1	OWENSBORO METROPOLITAN PLANNING & ZONING COMMISSION
2	NOVEMBER 10, 2022
3	
4	The Owensboro Metropolitan Planning and Zoning
5	Commission met in regular session at 5:30 p.m. on
6	Thursday, November 10, 2022, at City Hall, Commission
7	Chambers, Owensboro, Kentucky; and the proceedings were
8	as follows:
9	MEMBERS PRESENT: Lewis Jean, Chairman
10	Brian Howard, Director Skyler Stewart, Secretary
11	Terra Knight, Attorney Manuel Ball
12	Jason Gasser Irvin Rogers
13	Laura Strehl Jason Strode
14	* * * * * * * * * * * * * * * * * * * *
15	CHAIRMAN: The November 10th meeting of the
16	Owensboro Metropolitan Planning and Zoning Commission is
17	called to order. I'd like to welcome everybody. And we
18	begin our meetings with a prayer and pledge. And
19	tonight Commissioner Stewart will lead us.
20	(INVOCATION AND PLEDGE OF ALLEGIANCE.)
21	CHAIRMAN: The first item is the consideration
22	of the minutes of the October meeting. All the
23	commissioners have received a copy of that. Is there
24	any corrections or omissions?
25	(NO RESPONSE.)

1	CHAIRMAN: If not, the Chair will accept a
2	motion.
3	UNIDENTIFIED SPEAKER: Mr. Chairman, I make a
4	motion to accept the minutes.
5	CHAIRMAN: We have a motion. Do we have a
6	second?
7	UNIDENTIFIED SPEAKER: Second.
8	CHAIRMAN: We have a second. Are there any
9	questions on the motion?
10	(NO RESPONSE.)
11	CHAIRMAN: Hearing none, all in favor signify
12	by raising their right hand.
13	(ALL BOARD MEMBERS PRESENT RESPONDED AYE.)
14	CHAIRMAN: Opposed, like sign.
15	The motion carries.
16	Director Howard?
17	MR. HOWARD: All right. Next we'll move into
18	general business with zoning changes. I will note that
19	the zoning changes heard tonight will become final 21
20	days after the meeting unless an appeal is filed. If an
21	appeal is filed, we will forward the record of this
22	meeting along with all applicable materials to the
23	appropriate legislative body for them to take final
24	action.

1 GENERAL BUSINESS

- 2 ZONING CHANGES
- 3 ITEM 3
- 4 165 & 183 Ewing Road, 1.139 acres Consider zoning change:
- 5 From R-4DT Inner-City Residential to B-5 Business/Industrial
- 6 Applicant: Jeremy Smith
- 7 MS. KNIGHT: Please state your name for the
- 8 record.
- 9 MR. PEDLEY: Trey Pedley.
- 10 (MR. PEDLEY SWORN BY THE ATTORNEY.)
- 11 PLANNING STAFF RECOMMENDATION
- 12 The Planning Staff recommends approval subject
- to the conditions and findings of fact that follow:
- 14 CONDITIONS:
- 1. Direct access to Ewing Road shall be in
- 16 compliance with the access management manual; and,
- 17 2. No direct access to Pardon Avenue shall be
- 18 permitted.
- 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
- 24 business/industrial plan area, where business/industrial
- uses are appropriate in general locations;

1 3. The proposed use, self storage, conforms

- 2 to the criteria for nonresidential development;
- 3 4. With the installation of all required
- 4 screening elements, the proposed development shall
- 5 comply with the criteria for buffers for outdoor storage
- 6 yards.
- 7 I'd like to enter the staff report into the
- 8 record as Exhibit A.
- 9 CHAIRMAN: Thank you, Trey.
- 10 Is there anybody here representing the
- 11 applicant? Would you like to speak?
- 12 MR. SMITH: My name's Jeremy Smith, and I'm
- just here to answer any questions.
- 14 (Jeremy Smith sworn by the attorney.)
- MS. SCALF: I have a question. My name's
- 16 Connie Scalf. I live on Pardon Avenue.
- MR. HOWARD: If you don't mind, come to one of
- 18 the microphones, either side, just so we can get you on
- 19 record and everybody can hear you.
- 20 MS. SCALF: Do you need me to go ahead and say
- 21 my name again?
- MS. KNIGHT: Did you get her name?
- THE REPORTER: I got your name.
- 24 (Ms. Scalf sworn by the attorney.)
- MS. SCALF: We live right there on Pardon

1 Avenue. And I work at the Salvation Army. And we watch

- 2 the storage bins, the homeless people getting in there
- 3 and stuff. I just want to make sure there's a big
- 4 enough fence where we're not going to have no trouble in
- 5 our neighborhood.
- And the City says that alley's open, but that
- 7 alley's not open. I don't know what else to say about
- 8 that.
- 9 CHAIRMAN: Director Howard, would you like to
- 10 respond to that?
- 11 MR. HOWARD: Mr. Pedley is working on this
- 12 application. I'll let him address what the screening
- 13 requirements are. He was the one that posted the
- 14 signage.
- 15 You can address the alley, if it's a paper
- 16 alley, and that kind of thing as well.
- MR. PEDLEY: So, the alley, it is public
- 18 right-of-way, but it's not an approved alley. It's a
- 19 paper alley, but it's just grass at this time.
- 20 As far as the screening requirements for the
- 21 site, the zoning ordinance would require a six-foot-tall
- 22 solid element and one tree per 40 linear feet where the
- 23 site adjoins residential zoning to the north. But
- 24 because of the proximity of the alley to the rear, there
- isn't a requirement for the fence or trees for the

1 zoning ordinance. I suppose it could be a condition if

- 2 deemed necessary.
- 3 CHAIRMAN: Thank you, Trey.
- 4 MS. SCALF: Does that mean they'll cut my
- 5 trees down?
- 6 MR. PEDLEY: They would only do work on their
- own property, to my understanding. You can talk to the
- 8 applicant about that.
- 9 MS. SCALF: All I know is, for over 40 years,
- 10 the City has not used that alley. We have tooken [sic]
- 11 care of it. We have blacktopped it. And it's just the
- one running along the house there, not the -- not the
- 13 long way.
- MR. PEDLEY: So, any work in public
- 15 right-of-ways would need to be addressed at the city
- 16 engineer's office. We're looking at the zoning
- 17 regulations on what's private property. Again, there
- 18 wouldn't be any required screening elements per the
- 19 ordinance where they adjoin what is a paper alley at
- 20 this point in time. There is a 20-foot rear yard
- 21 setback on structures that go in, but there's no
- 22 ordinance required for screening elements right there.
- 23 MR. HOWARD: I'd like to ask the applicant a
- 24 question, I guess. Do you intend to put a fence around
- 25 the perimeter? If you wouldn't mind coming to the mic

- 1 and answering that. Typically, individual storage
- 2 facilities have perimeter fencing, so what is your plan
- 3 for fencing?
- 4 MR. SMITH: That would be correct. I think it
- 5 requires a six-foot fence all the way around the
- 6 facility. And it would be screened, so, you know, you
- 7 wouldn't be able to see inside the self-storage lot.
- 8 MR. HOWARD: So your intent would be a
- 9 six-foot-tall solid fence around the perimeter?
- 10 MR. SMITH: That is correct.
- 11 CHAIRMAN: All the way around?
- MR. SMITH: Yes, sir.
- 13 CHAIRMAN: Does that answer your question?
- MS. SCALF: Yes. Thank you.
- 15 CHAIRMAN: Anybody else like to speak?
- 16 (NO RESPONSE.)
- 17 CHAIRMAN: Any commissioners have any
- 18 questions?
- 19 (NO RESPONSE.)
- 20 CHAIRMAN: Hearing none, the Chair will call
- 21 for a motion.
- 22 Commissioner Ball?
- MR. BALL: I'd like to make a motion to
- 24 approve based on the Planning Staff's recommendations,
- conditions 1 and 2, and findings of fact 1 through 4.

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

- 2 second?
- 3 MS. STEWART: Second.
- 4 THE CHAIR: Commissioner Stewart.
- 5 MR. HOWARD: Can I interject real quick?
- 6 Mr. Ball, would you entertain -- as the
- 7 applicant said, there would be a six-foot solid fence
- 8 around the perimeter. Would you be -- would you like to
- 9 consider adding that as a condition just so it's known
- 10 to everybody that that's the intent?
- If he'd like to come up and address that.
- 12 MR. SMITH: Just to be clear, the buildings
- are self-storage-style buildings. Now, that would
- 14 provide the fence, but it would have a fence into that
- 15 building if that building ran on the building setback
- 16 line. I may not would extend that fence out past that.
- 17 It would just be that would become the fence, which
- 18 actually would be taller. It's be an even better
- 19 structure, but it may not be totally enclosed to where
- 20 that -- you could cut down on expensive fencing.
- 21 MR. HOWARD: Right. So if I'm following you
- 22 correct, you would have the back wall of the building
- immediately flush, so that would be a fence?
- MR. SMITH: Yes.
- 25 MR. HOWARD: If you had another building next

- 1 to it, the fence would basically connect?
- 2 MR. SMITH: It would be a continuous line of
- 3 buildings all connected together. There would be no
- 4 voids, because I wouldn't want anybody on the lot as
- 5 well.
- 6 MR. HOWARD: Right.
- 7 MR. SMITH: You know, any individual that has
- 8 storage there.
- 9 MR. BALL: Can I ask a question? I don't know
- 10 if we really need to ask it. Based on that, would there
- 11 be any -- would there be any storage or anything
- 12 happening on the back side of those buildings, between
- the back side of the buildings and the alley?
- 14 MR. SMITH: No. It would be wherever the
- 15 property setback line, which is 20 feet, if I'm not
- 16 mistaken. It wouldn't be anything past that. That
- 17 would all remain as it is. The trees and all that, if I
- 18 -- if the property lines are correct, the trees would
- 19 not come into effect there. I would have no reason to
- 20 mess with any of those things. It would just be -- you
- 21 know, if I had to trim them, it would be certain
- 22 buildings that are not very tall. And those trees are
- 23 extremely tall, so it would be irrelevant to me.
- 24 CHAIRMAN: Ma'am, do you understand that? Are
- 25 you satisfied?

- 1 MS. SCALF: Yeah.
- 2 CHAIRMAN: Do you want to withdraw your
- 3 motion --
- 4 MR. HOWARD: I think it would just be
- 5 [inaudible].
- 6 MS. KNIGHT: [Inaudible.]
- 7 MR. BALL: So, I would like to amend my
- 8 motion. Still a motion for approval based on Planning
- 9 Staff's recommendation with the two conditions already
- in the staff report, adding a third condition that there
- 11 will be a solid element along the -- along the alley.
- 12 MR. HOWARD: I guess I would probably say the
- 13 east side of the property.
- 14 MR. BALL: Okay. A solid element along the
- 15 east side of the property. And also the findings of
- 16 fact 1 through 4.
- 17 CHAIRMAN: Okay. We have an amended motion.
- 18 Do we have a second?
- MS. STEWART: Yes. Second. I agree.
- 20 CHAIRMAN: We have a second by Commissioner
- 21 Stewart. Is there any question on the motion?
- (NO RESPONSE.)
- 23 CHAIRMAN: All in favor, signify by raising
- 24 their right hand.
- 25 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

1 CHAIRMAN: All opposed, like sign.

- 2 The motion carried.
- 3 ITEM 4
- 4 Portion of 5020 Jack Hinton Road, 1.162 acres Consider zoning change:
- 5 From A-R Rural Agriculture to B-4 General Business Applicant: West Parrish Court, LLC; Robert E. Bryant

7 PLANNING STAFF RECOMMENDATION

- 8 The Planning Staff recommends approval
- 9 subject to the condition and findings of fact that
- 10 follow:
- 11 CONDITION:
- 1. Obtain approval of a final development
- 13 plan.
- 14 FINDINGS OF FACT:
- 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 a rural
- 19 maintenance plan area where general business uses are
- 20 appropriate in very limited locations;
- 21 3. The proposed use as commercial conforms to
- 22 the criteria for nonresidential development as well as
- 23 the criteria for buffers for outdoor storage yards;
- 4. The proposal is a logical expansion of
- 25 existing B-4 General Business zoning to the south; and,

1 5. At 1.162 acres, the proposal does not

- 2 significantly increase the extent of B-4 General
- 3 Business zoning in the vicinity and should not
- 4 overburden the capacity of roadways and other necessary
- 5 urban surfaces that are available in the affected
- 6 area.
- 7 We'd like to enter the staff report into the
- 8 record as Exhibit B.
- 9 CHAIRMAN: Thank you, Trey.
- 10 Is there anybody here representing the
- 11 applicant?
- MR. KAMUF: Yes. Charles Kamuf. We're here
- 13 to answer any questions that you might have.
- I'd like to point out that you're lucky to
- have Laura Strehl as a new member of the board.
- MS. STREHL: Thank you, Mr. Kamuf.
- 17 MR. KAMUF: I'm here to answer any
- 18 questions -- and also the owner -- if you have any
- 19 questions.
- 20 CHAIRMAN: Thank you.
- 21 Anybody in the audience have any questions?
- (NO RESPONSE.)
- 23 CHAIRMAN: Any of the commissioners have any
- 24 questions?
- 25 (NO RESPONSE.)

1 CHAIRMAN: Hearing none, the Chair will accept

- 2 a motion.
- 3 Mr. Rogers.
- 4 MR. ROGERS: Mr. Chairman, I'd like to make a
- 5 motion for approval based on the Planning Staff's
- 6 recommendation with one condition and the findings of
- 7 fact 1 through 5.
- 8 CHAIRMAN: We've got a motion. Do we have a
- 9 second?
- 10 MR. STRODE: Second.
- 11 CHAIRMAN: Mr. Strode. Are there any
- 12 questions on the motion?
- 13 (NO RESPONSE.)
- 14 CHAIRMAN: Hearing none, the Chair will call
- for a vote. All in favor signify by raising their right
- 16 hand.
- 17 (ALL COMMISSIONERS PRESENT RESPONDED AYE.)
- 18 CHAIRMAN: All opposed, like sign.
- MR. KAMUF: Thank you.
- 20 CHAIRMAN: The motion carried.
- 21 ITEM 5
- 22 2604 Roy Clark Road, 24.185 acres Consider zoning change:
- 23 From R-1 Single Family Residential and A-U Urban Agriculture to A-U Urban Agriculture
- 24 Applicant: Chris Roby and John Lee Emberton
- MR. HOWARD: We received a request from the

1 applicant to have this item postponed until next month.

- 2 The zoning ordinance and KRS allows for a variance to be
- 3 submitted in conjunction with the rezoning. So instead
- 4 of them taking a rezoning, a variance to different
- 5 meetings, they've just requested to do it all in one
- 6 meeting next month. But it would require action on your
- 7 part to postpone this until then.
- 8 CHAIRMAN: Mr. Ball.
- 9 MR. BALL: I make a motion to postpone.
- MR. ROGERS: Second.
- 11 CHAIRMAN: Second by Commissioner Rogers. Any
- 12 questions on the motion?
- 13 (NO RESPONSE.)
- 14 CHAIRMAN: All in favor, signify by raising
- 15 their right hand.
- 16 (ALL COMMISSIONERS PRESENT RESPONDED AYE.)
- 17 CHAIRMAN: All opposed, like sign.
- The motion carried.
- 19 ITEM 6
- 20 1000 Southgate Drive, 3.326 acres
 - Consider zoning change:
- 21 From R-1A Single Family Residential and A-U Urban Agriculture to R-1A Single Family Residential
- 22 Applicant: James D. and Julia A. White
- 23 PLANNING STAFF RECOMMENDATION
- 24 The Planning Staff recommends approval subject
- 25 to the findings of fact that follow:

- 1 FINDINGS OF FACT:
- 2 1. Staff recommends approval because the
- 3 proposal is in compliance with the community's adopted
- 4 comprehensive plan;
- 5 2. The subject properties are located in a
- 6 rural community plan area where rural, small-lot
- 7 residential uses are appropriate in general locations;
- 8 3. Although Southgate Drive is not a public
- 9 road or street, the proposal will lessen the number of
- 10 existing landlocked parcels;
- 11 4. At 3.326 acres, the resulting property
- 12 will be large enough to assure satisfactory operation of
- a conventional septic tank system for single family
- 14 residential uses; and,
- 15 5. The proposed R-1A Single Family
- 16 Residential zone is a logical expansion of existing R-1A
- 17 zoning.
- 18 We'd like to enter the staff report into the
- 19 record as Exhibit C.
- 20 CHAIRMAN: Thank you, Trey.
- Is there anybody here representing the
- 22 applicant?
- 23 (NO RESPONSE.)
- 24 CHAIRMAN: Is there any questions on the
- 25 application?

- 1 (NO RESPONSE.)
- 2 CHAIRMAN: Any commissioners have any
- 3 questions?
- 4 (NO RESPONSE.)
- 5 CHAIRMAN: Hearing none, the Chair will call
- 6 for a motion.
- 7 Commissioner Rogers.
- 8 MR. ROGERS: Mr. Chairman, I'd like to make a
- 9 motion for approval based on Planning Staff's
- 10 recommendation and the findings of fact 1 through 5.
- 11 CHAIRMAN: We have a motion. Do we have a
- 12 second?
- MR. BALL: Second.
- 14 CHAIRMAN: Commissioner Ball.
- Any questions on the motion?
- 16 CHAIRMAN: All in favor, signify by raising
- 17 their right hand.
- 18 (ALL COMMISSIONERS PRESENT RESPONDED AYE.)
- 19 CHAIRMAN: All opposed, like sign.
- 20 Motion carried.
- 21 MINOR SUBDIVISION PLATS
- 22 ITEM 7
- 7010 French Island Road, 5.246 acres
 Consider approval of a minor subdivision plat.
- 24 Applicant: Strode Farmland Enterprises, LLC; Fred D. Bowen, Jr. and Shannon L. Bowen

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

- 2 exception. Essentially there's an existing parcel that
- 3 they're adding onto the rear to take in an existing farm
- 4 structure. By doing this, it then exceeds the 3 to 1
- 5 requirement. They're not creating any new development
- 6 parcel with this. Just adding onto an existing parcel.
- 7 So with that, we would recommend that you
- 8 consider it for approval.
- 9 MR. STRODE: Mr. Chair, I'd like to recuse
- 10 myself.
- 11 CHAIRMAN: That'd be fine.
- 12 Is there anybody here representing the
- 13 applicant?
- 14 (NO RESPONSE.)
- 15 CHAIRMAN: Anybody have any questions?
- 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 CHAIRMAN: Mr. Ball.
- MR. BALL: Motion to approve the minor
- 24 subdivision plat.
- 25 CHAIRMAN: We have a motion. Do we have a

- 1 second?
- 2 MS. STREHL: Second.
- 3 CHAIRMAN: We have a second. Any questions on
- 4 the motion?
- 5 (NO RESPONSE.)
- 6 CHAIRMAN: All in favor, signify by raising
- 7 their right hand.
- 8 (ALL COMMISSIONERS PRESENT RESPONDED AYE.)
- 9 CHAIRMAN: All opposed, like sign.
- 10 Motion carried.
- 11 ITEM 8
- 12 2750, 2810 US Highway 142, 3 acres Consider approval of a minor subdivision plat
- 13 Applicant: Kelly A. Harris
- 14 MR. HOWARD: This plat comes before you as an
- 15 exception. They're creating three different parcels
- with 50-feet road frontage. So it doesn't meet the
- 17 minimum road frontage requirement, nor does it meet the
- 18 3 to 1 requirement in that they're creating a flag lot.
- 19 Is there an existing home on this one?
- 20 UNIDENTIFIED SPEAKER: It's under
- 21 construction.
- MR. HOWARD: It's under construction?
- 23 So this is going around the home that's
- 24 already under construction, with the notations on the
- 25 plat that the property can't being further subdivided

- 1 without meeting the subdivision regulations.
- 2 Essentially, this being their one opportunity to create
- 3 an odd-shaped lot, meaning further subdivision of the
- 4 parent parcel will have to meet the subdivision
- 5 regulations.
- 6 We would recommend that you consider it for
- 7 approval.
- 8 CHAIRMAN: Is there anybody here representing
- 9 the applicant?
- 10 (NO RESPONSE.)
- 11 CHAIRMAN: Anybody have any questions?
- 12 (NO RESPONSE.)
- 13 CHAIRMAN: Any commissioners have any
- 14 questions?
- 15 (NO RESPONSE.)
- 16 CHAIRMAN: Hearing none, the Chair will accept
- 17 a motion.
- MR. STRODE: Motion for approval.
- 19 CHAIRMAN: We have a motion by Commissioner
- 20 Strode. Do we have a second?
- MS. STEWART: I'll second.
- 22 CHAIRMAN: Second by Commissioner Stewart.
- 23 Any questions on the motion?
- 24 (NO RESPONSE.)
- 25 CHAIRMAN: All in favor, signify by raising

- 1 your right hand.
- 2 (ALL COMMISSIONERS PRESENT RESPONDED AYE.)
- 3 CHAIRMAN: All opposed, like sign.
- 4 The motion carried.
- 5 ------
- 6 NEW BUSINESS
- 7 CHAIRMAN: The next item is consider the
- 8 approval for the September 2022 financial statements.
- 9 They were all included in your packets. Does any
- 10 commissioners have any questions?
- 11 (NO RESPONSE.)
- 12 CHAIRMAN: Hearing none, the Chair will accept
- 13 a motion to approve.
- MR. ROGERS: Motion for approval.
- 15 CHAIRMAN: Motion by Commissioner Rogers. Do
- 16 we have a second?
- 17 MR. BALL: Second.
- 18 CHAIRMAN: Second by Commissioner Ball. All
- in favor, signify by raising your right hand.
- 20 (ALL COMMISSIONERS PRESENT RESPONDED AYE.)
- 21 CHAIRMAN: All opposed, like sign.
- 22 Motion carried.
- 23 Consider the 2023 filing deadlines and date
- 24 meetings.
- MR. HOWARD: I'll be glad to address that.

1 Each of you received a copy of the proposed

- 2 meeting dates and filing deadlines for 2023. As has
- 3 been done for the last ten years or so, in both April
- 4 and October, for spring break and fall break, we will do
- 5 both Board of Adjustment and Planning Commission on the
- 6 same evening. Board of Adjustment will meet at 5 p.m.
- 7 Planning Commission will meet either at 5:30 or as soon
- 8 as the Board of Adjustment meeting is over, whichever is
- 9 the later time. We do that so that there aren't
- 10 conflicts with spring and fall break, school kids and
- 11 people's kids and whatnot.
- 12 Otherwise, it's a very standard layout for
- 13 application deadlines and meeting dates.
- 14 Be glad to answer any questions that you may
- 15 have.
- 16 CHAIRMAN: Any commissioners got any
- 17 questions?
- 18 (NO RESPONSE.)
- 19 CHAIRMAN: Hearing none, the Chair will accept
- 20 a motion.
- MS. STEWART: Motion to approve.
- 22 CHAIRMAN: Motion by Commissioner Stewart.
- MR. BALL: Second.
- 24 CHAIRMAN: Second by Commissioner Ball. All
- in favor, signify by raising their right hand.

1	(ALL COMMISSIONERS PRESENT RESPONDED AYE.)
2	CHAIRMAN: All opposed, like sign.
3	The motion carried.
4	The next item is comments by the Chair. I
5	have no comments.
6	The next item is comments by the planning
7	commissioners. Do any commissioners have any comments?
8	(NO RESPONSE.)
9	CHAIRMAN: Comments by the director?
10	MR. HOWARD: Enjoy your Thanksgiving,
11	everyone, and we'll see you in December.
12	CHAIRMAN: At this time, I'll accept a motion
13	to adjourn.
14	MR. BALL: Motion to adjourn.
15	CHAIRMAN: Motion by Commissioner Ball.
16	MS. STREHL: Second. We'll let Jason have it.
17	CHAIRMAN: Commission Strehl.
18	UNIDENTIFIED SPEAKER: Everybody vote for
19	adjournment?
20	MS. KNIGHT: Are we going to vote or just get
21	up and leave?
22	(The meeting concluded at 5:53 p.m.)
23	
24	
25	

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	7th day of December 2022.
18	
19	RHONDA SIMPSON, NOTARY PUBLIC
20	STATE-AT-LARGE
21	OHIO VALLEY REPORTING SERVICE 2200 E. PARRISH AVENUE, SUITE 205C OWENSBORO, KENTUCKY 42303
22	
23	COMMISSION EXPIRES: AUGUST 14, 2023
24	COUNTY OF RESIDENCE: DAVIESS COUNTY, KENTUCKY
25	