre. Where if they had sewers and an R1-A
24 zoning they could do a little over four lots per acre
25 on average if they put in new streets and that type of

1 a thing. It's much lower density than what it would
2 be allowed in an R1-A zone with sewers.

3 MR. LEE: Okay.

4 CHAIRMAN: Any other questions?

5 (NO RESPONSE)

6 CHAIRMAN: Any commissioners have any
7 questions?

8 (NO RESPONSE)

9 CHAIRMAN: If not the Chair will accept a
10 motion.

11 MR. ROGERS: Mr. Chairman, I make a motion for
12 approval based on the Planning Staff Recommendation
13 with the Findings of Facts 1 through 5.

14 CHAIRMAN: We have a motion from Commissioner
15 Rogers. Do we have a second?

16 MR. BALL: Second.

17 CHAIRMAN: Second by Commissioner Ball. Any
18 questions on the motion?

19 (NO RESPONSE)

20 CHAIRMAN: All in favor signify by raising
21 your right hand.

22 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

23 CHAIRMAN: Motion carries unanimously.

24 Related Item

25 ITEM 3A

1 4160, 4170 & 4180 Hayden Road, 3.37 acres
2 Consider approval of a major/minor subdivision plat.
3 Applicant: Gary M. & Margaret L. Boswell

4 MR. HOWARD: This plat comes before you as an
5 exception. They are creating the one kind of
6 flag-shaped lot that exceeds the 3 to 1 requirement.
7 That lot is being created around an existing home with
8 the other two parcels being road frontage lots that
9 are more in keeping with the typical shape of lots
10 that would be divided. We anticipate that there will
11 be some additional plat work done in the future as
12 well, but at this time these are the first three lots
13 that are being proposed. Based upon the water line,
14 sewer or lack of sewer, fire hydrants being installed,
15 we recommend that you consider this for approval.

16 CHAIRMAN: Is there anybody here representing
17 the applicant?

18 (NO RESPONSE)

19 CHAIRMAN: Is there anybody else that would
20 like to speak?

21 (NO RESPONSE)

22 CHAIRMAN: Do any of the commissioners have
23 any questions?

24 (NO RESPONSE)

25 CHAIRMAN: Hearing none the Chair will accept
a motion.

1 Commissioner Ball.

2 MR. BALL: Motion to approve.

3 MR. ROGERS: Second.

4 CHAIRMAN: Second by Commissioners Rogers.

5 Any question on the motion?

6 (NO RESPONSE)

7 CHAIRMAN: All in favor signify by raising

8 your right hand.

9 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

10 CHAIRMAN: Motion carries unanimously.

11 ITEM 4

12 9583 Mulligan Road, 45.460 acres

13 Consider zoning change: From EX-1 Coal Mining to A-R

14 Rural Agriculture

15 Applicant: Joseph R. Clouse

16 PLANNING STAFF RECOMMENDATION

17 The Planning Staff recommends approval subject

18 to the Findings of Fact that follow:

19 FINDINGS OF FACT:

20 1. Staff recommends approval because the

21 proposal is in compliance with the community's adopted

22 Comprehensive Plan;

23 2. The subject property is located in a Rural

24 Maintenance Plan Area, where rural large-lot

25 residential uses are appropriate in limited locations;

3. At 45.46 acres and approximately 650-feet

1 of road frontage, the subject property is large enough
2 to ensure that any proposed dwellings shall be located
3 on their own individual lot with frontage along a
4 public road, Mulligan Road;

5 4. No new roads are proposed with this
6 request;

7 5. There is no active coal mining taking
8 place on the subject property; and,

9 6. The Owensboro Metropolitan Zoning
10 Ordinance Article 12a.31 requires that the property
11 shall revert to its original zoning classification
12 after mining.

13 MS. EVANS: We would like to enter the Staff
14 Report into the record as Exhibit B.

15 CHAIRMAN: Thank you, Melissa.

16 Is there anybody here representing the
17 applicant?

18 (NO RESPONSE)

19 CHAIRMAN: Anybody else that would like to
20 speak?

21 (NO RESPONSE)

22 CHAIRMAN: Any commissioners have any
23 questions?

24 (NO RESPONSE)

25 CHAIRMAN: Hearing none the Chair will accept

1 a motion.

2 Commissioner Reeves.

3 MR. REEVES: Motion to approve this

4 application based on Staff Recommendation and Findings

5 of Fact 1 through 2.

6 CHAIRMAN: We have a motion. Do we have a

7 second?

8 MS. STEWART: Second.

9 CHAIRMAN: Second by Commissioner Stewart.

10 Any question on the motion?

11 (NO RESPONSE)

12 CHAIRMAN: All in favor signify by raising

13 your right hand.

14 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

15 CHAIRMAN: Motion carries.

16 Related Item

17 ITEM 4A

18 9583 Mulligan Road, 1.496 acres
Consider approval of a minor subdivision plat.
Applicant: Joseph R. Clouse

19

20 MR. HOWARD: This plat comes before you as an

21 exception to the minimum road frontage and lot

22 requirements. They're creating a rather odd-shaped

23 lot, but it is around an existing home with notations

24 on the plat that the property can't be further

25 subdivided without meeting the subdivision

1 regulations. We would recommend that you consider it
2 for approval.

3 CHAIRMAN: Anybody here representing the
4 applicant?

5 (NO RESPONSE)

6 CHAIRMAN: Anyone else have any questions?

7 (NO RESPONSE)

8 CHAIRMAN: Any commissioners have any
9 questions?

10 (NO RESPONSE)

11 CHAIRMAN: Hearing none the Chair will accept
12 a motion.

13 Commissioner Hardaway.

14 MS. HARDAWAY: Motion to approve.

15 CHAIRMAN: We have a motion. Do we have a
16 second?

17 MR. REEVES: Second.

18 CHAIRMAN: Second by Commissioner Reeves. Any
19 question on the motion?

20 (NO RESPONSE)

21 CHAIRMAN: All in favor of the motion raise
22 your right hand.

23 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

24 CHAIRMAN: Motion carries.

25 ITEM 5

1 3420 Old Hartford Road, 0.653 acres
2 Consider zoning change: From B-4 General Business to
3 I-1 Light Industrial
4 Applicant: Jason Tanner Properties, LLC; Steve &
5 Janelle Fulkerson

6 MS. KNIGHT: Please state your name for the
7 record.

8 MR. PEDLEY: Trey Pedley.

9 (TREY PEDLEY SWORN BY ATTORNEY.)

10 PLANNING STAFF RECOMMENDATIONS

11 The Planning Staff recommends approval subject
12 to the condition and findings of fact that follow:

13 CONDITION:

14 1. Direct access to Old Hartford Road shall
15 be in compliance with the Access Management Manual.

16 FINDINGS OF FACT:

17 1. Staff recommends approval because the
18 proposal is in compliance with the community's adopted
19 Comprehensive Plan;

20 2. The subject property is located in an
21 Industrial Plan Area, where Light Industrial uses are
22 appropriate in general locations;

23 3. The proposed use, Self-Storage Facility,
24 conforms to the criteria for Nonresidential
25 development and with the criteria for Buffers for
Outdoor Storage Yards;

4. The proposal is a logical expansion of

1 existing Industrial zoning to the south and west; and,

2 5. At 0.653 acres in size, the proposed
3 expansion of the I-1 Light Industrial zone will not
4 significantly increase the extent of industrial uses
5 in the vicinity and should not overburden the capacity
6 of roadways and other necessary urban services that
7 are available in the affected area.

8 MR. PEDLEY: We would like to enter the Staff
9 Report into the record as Exhibit C.

10 CHAIRMAN: Thank you, Trey.

11 Is there anybody here representing the
12 applicant?

13 (NO RESPONSE)

14 CHAIRMAN: Anybody else that would like to
15 speak?

16 (NO RESPONSE)

17 CHAIRMAN: Any commissioners have any
18 questions?

19 (NO RESPONSE)

20 CHAIRMAN: Hearing none the Chair will accept
21 a motion.

22 Commissioner Raque.

23 MR. RAQUE: Motion to approve based on the
24 Staff Recommendations and Findings of Fact 1 through
25 5.

1 MS. KNIGHT: Would you like to add the one
2 condition?

3 MR. RAQUE: Yes. With the one condition for
4 the Access Management on Old Hartford.

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

7 MS. HARDAWAY: Second.

8 CHAIRMAN: Second by Commissioner Hardaway.
9 Any question on the motion?

10 (NO RESPONSE)

11 CHAIRMAN: All in favor signify by raising
12 your right hand.

13 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

14 CHAIRMAN: Motion carries unanimously.

15 ITEM 6

16 2120 East 4th Street, 6.548 acres
17 Consider zoning change: From B-4 General Business to
18 I-1 Light Industrial
19 Applicant: John Phil Roberts, Jr. & Parr Trucking
20 Services, Inc.

21 PLANNING STAFF RECOMMENDATION

22 The Planning Staff recommends approval subject
23 to the conditions and findings of fact that follow:

24 CONDITIONS:

25 1. Direct access to East Fourth Street shall
be limited to the existing single access point;

2. Direct access to Highway 603 shall be in

1 Compliance with the Access Management Manual and shall
2 be approved by the Kentucky Transportation Cabinet;

3 3. The subject property shall maintain a
4 10-foot wide landscaping easement consisting of a
5 6-foot tall solid element and 1 tree per
6 40-linear-feet where the subject property adjoins the
7 residential zoning; and,

8 4. All outdoor storage areas shall be fully
9 enclosed by a 6-foot tall solid wall or fence.

10 FINDINGS OF FACT:

11 1. Staff recommends approval because the
12 proposal is in compliance with the community's adopted
13 Comprehensive Plan;

14 2. The subject property is located in an
15 Industrial Plan Area, where Light Industrial uses are
16 appropriate in general locations;

17 3. The proposed use, Trailer Storage,
18 conforms to the criteria for Nonresidential
19 Development;

20 4. At 6.548 acres in size, the property is
21 large enough in size to comply with the criteria for
22 Buffers for Outdoor Storage Yards;

23 5. The proposal is a logical expansion of
24 existing Industrial zoning to the north and south;
25 and,

1 6. At 6.548 acres in size, the proposed
2 expansion of the I-1 Light Industrial zone will not
3 significantly increase the extent of industrial uses
4 in the vicinity and should not overburden the capacity
5 of roadways and other necessary urban services that
6 are available in the affected area.

7 MR. PEDLEY: We would like to enter the Staff
8 Report into the record as Exhibit B.

9 CHAIRMAN: Thank you, Trey.
10 Is there anybody here representing the
11 applicant?

12 (NO RESPONSE)

13 CHAIRMAN: Is there anybody here that would
14 like to speak on the item?

15 (NO RESPONSE)

16 CHAIRMAN: Any commissioners have any
17 questions?

18 (NO RESPONSE)

19 CHAIRMAN: Hearing none the Chair will accept
20 a motion.

21 Commissioner Ball.

22 MR. BALL: Make a motion to approve based on
23 the Planning Staff Recommendations, Conditions 1
24 through 4 and Findings of Fact 1 through 6.

25 CHAIRMAN: We have a motion. Do we have a

1 second?

2 MS. STEWART: Second.

3 CHAIRMAN: Second by Commissioner Stewart.

4 Any questions on the motion?

5 (NO RESPONSE)

6 CHAIRMAN: All in favor signify by raising
7 your right hand.

8 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

9 CHAIRMAN: Motion carries unanimously.

10 ITEM 7

11 2525 Highway 81 & Portion of 2615 Highway 81,
12 10.641 acres
13 Consider zoning change: From B-4 General Business &
14 A-R Rural Agriculture to I-1 Light Industrial
15 Applicant: Crabtree Holdings, LLC & Owensboro Daviess
16 County Regional Airport

17 PLANNING STAFF RECOMMENDATIONS

18 The Planning Staff recommends approval subject
19 to the condition and findings of fact that follow:

20 CONDITION:

21 1. Direct access to Highway 81 shall be in
22 compliance with the Access Management Manual.

23 FINDINGS OF FACT:

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

27 2. The subject properties are located in an

1 Industrial Plan Area, where Light Industrial uses are
2 appropriate in general locations;

3 3. The proposed use, Light Industrial,
4 conforms to the criteria for Nonresidential
5 Development;

6 4. At 10.641 acres in size, the properties
7 are large enough in size to comply with the criteria
8 for Buffers for Outdoor Storage Yards;

9 5. The proposal is a logical expansion of
10 existing I-1 Light Industrial zoning to the south and
11 east; and,

12 6. At 10.641 acres in size, the proposed
13 expansion of the I-1 Light Industrial zone will not
14 significantly increase the extent of industrial zoning
15 in the immediate vicinity and should not overburden
16 the capacity of roadways and other necessary urban
17 services that are available in the affected area.

18 MR. PEDLEY: After the Staff Report went out,
19 we had discussion with the applicant regarding the
20 access condition. They revealed to us that their
21 intent is to consolidate the development on the
22 subject properties with the industrial zoning to the
23 south utilizing that existing access point that you
24 see on the screen right now. They also intend to
25 construct a second access point on the subject

1 properties giving them two access points on Highway
2 81. There's a 500-foot basin stand on Highway 81 in
3 this area. So meeting the Access Management Standards
4 is not possible on these properties. So in discussing
5 with them amending the condition to allow a second
6 access point - well, one access point on this
7 property. Second access point for this development
8 and the proposed one would be as far north as possible
9 and would serve as a shared access easement for this
10 development and for the farm to the north should that
11 farm ever develop commercially. We would have two
12 access points there serving that.

13 So with that being said we would like to enter
14 the Staff Report into the record as well as the
15 amended condition which shall read:

16 Direct access to the subject properties -- I'm
17 sorry. Direct access from the subject property to
18 Highway 81 limited to a single access point which will
19 be located adjacent to the northernmost property line.
20 This access point shall serve the development on the
21 subject properties, but should also serve as a shared
22 access point providing a future connection to the farm
23 to the north if and when the adjoining farm develops
24 for professional, commercial or industrial uses.

25 We would like to enter the Staff Report into

1 the record as well as that amended condition. That
2 will be Exhibit E.

3 CHAIRMAN: Thank you, Trey.

4 Is there anybody here representing the
5 applicant?

6 (NO RESPONSE)

7 CHAIRMAN: Anybody else like to speak on the
8 item?

9 (NO RESPONSE)

10 CHAIRMAN: Any commissioners have any
11 questions?

12 (NO RESPONSE)

13 CHAIRMAN: Hearing none the Chair will accept
14 a motion.

15 Commissioner Rogers.

16 MR. ROGERS: Mr. Chairman, I make a motion for
17 approval based on Planning Staff Recommendation and
18 with the revised condition that Trey just mentioned
19 and the Findings of Fact 1 through 6.

20 CHAIRMAN: We have a motion. Do we have a
21 second?

22 MR. RAQUE: Second.

23 CHAIRMAN: Second by Commissioner Raque. Any
24 question on the motion?

25 (NO RESPONSE)

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

3 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

4 CHAIRMAN: Motion carries unanimously.

5 ITEM 8

6 5872 Highway 1389, 3.650 acres
7 Consider zoning change: From P-1 Professional/Service
8 to A-R Rural Agriculture
9 Applicant: AVSG Properties, LLC c/o Tid Griffin

9 PLANNING STAFF RECOMMENDATION

10 The Planning Staff recommends approval subject
11 to the findings of fact that follow:

12 FINDINGS OF FACT:

13 1. Staff recommends approval because the
14 proposal is in compliance with the community's adopted
15 Comprehensive Plan;

16 2. The subject property is located in a Rural
17 Community Plan Area, where rural small-lot residential
18 uses are appropriate in general locations;

19 3. The subject property has road frontage on
20 an existing public road, Highway 1389;

21 4. At 3.650 acres, the subject property is
22 large enough to assure satisfactory operation of a
23 conventional septic tank system; and,

24 5. The proposed A-R Rural Agriculture zone is
25 a logical expansion of existing A-R zoning surrounding

1 the subject property

2 MS. EVANS: We would like to enter the Staff
3 Report into the record as Exhibit F.

4 CHAIRMAN: Thank you, Melissa.

5 Is there anybody here representing the
6 applicant?

7 (NO RESPONSE)

8 CHAIRMAN: Anybody else like to speak on the
9 item?

10 (NO RESPONSE)

11 CHAIRMAN: Any commissioners have any
12 questions?

13 Mr. Ball.

14 MR. BALL: Is this the same property that we
15 did a conditional use permit on?

16 MR. HOWARD: It is.

17 MR. BALL: What happens with that conditional
18 use permit? Does it expire based on the changes of
19 zoning?

20 MR. HOWARD: With this going back to an
21 agricultural zone for residential intent, the
22 conditional use operation of that office would no
23 longer be valid.

24 Ms. Evans, do you have something to add?

25 MS. EVANS: Yes. The conditional use permit

1 they just rezoned it to P-1. It's for sale again.
2 Apparently we just approved the site plan recently.
3 Apparently it's not really ever developed as that P-1
4 site that he intended for it to. It's for sale and I
5 believe based on the calls that we're receiving in the
6 office asking about the property most people have
7 wanted to use it residentially again. So he submitted
8 the application to go back to the A-R zone to be able
9 to use it residentially.

10 MR. BALL: Thank you.

11 CHAIRMAN: Any other questions from the
12 commissioners?

13 (NO RESPONSE)

14 CHAIRMAN: Hearing none the Chair will accept
15 a motion.

16 Commissioner Raque.

17 MS. RAQUE: Motion to approve based on Staff
18 Recommendations and the Findings of Fact 1 through 5.

19 CHAIRMAN: We have a motion. Do we have a
20 second?

21 MR. BALL: Second.

22 CHAIRMAN: Second by Commissioner Ball. Any
23 questions on the motion?

24 (NO RESPONSE)

25 CHAIRMAN: All in favor signify by raising

1 your right hand.

2 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

3 CHAIRMAN: Motion carries unanimously.

4 COMBINED FINAL DEVELOPMENT PLAN/MAJOR SUBDIVISION
5 PRELIMINARY PLAT

6 ITEM 9

7 Bertha Goetz Estate, 23.214 acres
8 Consider approval of a combined final development
9 plan/major subdivision preliminary plat.
Applicant: JED Rentals Family Partnership, LTD

10 MR. HOWARD: This plat has been reviewed by
11 the Planning Staff and Engineering Staff. It's found
12 to be in order with the zoning classification of the
13 property and the comprehensive plan and it is ready
14 for your consideration for approval.

15 CHAIRMAN: Thank you, Brian.

16 Is there anybody here representing the
17 applicant?

18 (NO RESPONSE)

19 CHAIRMAN: Anybody else like to speak on the
20 issue?

21 (NO RESPONSE)

22 CHAIRMAN: Any questions from the
23 commissioners?

24 (NO RESPONSE)

25 CHAIRMAN: Hearing none the Chair will accept

1 a motion.

2 Commissioner Reeves.

3 MR. REEVES: Motion to approve this plat,

4 please.

5 CHAIRMAN: Do we have a second?

6 MR. BALL: Second.

7 CHAIRMAN: Second by Commissioner Ball. Any

8 questions on the motion?

9 (NO RESPONSE)

10 CHAIRMAN: All in favor signify by raising

11 your right hand.

12 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

13 CHAIRMAN: Motion carries unanimously.

14 MAJOR SUBDIVISION PRELIMINARY PLAT

15 ITEM 10

16 Lagoon Industrial Subdivision, 101.45 acres
17 Consider approval of an amended major subdivision
18 preliminary plat.
Applicant: Lagoon Warehouse, LLC

19 MR. HOWARD: This plat has been reviewed by

20 the Planning Staff and Engineering Staff. It's found

21 to be in order with the underlying zoning

22 classification and subdivision regulations are the

23 requirement. So it is ready for your consideration

24 for approval.

25 CHAIRMAN: Thank you, Brian.

1 Is there anybody here representing the
2 applicant?

3 (NO RESPONSE)

4 CHAIRMAN: Anybody else that would like to
5 speak to this issue?

6 (NO RESPONSE)

7 CHAIRMAN: Any commissioners have any
8 questions?

9 (NO RESPONSE)

10 CHAIRMAN: Hearing none the Chair will accept
11 a motion.

12 Commissioner Ball.

13 MR. BALL: Motion to approve.

14 CHAIRMAN: We have a motion to approve. Do we
15 have a second?

16 MS. STEWART: Second.

17 CHAIRMAN: Second by Commissioner Stewart.
18 Any questions on the motion?

19 (NO RESPONSE)

20 CHAIRMAN: All in favor signify by raising
21 your right hand.

22 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

23 CHAIRMAN: Motion carries unanimously.

24 MINOR SUBDIVISION PLATS

25 ITEM 11

1 6211 Bickett Road, 2.303 acres
2 Consider approval of a minor subdivision plat.
3 Applicant: Bickett Farms

4 MR. HOWARD: This plat comes before you as an
5 exception to the 3 to 1 requirement. You can see the
6 shape of the lot there. As you'll notice on the plat,
7 it does go around an existing home and a couple of
8 accessory structures with notations on the plat that
9 there be no further subdivision not meeting the
10 requirements of the regulations considering it's
11 around an existing home and accessory structures. We
12 would recommend that you consider it for approval.

13 CHAIRMAN: Thank you.

14 Is there anybody here representing the
15 applicant?

16 (NO RESPONSE)

17 CHAIRMAN: Anyone else like to speak to this
18 issue?

19 (NO RESPONSE)

20 CHAIRMAN: Any commissioners have any
21 questions?

22 (NO RESPONSE)

23 CHAIRMAN: Hearing none the Chair will accept
24 a motion.

25 Commissioner Hardaway.

 MS. HARDAWAY: Motion to approve.

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

3 MR. REEVES: Second.

4 CHAIRMAN: Second by Commissioner Reeves. Any
5 questions on the motion?

6 (NO RESPONSE)

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

9 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

10 CHAIRMAN: Motion carries unanimously.

11 ITEM 12

12 10301 Highway 231 & 3850 Crane Pond Road, 61.899 acres
13 Consider approval of a minor subdivision plat.
14 Applicant: Tyler & Laura Beddow

15 MR. HOWARD: This plats comes before you as an
16 exception. As you can see they are creating basically
17 a 10.5 acre parcel that consists of road frontage
18 along 231. What that leaves is a 51.3 acre remainder
19 that has road frontage on Crane Pond Road. It has an
20 existing stem to Crane Pond Road that doesn't meet
21 50-foot requirement that we would generally look for.
22 However, considering that it's an existing frontage
23 and that's all that they have with the notations on
24 here that the property can't be further subdivided,
25 then we would recommend that you consider it for
approval.

1 CHAIRMAN: Thank you, Brian.
2 Anybody here representing the applicant?
3 (NO RESPONSE)
4 CHAIRMAN: Anybody else like to speak to this
5 issue?
6 (NO RESPONSE)
7 CHAIRMAN: Any commissioners have any
8 questions?
9 (NO RESPONSE)
10 CHAIRMAN: Hearing none the Chair will accept
11 a motion.
12 Commissioner Rogers.
13 MR. ROGERS: Motion for approval.
14 CHAIRMAN: We have a motion to approve. Do we
15 have a second?
16 MS. HARDAWAY: Second.
17 CHAIRMAN: Second by Commissioner Hardaway.
18 Any questions on the motion?
19 (NO RESPONSE)
20 CHAIRMAN: All in favor signify by raising
21 your right hand.
22 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)
23 CHAIRMAN: Motion carries unanimously.
24 -----
25 NEW BUSINESS

1 ITEM 13

2 Consider approval of May 2022 financial statements

3 CHAIRMAN: I think you all received a copy of
4 that. Is there any questions on the financial
5 statement?

6 (NO RESPONSE)

7 CHAIRMAN: Hearing none the Chair will accept
8 a motion.

9 MS. STEWART: Motion to approve.

10 CHAIRMAN: Motion to approve by Commissioner
11 Stewart.

12 MR. RAQUE: Second.

13 CHAIRMAN: Second by Commissioner Raque. Any
14 questions on the motion?

15 (NO RESPONSE)

16 CHAIRMAN: All in favor raise your right hand.

17 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

18 CHAIRMAN: Motion carries unanimously.

19 ITEM 14

20 Comments by the Chairman

21 CHAIRMAN: The Chairman has no comments.

22 ITEM 15

23 Comments by the Plannings Commissioners

24 (NO RESPONSE)

25 ITEM 16

1 Comments by the Director

2 MR. HOWARD: I have none.

3 CHAIRMAN: At this time I'll accept a motion
4 to adjourn.

5 MR. BALL: Motion to adjourn.

6 CHAIRMAN: Motion to adjourn by Commissioner
7 Ball.

8 MS. HARDAWAY: Second.

9 CHAIRMAN: Second by Commissioner Hardaway.
10 All in favor raise your right hand.

11 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

12 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 Planning
6 Commission 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 33
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 5th day of August, 2022.

18

19

20

21

22

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

23 COMMISSION EXPIRES: DECEMBER 16, 2022

24 COUNTY OF RESIDENCE: DAVIESS COUNTY, KY

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