

## 1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 FEBRUARY 9, 2023

3 The Owensboro Metropolitan Planning Commission  
4 met in regular session at 5:30 p.m. on Thursday,  
5 January 12, 2023, at City Hall, Commission Chambers,  
6 Owensboro, Kentucky, and the proceedings were as  
7 follows:

8 MEMBERS PRESENT: Lewis Jean, Vice-Chair  
9 Manuel Ball, Secretary  
10 Brian Howard, Director  
11 Terra Knight, Attorney  
12 Irvin Rogers  
13 Jason Strode  
14 Laurina Strehl  
15 Jason Strode

13 \* \* \* \* \*

14 CHAIRMAN: The February 9, 2023 meeting of the  
15 Owensboro Metropolitan Planning and Zoning Commission  
16 is called to order. We begin our meetings with a  
17 prayer and the pledge. Tonight Commissioner Ball will  
18 lead us in that.

19 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

20 CHAIRMAN: The way these meetings work is if  
21 you have anything to say come to the podium and our  
22 counsel will swear you in.

23 The first item is the minutes of the last  
24 meeting. Everybody received a copy of the minutes.  
25 Are there any questions on the minutes?

1 (NO RESPONSE)

2 CHAIRMAN: Hearing none the chair will accept  
3 a motion.

4 MR. STRODE: Chairperson, I'd like to make a  
5 motion to accept the minutes as presented.

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

8 MR. BALL: Second.

9 CHAIRMAN: Second by Commissioner Ball. Any  
10 questions 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 MR. HOWARD: Next we've got the Zoning  
17 Changes. I will note that the zoning changes heard  
18 tonight will become final in 21 days after the meeting  
19 unless an appeal is filed. If an appeal is filed, we  
20 will forward the record of this meeting along with all  
21 applicable materials to the appropriate legislative  
22 body for them to take final action.

23 -----

24 GENERAL BUSINESS

25 ZONING CHANGES

1       ITEM 3

2       527 Allen Street & 618 Daviess Street, 3.107 acres  
3       Consider zoning change: From R-4DT Inner-City  
4       Residential & P-1 Professional/Service to B-2 Central  
5       Business  
6       Applicant: Third Baptist Church

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

9               MR. PEDLEY: Trey Pedley.

10              (TREY PEDLEY SWORN BY ATTORNEY.)

11       PLANNING STAFF RECOMMENDATIONS

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

14       CONDITION:

15              1. Obtain approval of a Final Development  
16       Plan.

17       FINDINGS OF FACT:

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

21              2. The majority of the properties are located  
22       in a Professional/Service Plan Area where central  
23       business uses are not generally recommended. However,  
24       the subject properties are located within the downtown  
25       overlay districts where properties are considered  
26       ideal candidates for B-2 Central Business zoning;

27              3. A smaller portion of the properties is

1 located in a Central Residential Plan Area where  
2 central business uses are appropriate in very-limited  
3 locations;

4 4. The proposal conforms to the criteria for  
5 Nonresidential Development;

6 5. The proposal is a logical expansion of  
7 existing B-2 Central Business zoning to the north;  
8 and,

9 6. The existing church and proposed  
10 businesses may serve the needs of the residential  
11 area, as well as the needs of other existing  
12 establishments within the general vicinity

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

15 CHAIRMAN: Thank you, Trey.

16 Is there anybody here representing the  
17 applicant?

18 Would you like to speak?

19 MR. SPICER: I would.

20 MS. KNIGHT: Please state your name for the  
21 record.

22 MR. SPICER: Micah Spicer, M-i-c-a-h.

23 (MICAH SPICER SWORN BY ATTORNEY.)

24 MR. SPICER: My name is Micah Spicer. I am  
25 the pastor at Third Baptist Church. Third Baptist

1 Church has a rich 127 year history of worship and  
2 ministry in Downtown Owensboro.

3 In 1898 the congregation built the sanctuary  
4 that still stands to this day, and for decades the  
5 church had this problem, too many people and not  
6 enough space. So in 1954 the congregation built what  
7 is now our education building and before the new  
8 millennium the church built what we now recognize as  
9 our Christian Life Center. Today the church boast our  
10 ministry with a soup kitchen, which some of our folks  
11 are here today that just came from that soup kitchen  
12 before heading over this way. A Payday Lending Rescue  
13 Ministry where we help individuals get out of the debt  
14 trap that is the Payday Lending industry. We offer  
15 Benevolence services like a blessing box like  
16 Christmas, rent and utility assistance for those who  
17 need it, and we host community events like Encore  
18 Musicals and Handel Messiah.

19 Unlike some of the challenges of the past, one  
20 of the challenges that our church like many downtown  
21 churches in our community and across North America  
22 say, is too much space and not enough people. Our  
23 campus is over 90,000-square feet and our church has  
24 found it within our mission and our vision for  
25 continuing ministry and services to this area to

1     utilize part of the space has only been used for  
2     storage over the last few years. So we have partnered  
3     with ECIS, Early Childhood Intervention Services.  
4     Robin Lashley is their director is here today as well  
5     that will be happy to help answer any questions that  
6     you might have. Where they're going to be using part  
7     of our space to see children with disabilities for  
8     their therapy needs. Because that is consistent with  
9     the mission and vision of our congregation, we want to  
10    use this space for that in a Monday through Friday 8  
11    to 5 capacity. The church has already undergone a  
12    major fund raising campaign to see that we're able to  
13    see these renovations through. We would like to carry  
14    through and to have the support of this committee and  
15    the City of Owensboro. Thank you.

16           CHAIRMAN: Thank you.

17           Is there anybody else that would like to speak  
18    to this application.

19           (NO RESPONSE)

20           CHAIRMAN: Is there anybody in the audience  
21    that would like to speak?

22           (NO RESPONSE)

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

25           (NO RESPONSE)

1           CHAIRMAN: Hearing none the chair will call  
2           for a motion.

3           MR. ROGERS: Mr. Chairman, I would like to  
4           make a motion for approval based on the Planning  
5           Staffs Recommendation with the one Condition and the  
6           Findings of Fact 1 through 6.

7           CHAIRMAN: We have a motion by Commissioner  
8           Rogers. Do we have a second?

9           MS. STREHL: I'll second it.

10          CHAIRMAN: Second by Commissioner Strehl. Any  
11          questions 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          Text item.

18          ITEM 4

19          3750 Free Silver Road, 15.347 acres  
20          Consider zoning changes: From EX-1 Coal Mining to A-R  
21          Rural Agriculture  
22          Applicant: Justin Hazel

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

25          MS. ZOGLMANN: Emily Zoglmann.

            (EMILY ZOGLMANN SWORN BY ATTORNEY.)

1 PLANNING STAFF RECOMMENDATIONS

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

4 FINDINGS OF FACT:

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

8 2. The subject property is located in a Rural  
9 Maintenance Plan Area, where rural farm residential  
10 uses are appropriate in general locations;

11 3. At 15.347 acres, the subject property is  
12 large enough to ensure each dwelling should be located  
13 on a separate large tract that has potential for  
14 productive agriculture uses;

15 4. With road frontage along Free Silver Road,  
16 the subject property shall have access to a public  
17 road;

18 5. Coal mining activity on the property has  
19 ceased; and,

20 6. The Owensboro Metropolitan Zoning  
21 Ordinance Article 12a.31 requires that the property  
22 shall revert to its original zoning classification  
23 after mining.

24 MS. ZOGLMANN: We would like to enter the  
25 Staff Report into the record as Exhibit B.



1 CHAIRMAN: Thank you, Emily.

2 Is there anybody in the audience that would  
3 like to speak to this application?

4 (NO RESPONSE)

5 CHAIRMAN: Any questions on the application?

6 (NO RESPONSE)

7 CHAIRMAN: Any commissioners have any  
8 questions?

9 (NO RESPONSE)

10 CHAIRMAN: Hearing none the chair will call  
11 for a motion.

12 Commissioner Ball.

13 MR. BALL: I would like to make a motion to  
14 approve based on Planning Staffs Recommendations and  
15 Findings of Fact 1 through 6.

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

18 MR. STRODE: Second.

19 CHAIRMAN: Second by Mr. Strode. Any  
20 questions on the motion?

21 (NO RESPONSE)

22 CHAIRMAN: Hearing none at this time the chair  
23 will call for a vote. All in favor raise your right  
24 hand.

25 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

1 CHAIRMAN: Motion carries.

2 ITEM 5

3 7676 Texas Gas Road, 121.25 acres  
4 Consider zoning change: From EX-1 Coal Mining to A-R  
5 Rural Agriculture  
6 Applicant: Kenneth & Rebecca Fisher, LLC

6 PLANNING STAFF RECOMMENDATIONS

7 The Planning Staff recommends approval subject  
8 to the findings of fact that follow:

9 FINDINGS OF FACT:

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

13 2. The subject property is located in a Rural  
14 Maintenance Plan Area, where Agricultural/Forestry  
15 uses are appropriate in general locations;

16 3. Agricultural topsoil will be conserved  
17 through appropriate farming practices;

18 4. Any forested areas will be sustained  
19 through appropriate forestry practices;

20 5. Coal mining activity on the property has  
21 ceased; and,

22 6. The Owensboro Metropolitan Zoning  
23 Ordinance Article 12a.31 requires that the property  
24 shall revert to its original zoning classification  
25 after mining.

1 MS. ZOGLMANN: We would like to enter the  
2 Staff Report into the record as Exhibit C.

3 CHAIRMAN: Thank you, Emily.

4 Is anybody here representing the applicant?

5 (NO RESPONSE)

6 CHAIRMAN: Anybody have any questions on the  
7 application?

8 (NO RESPONSE)

9 CHAIRMAN: Any commissioners have any  
10 questions?

11 (NO RESPONSE)

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

14 Mr. Strode.

15 MR. STRODE: Mr. Chairman, I would like to  
16 make a motion for approval based on the Planning  
17 Staffs Recommendation and Findings of Fact 1 through  
18 6.

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

21 MR. ROGERS: Second.

22 CHAIRMAN: Second by Commissioner Rogers. Any  
23 question 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.

4 ITEM 6

5 4143, 4157, 4171 Vincent Station Drive, 2.428 acres  
6 Consider zoning change: From B-4 General Business to  
7 B-5 Business/Industrial  
Applicant: Hayden Development Co., LLC

8 PLANNING STAFF RECOMMENDATIONS

9 The Planning Staff recommends approval subject  
10 to the Conditions and Findings of Fact that follow:

11 CONDITIONS:

12 1. Access shall be limited to Vincent Station  
13 Drive only; no access shall be permitted to Daniels  
14 Lane.

15 2. Obtain approval of a site plan or final  
16 development plan.

17 FINDINGS OF FACT:

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

21 2. The subject properties are located in a  
22 Business/Industrial Plan Area, where  
23 Business/Industrial uses are appropriate in general  
24 locations;

25 3. The proposed uses, Business/Industrial,

1 conforms to the criteria for Nonresidential  
2 Development; and,

3 4. With the installation of any required  
4 screening elements, the proposed developments shall  
5 comply with the criteria for Buffers for Outdoor  
6 Storage Yards.

7 MS. ZOGLMANN: We would like to enter the  
8 Staff Report into the record as Exhibit D.

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

12 (NO RESPONSE)

13 CHAIRMAN: Is there anybody in the audience  
14 that would like speak on the application or have any  
15 questions?

16 (NO RESPONSE)

17 CHAIRMAN: Any board members have any  
18 questions?

19 (NO RESPONSE)

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

22 Mr. Ball.

23 MR. BALL: I would like to make a motion to  
24 approve based on Planning Staffs Recommendations,  
25 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. STREHL: Second.

4 CHAIRMAN: Second by Commissioner Strehl. 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.

11 ITEM 7

12 2011 West 10th Street, 0.257 acres  
13 Consider zoning change: From B-4 General Business to  
14 R-4DT Inner-City Residential  
Applicant: Habitat for Humanity.

15 PLANNING STAFF RECOMMENDATIONS

16 The Planning Staff recommends approval subject  
17 to the findings of fact that follow:

18 FINDINGS OF FACT:

19 1. Staff recommends approval because the  
20 proposed R-4DT Inner-City Residential zoning is more  
21 appropriate than the existing B-4 General Business  
22 Zoning;

23 2. The subject properties are located in a  
24 Business/Industrial Plan Area where urban low density  
25 uses are not generally recommended;

1           3. The subject properties are located within  
2 a long stretch of West 10th Street where all other  
3 properties on the north side of the road are zoned for  
4 residential uses;

5           4. The proposed R-4DT Inner-City Residential  
6 zoning is a logical expansion of the R-4DT zoning to  
7 the west; and,

8           5. At 0.257 acres of land, the proposal will  
9 not significantly increase the extent of the  
10 residential zoning within the Business/Industrial Plan  
11 Area.

12           MR. PEDLEY: We would like to enter the Staff  
13 Report into the record as Exhibit E.

14           CHAIRMAN: Thank you, Trey.

15           Is there anybody here representing the  
16 applicant?

17           APPLICANT REP: Yes.

18           CHAIRMAN: Would you like to speak?

19           APPLICANT REP: No, I don't need to speak.

20           (NO RESPONSE)

21           CHAIRMAN: Is there anybody that would like to  
22 speak on this application or have any questions?

23           (NO RESPONSE)

24           CHAIRMAN: Any commissioners have any  
25 questions?

1 (NO RESPONSE)

2 CHAIRMAN: Hearing none the chair will accept  
3 a motion.

4 MS. STREHL: I'll make a motion to approve  
5 based on the Planning Staffs Recommendation and  
6 Findings of Fact 1 through 5.

7 CHAIRMAN: We have a motion by Commissioner  
8 Strehl. Is there a second?

9 MR. ROGERS: Second.

10 CHAIRMAN: Second by Commissioner Rogers. Any  
11 questions on the motion?

12 (NO RESPONSE)

13 CHAIRMAN: Hearing none the chair will accept  
14 a vote. All in favor signify by raising your right  
15 hand.

16 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

17 CHAIRMAN: Motion carries.

18 ITEM 8

19 Portion of 6120 Highway 2830, 7.885 acres  
20 Consider zoning change: From A-U Urban Agriculture to  
21 I-1 Light Industrial  
Applicant: S&S Earthscapes, LLC

22 PLANNING STAFF RECOMMENDATIONS

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

25 CONDITION:



1           1. Obtain approval of a Minor Subdivision  
2     Plat consolidating the project area to the industrial  
3     zoned property to the west.

4     FINDINGS OF FACT:

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

8           2. The subject property is located in a  
9     Future Urban Plan Area, where light industrial uses  
10    are appropriate in limited locations;

11          3. The proposed use, a landscaping company,  
12    conforms to the criteria for nonresidential  
13    development;

14          4. With over 25-acres of land, the  
15    landscaping company is large enough to assure  
16    compliance with the criteria associated with buffers  
17    for outdoor storage yards;

18          5. The proposal is a logical expansion of  
19    existing I-1 Light Industrial zoning the west; and,

20          6. By consolidating with the existing  
21    industrial site to the west, the proposal should not  
22    significantly increase the extent of industrial uses  
23    in the vicinity, nor should the proposal overburden  
24    the capacity of roadways and other necessary urban  
25    services that are available in the affected area.

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

3           CHAIRMAN: Thank you, Trey.

4           Is there anybody here representing the  
5 applicant?

6           APPLICANT REP: Yes.

7           CHAIRMAN: Would you like to speak?

8           APPLICANT REP: No, sir.

9           CHAIRMAN: Any questions on the application?

10          (NO RESPONSE)

11          CHAIRMAN: Any of the commissioners have any  
12 questions?

13          (NO RESPONSE)

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

16          MR. STRODE: Mr. Chairman, I would like to  
17 make a motion for approval based on Planning Staff  
18 Recommendations, Condition 1 and Findings of Fact 1  
19 through 6.

20          CHAIRMAN: We have a motion by Commissioner  
21 Strode. Is there a second?

22          MR. BALL: Second.

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

25          (NO RESPONSE)

1           CHAIRMAN: Hearing none all in favor raise  
2       your right hand.

3           (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

4           CHAIRMAN: Motion carries.

5       MINOR SUBDIVISION PLATS

6       ITEM 9

7       9828 & 9840 Oak Street, 13.696 (postponed at the  
8       January 12, 2023 OMPC meeting)  
9       Consider approval of a minor subdivision plat  
10      Applicant: Carrie Wilkerson; Jeffery M. & Miranda  
11      Ward

12           MR. HOWARD: This item was postponed at the  
13      January meeting and needs to be postponed again this  
14      evening. We would need a vote for you all to postpone  
15      and we will place it on the next regularly scheduled  
16      meeting in March.

17           CHAIRMAN: Do we have a motion to postpone?

18           MR. ROGERS: Mr. Chairman, I make a motion to  
19      post until next month.

20           CHAIRMAN: Motion by Commissioner Rogers. Do  
21      we have a second?

22           MR. BALL: Second.

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

25           (NO RESPONSE)

26           CHAIRMAN: All in favor signify by raising  
27      your right hand.

1 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

2 CHAIRMAN: Motion carries.

3 ITEM 10

4 200 Williamsburg Square, 2.111 acres  
5 Consider approval of a minor subdivision plat.  
6 Applicant: City of Owensboro

7 MR. HOWARD: This plat comes before you as an  
8 exception. As you will see on the north side of the  
9 property along Williamsburg Square, they are creating,  
10 the City is creating a 0.029 acre parcel that they  
11 will be conveying to RWRA for RWRA facilities. The  
12 plat notes that it is such a small lot that it's  
13 deemed to be a nonbuildable lot except for the  
14 infrastructure and equipment and whatnot needed for  
15 RWRA's use. With that we would recommend that you  
16 consider it for approval, but it doesn't meet those  
17 minimum requirement which is why you all have to take  
18 action on it and we couldn't sign it in-house as a  
19 Staff approval.

20 CHAIRMAN: Anybody here representing the  
21 applicant?

22 APPLICANT REP: Yes.

23 CHAIRMAN: Would you like to speak?

24 APPLICANT REP: Only if necessary.

25 CHAIRMAN: Anybody else like to speak on this  
application?

1 (NO RESPONSE)

2 CHAIRMAN: Any commission have any questions?

3 (NO RESPONSE)

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

6 MR. STRODE: Mr. Chairman, I make a motion for  
7 approval.

8 CHAIRMAN: We have a motion for approval by  
9 Commissioner Strobe. Is there a second?

10 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 your right hand.

16 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

17 CHAIRMAN: Motion carries.

18 ITEM 11

19 6013 & 6015 Highway 1389, 4.295 acres  
20 Consider approval of a minor subdivision plat.  
21 Applicant: Tony E. Lane

22 MR. HOWARD: This plat comes before you as an  
23 exception for the parcel at 6013. They are creating a  
24 lot around an existing residence that's the 1.044 acre  
25 parcel. This larger parcel to the 3.251, which I  
guess is actually is 6015. I misread that. It is a

1 flag-shaped lot. It doesn't meet the 3 to 1  
2 requirement, road frontage requirement. It is a long  
3 deep parcel and it's over four acres in size. This  
4 will be the last division that could take place on the  
5 property without someone coming in and putting in an  
6 actual public or private street meeting all public  
7 improvement specification requirements for a street.  
8 With that an the notation that has been placed on the  
9 plat in reference to that we would recommend that you  
10 consider it for approval.

11 CHAIRMAN: Is there anybody here representing  
12 the applicant?

13 (NO RESPONSE)

14 CHAIRMAN: Anybody in the audience have any  
15 questions?

16 (NO RESPONSE)

17 CHAIRMAN: Any commissioners have any  
18 questions?

19 (NO RESPONSE)

20 CHAIRMAN: At this time I will accept a  
21 motion.

22 Commissioner Ball.

23 MR. BALL: I would like to make a motion to  
24 approve.

25 CHAIRMAN: We have a motion by Commissioner

1 Ball. Do we have a second?

2 MS. STREHL: Second.

3 CHAIRMAN: Second by Commissioner Strehl. Any  
4 questions on the motion?

5 (NO RESPONSE)

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

8 (ALL BOARD MEMBERS RESPONDED AYE.)

9 CHAIRMAN: Motion carries.

10 AGRICULTURAL DIVISION

11 ITEM 12

12 5840 Millers Mill Road, 10.099 acres  
13 Review of an Agricultural Division  
14 Applicant: Aull Family Enterprises, LLC

15 MR. HOWARD: This plat comes before you as an  
16 exception. They essentially have a 20-foot stim that  
17 goes out to Millers Mill Road. It's an area that has  
18 been there and been in existence. It doesn't meet  
19 what we typically see on an agricultural division  
20 50-feet, but limited to what they have. They're not  
21 really trying to maximize or do anything to circumvent  
22 the rules or the requirements.

23 We would recommend that you consider this  
24 review for approval of this agricultural division.

25 CHAIRMAN: Anybody here representing the  
applicant?

1           APPLICANT REP:  Yes.

2           CHAIRMAN:  Would you like to speak?

3           APPLICANT REP:  No, sir.

4           CHAIRMAN:  Any questions on the application?

5           (NO RESPONSE)

6           CHAIRMAN:  Any commissioners have any

7           questions?

8           (NO RESPONSE)

9           CHAIRMAN:  Hearing none the chair will accept

10          a motion.

11          MR. STRODE:  Motion for approval.

12          CHAIRMAN:  We have a motion by Commissioner

13          Strode.

14          MR. ROGERS:  Second.

15          CHAIRMAN:  Second by Commissioner Rogers.  All

16          in favor signify by raising your right hand.

17          (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

18          CHAIRMAN:  Motion carries.

19          -----

20                               NEW BUSINESS

21          ITEM 13

22          Consider approval of December 2022 financial

23          statements

24          MR. HOWARD:  Each of you should have received

25          a copy of that through e-mail.  I will be happy to



1       answer any questions that you may have.  If not we  
2       appreciate a motion to approve.

3               MS. STREHL:  Make a motion to approve.

4               CHAIRMAN:  We have a motion to approve by  
5       Commissioner Strehl.  Do we have a second?

6               MR. STRODE:  Second.

7               CHAIRMAN:  Second by Commissioner Strode.  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.

14      ITEM 14

15      Consider approval of the amended Public Improvement  
16      Specifications Surety Unit Costs

17              MR. HOWARD:  This item comes before you  
18      annually.  We met on January 24th to discuss the  
19      surety unit cost requirements.  What this is, is if a  
20      new development is taking place, any work that is  
21      unfinished by the time that they do a final plat of  
22      the property, surety is posted for it.  If  
23      sidewalks -- sidewalks aren't a good example.  That's  
24      changed.  If water mains, if the top surface of the  
25      road, you know, sewer lines, any of that stuff is not

1 finished the applicant can post surety and get a final  
2 plat done and then as the work is completed it's  
3 reviewed by the agency, whether it's RWRA sewers or  
4 whatever. Once the utility or the city or county  
5 engineers sign off on it, that surety is then  
6 released.

7 The group that meets is comprised of the local  
8 utilities. We meet with city and county engineer, a  
9 couple of private civil engineering firms have  
10 representative us on the group. Homebuilders  
11 Association has members on the group. Basically the  
12 group gets together and looks at what prices have  
13 looked like over the last year and changes are made  
14 accordingly.

15 This year on Storm Sewer & Drainage across the  
16 board all of those were increased by 10 percent.

17 Sanitary Sewers, those went up more than that  
18 based upon the data that was available that we got  
19 from not only RWRA, but Manuel Ball who is one of our  
20 planning commissioners is part of that group. Based  
21 on some of their numbers and from Bryant Engineering  
22 and others, it was deemed that those numbers were  
23 insufficient. Too low at this point so it was agreed  
24 to raise those. That's what has changed.

25 If you have any questions, I'll be glad to go

1 over those or answer them. If not, we would request  
2 that you approve these Amended Public Improvement  
3 Specification Surety Unit Cost.

4 CHAIRMAN: Thank you.

5 Any commissioners have any questions?

6 Commissioner Ball.

7 MR. BALL: I would just like to make a quick  
8 comment. As Brian stated, the sanitary sewer did  
9 increase more significant than everything else. I  
10 don't think that that's an item that was really looked  
11 at over the past few years with material prices,  
12 significant changes in material prices during COVID.  
13 So that was kind of not looked at as close over the  
14 last few years. They kind of let that ride to see  
15 what those prices were doing and we're kind of getting  
16 us back up to speed now that everything is kind of  
17 normalized.

18 CHAIRMAN: Thank you, Commissioner Ball.

19 Any commissioners have any questions?

20 (NO RESPONSE)

21 CHAIRMAN: At this time the chair will accept  
22 a motion.

23 Commissioner Ball.

24 MR. BALL: I would like to make a motion to  
25 approve.

1           CHAIRMAN: Do we have a second?

2           MS. STREHL: I'll Second.

3           CHAIRMAN: Second by Commissioner Strehl. Any

4 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.

10          ITEM 15

11          Comments by the Chairman

12           CHAIRMAN: Chairman has no comments.

13          ITEM 16

14          Comments by the Planning Commissioners

15           (NO RESPONSE)

16          ITEM 17

17          Comments by the Director

18           MR. HOWARD: No, thank you.

19           CHAIRMAN: At this time I will accept a motion

20 to adjourn.

21           MR. BALL: Motion to adjourn.

22           CHAIRMAN: Motion to adjourn by Commissioner

23 Ball.

24           MR. STRODE: Second.

25           CHAIRMAN: Second by Commissioner Strode. All

1       in favor signify by raising your right hand.

2                   (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

3           CHAIRMAN:   This meeting is 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 20  
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      7th day of March, 2023.

18

19

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23      COMMISSION EXPIRES:    DECEMBER 16, 2026

24      COUNTY OF RESIDENCE:  DAVIESS COUNTY, KY

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