

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

OWENSBORO METROPOLITAN PLANNING COMMISSION

OCTOBER 6, 2022

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

- MEMBERS PRESENT: Lewis Jean, Chairman
- Skyler Stewart, Secretary
- Terra Knight, Attorney
- Melissa Evans
- Jason Gasser
- Manuel Ball
- Irvin Rogers
- Angela Hardaway
- Laurna Strehl

* * * * *

CHAIRMAN: Call the October 6, 2022 Owensboro Metropolitan Planning Commission meeting to order. We open with a pledge and prayer. Commissioner Stewart will lead us in that.

(INVOCATION AND PLEDGE OF ALLEGIANCE)

CHAIRMAN: First I would like to introduce our newest member, Laurna Strehl, Commissioner Laurna Strehl.

The first item is the minutes of the last meeting. Did everybody have an opportunity to read the minutes of the last meeting? If so, would somebody like to make a motion.

1 MS. STREHL: I'll make a motion to approve.

2 CHAIRMAN: Do we have a second?

3 MR. BALL: Second.

4 CHAIRMAN: All in favor signify by raising
5 your right hand.

6 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

7 CHAIRMAN: Motion carries.

8 MS. EVANS: First I would like to state that
9 the zoning changes heard tonight will become final in
10 21 days after the meeting date unless an appeal is
11 filed. If an appeal is filed, we will forward the
12 minutes of this meeting along with all the appropriate
13 information on to the appropriate legislative body.
14 The appeal forms are on our website and located on the
15 back table.

16 -----

17 GENERAL BUSINESS

18 ZONING CHANGES

19 ITEM 3

20 2107 Old Henderson Road, 0.207 acres
21 Consider zoning change: From R-4DT Inner-City
22 Residential to B-5 Business/Industrial
Applicant: SJL Properties, LLC c/o Steven Lee

23 MS. KNIGHT: Please state your name for the
24 record.

25 MR. PEDLEY: Trey Pedley.

1 (TREY PEDLEY SWORN BY ATTORNEY.)

2 PLANNING STAFF RECOMMENDATIONS

3 The Planning Staff recommends approval subject
4 to the findings of fact that follow:

5 FINDINGS OF FACT

6 1. Staff recommends approval because the
7 proposal is in compliance with the community's adopted
8 Comprehensive Plan;

9 2. The subject property is located in a
10 Business/Industrial Plan Area, where
11 Business/Industrial uses are appropriate in general
12 locations;

13 3. The proposed use, business, conforms to
14 the criteria for Nonresidential Development and with
15 the criteria for Buffers for Outdoor Storage Yards;
16 and,

17 4. The proposal is a logical expansion of
18 existing B-5 Business/Industrial zoning to the east.

19 MR. PEDLEY: We would like to enter the Staff
20 Report into the record as Exhibit A.

21 CHAIRMAN: Thank you, Trey.

22 Is there anybody representing the applicant?

23 (NO RESPONSE)

24 CHAIRMAN: Anybody in the audience that would
25 like to speak?

1 (NO RESPONSE)

2 CHAIRMAN: Do any of the commissioner have any
3 questions?

4 (NO RESPONSE)

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

7 MR. ROGERS: Mr. Chairman, I'd like to make a
8 motion for approval based on the Planning Staff
9 Recommendations with Finding the Fact 1 through 4.

10 CHAIRMAN: Motion by Commissioner Rogers. Is
11 there a second?

12 MS. HARDAWAY: Second.

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

15 (NO RESPONSE)

16 CHAIRMAN: All in favor signify by raising
17 their right hand.

18 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

19 CHAIRMAN: Motion carries.

20 Next item.

21 ITEM 4

22 2108 Highway 81, 0.688 acres
23 Consider zoning change: From B-4 General Business to
24 I-1 Light Industrial
Applicant: KV, LLC

25 PLANNING STAFF RECOMMENDATIONS

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

3 CONDITION

4 Access to Highway 81 shall be in compliance
5 with the Access Management Manual.

6 FINDINGS OF FACT

7 1. Staff recommends approval because the
8 Proposal is in compliance with the community's adopted
9 Comprehensive Plan;

10 2. The subject property is located within an
11 Industrial Plan Area where Light Industrial Uses are
12 appropriate in general locations;

13 3. The proposed use, a fencing contractor,
14 conforms to the criteria for Nonresidential
15 Development and the site shall comply with the
16 requirements associated with Buffers for Outdoor
17 Storage Yards;

18 4. The proposed I-1 Light Industrial zoning
19 is a logical expansion of the I-1 zoning to the north
20 and east; and,

21 5. At 0.688 acres, the proposal shall not
22 significantly increase the extent of the industrial
23 uses within the vicinity, nor shall the request
24 overburden the capacity of roadways and other
25 necessary urban services that are available in the

1 affected area.

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

4 CHAIRMAN: Thank you, Trey.

5 Anybody in the audience representing the
6 applicant?

7 (NO RESPONSE)

8 CHAIRMAN: Anybody in the audience that would
9 like to speak?

10 (NO RESPONSE)

11 CHAIRMAN: Any commissioners have any
12 questions?

13 (NO RESPONSE)

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

16 Commissioner Ball.

17 MR. BALL: I'd like to make a motion to
18 approve based on Planning Staff Recommendations and
19 Findings of Fact 1 through 5 and with the one
20 condition as well.

21 CHAIRMAN: Do I hear a second?

22 MS. STEWART: Second.

23 CHAIRMAN: Second by Commissioner Stewart.
24 Any questions 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: Motion carries.

5 COMBINED FINAL DEVELOPMENT PLAN/MAJOR SUBDIVISION
6 PRELIMINARY PLATS

7 ITEM 5

8 Whispering Meadows Unit 1, 14.907 acres
9 Consider approval of an amended Combined Final
10 Development Plan/Major Subdivision Preliminary Plat.
11 Applicant: O'Bryan Development, Inc.

12 MS. EVANS: This plat comes before you all as
13 an amendment to the previous plat. It shows a
14 reflection of a variance that was approved at the May
15 2022 OMBA meeting. The plat has been reviewed by the
16 Planning Staff and Engineering Staff and is found to
17 be in order and is ready for your consideration.

18 CHAIRMAN: Any question?

19 (NO RESPONSE)

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

22 MR. ROGERS: Motion for approval.

23 CHAIRMAN: We have a motion by Commissioner
24 Rogers to approve. Do we have a second?

25 MR. BALL: Second.

CHAIRMAN: Second by Commissioner Ball. Any

1 questions on the motion?

2 (NO RESPONSE)

3 CHAIRMAN: All in favor signify by raising
4 your right hand.

5 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

6 CHAIRMAN: Motion carries.

7 -----

8 NEW BUSINESS

9 ITEM 6

10 Consider approval of August 2022 financial statements

11 CHAIRMAN: Everybody got an opportunity to
12 look over that. Any questions?

13 (NO RESPONSE)

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

16 Commissioner Stewart.

17 MS. STEWART: Motion for approval.

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

20 MR. BALL: Second.

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

23 (NO RESPONSE)

24 CHAIRMAN: All in favor signify by raising
25 your right hand.

1 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

2 CHAIRMAN: Motion carries.

3 ITEM 7

4 Comments by the Chairman

5 CHAIRMAN: I don't have any except I would
6 like to welcome our newest commissioner, Commissioner
7 Strehl.

8 ITEM 8

9 Comments by the Planning Commissioners

10 (NO RESPONSE)

11 ITEM 9

12 Comments by the Director

13 (NO RESPONSE)

14 CHAIRMAN: At this time the Chair will accept
15 a motion to adjourn.

16 MR. BALL: Motion to adjourn.

17 CHAIRMAN: Motion to adjourn by Commissioner
18 Ball. Do I have a second?

19 MS. HARDAWAY: Second.

20 CHAIRMAN: Second by Commissioner Hardaway.

21 All in favor signify by raising your right hand.

22 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

23 CHAIRMAN: We are adjourned.

24 -----

25

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 10
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 31st day of October, 2021.

18

19

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

20

21

22

23 COMMISSION EXPIRES: DECEMBER 16, 2022

24 COUNTY OF RESIDENCE: DAVIESS COUNTY, KY

25