

1 OWENSBORO METROPOLITAN BOARD OF ADJUSTMENT

2 MARCH 2, 2023

3 The Owensboro Metropolitan Planning Board of
4 Adjustment met in regular session at 5:30 p.m. on
5 Thursday, March 2, 2023, at City Hall, Commission
6 Chambers, Owensboro, Kentucky, and the proceedings
7 were as follows:

8 MEMBERS PRESENT: Judy Dixon, Chairman
9 Ruth Ann Mason, Secretary
10 Brian Howard, Director
11 Terra Knight, Attorney
12 Laurina Strehl
13 Bill Glenn

14 * * * * *

15 CHAIRMAN: At this time we will call the
16 Owensboro Metropolitan Board of Adjustment March 2,
17 2023 meeting to order.

18 First item on the agenda is going to be a
19 prayer and the pledge lead by Ms. Mason.

20 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

21 CHAIRMAN: Item Number 1 is to consider the
22 minutes of the February 2, 2023 meeting. All members
23 should have received a copy and have had time to look
24 them over. Are there any corrections or additions?

25 (NO RESPONSE)

CHAIRMAN: At this time I will entertain a
motion.

1 MR. GLENN: Motion to approve.

2 CHAIRMAN: Motion to approve by Mr. Glenn.

3 MS. MASON: Second.

4 CHAIRMAN: Second by Ms. Mason. Any question

5 on the motion?

6 (NO RESPONSE)

7 CHAIRMAN: All in favor raise your right hand.

8 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

9 CHAIRMAN: Motion carries unanimously.

10 Item Number 2, Mr. Howard.

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12 CONDITIONAL USE PERMITS

13 ITEM 2

14 7956 & 7964 Iceland Road, 7990 Iceland Spur, zoned A-R

15 Rural Agriculture

16 Consider request for a Conditional Use Permit in order

17 to operate an Agricultural Industry from the subject

18 properties.

19 Reference: Zoning Ordinance, Article 8,

20 Section 8.2H10/58

21 Applicant: RDS, Inc.; Stroup Properties, LLC

22

23 MS. KNIGHT: Please state your name for the

24 record.

25 MR. PEDLEY: Trey Pedley.

(TREY PEDLEY SWORN BY ATTORNEY.)

MR. PEDLEY: The subject properties total

approximately 26 acres in size and located near the

intersection of Iceland Spur and Highway 60 East.

1 The properties and all adjoining properties
2 are zoned A-R Rural Agriculture and appear to be
3 residential or agricultural in nature. At this time
4 the applicant proposes to operate a grain handling and
5 storage facility from the largest tract, 7990 Iceland
6 Spur, which would include no more than five employees
7 and will consist of a series of hoppers, dryer systems
8 and towers, as well as four 72-foot wide grain bins
9 and four 54-foot wide grain bins.

10 The applicant's data lists the peak of the
11 grain system at approximately 84-feet 10-inches in
12 height.

13 For this use Zoning Ordinance requires a
14 minimum of five parking spaces and does not require
15 any landscaping; however, the OMBA may choose to
16 require additional landscaping if deemed necessary to
17 buffer or screen this use from adjoining properties.

18 If approved Special Conditions include:

- 19 1. If applicable, obtain approval of a Minor
20 Subdivision Plat illustrating a platted access
21 easement to allow ingress/egress through the
22 neighboring properties;
- 23 2. Obtain approval of a Final Development
24 Plan;
- 25 3. The first 50-feet of the access point

1 shall be paved, measured from the edge of pavement
2 along Iceland Spur Road;

3 4. The use shall be limited to no more than
4 five employees; and,

5 5. Obtain all necessary building, electrical
6 and HVAC permits, inspections and certificates of
7 occupancy and compliance.

8 We would like to enter the Staff Report into
9 the record as Exhibit A.

10 That being said, before I go, one of those
11 conditions mentioned, Number 3 said the first 50-feet
12 of the access point shall be paved measured from the
13 edge of the pavement along Iceland Spur Road. That
14 should just say Iceland Spur.

15 CHAIRMAN: Thank you.

16 Is there anyone here representing the
17 applicant?

18 MR. GORDON: Yes, ma'am. Sales Gordon, I'm
19 representing the applicants, actually co-applicants,
20 RDS, Inc. and Stroup Properties, which is family-owned
21 and my client Mr. Tanner Stroup is here. I also have
22 David Lamb from Associated Engineers who is helping us
23 on this project and designed the control issues.
24 We're happy to answer any questions that you all might
25 have.

1 CHAIRMAN: Anyone in the audience have
2 questions or concerns?

3 Yes, sir, you may step to the podium and we'll
4 see if we can get answers.

5 MS. KNIGHT: Sir, if you could please state
6 your name for the record.

7 MR. FENTRESS: Dennis Fentress.

8 (DENNIS FENTRESS SWORN BY ATTORNEY.)

9 MR. FENTRESS: I was just curious, we have a
10 tower on our property. Is it going to effect any of
11 it height-wise?

12 MR. GORDON: No, sir. We're --

13 CHAIRMAN: If you'll direct your questions to
14 us and then I'll direct them to Mr. Gordon.

15 MR. FENTRESS: Have they been notified? Will
16 it interfere with any of the people that are on the
17 towers? There are three carriers on there now.

18 CHAIRMAN: Mr. Gordon, go to the podium so we
19 can get it into the record.

20 MR. GORDON: My direct answer to that would
21 be, no, it will not interfere. We're 84-feet high. I
22 know the tower you're talking about that's there by
23 the lake. I'm not exactly sure of the height of it.

24 MR. FENTRESS: Three hundred.

25 MR. GORDON: It's 300.

1 MR. FENTRESS: They're at various heights. We
2 just had another carrier get on there the other day.

3 MR. GORDON: David, Mr. Lamb, you want to
4 address this as well.

5 MR. FENTRESS: It's a nice income. We don't
6 want that disturbed.

7 MR. GORDON: We understand that and we don't
8 want to disturb it for various reasons.

9 MS. KNIGHT: Will you state your name for the
10 record, please.

11 MR. LAMB: David Lamb.

12 (DAVID LAMB SWORN BY ATTORNEY.)

13 MR. LAMB: The issue with the tower, the grain
14 bins are such at a height and the way these towers
15 transmit, we anticipate no interference at all with
16 the operation the tower.

17 MR. FENTRESS: They explained to me at one
18 time, some of the wave lengths go out like this I was
19 told and some of them are like this. Then the height
20 wouldn't bother any of them. That's what I didn't
21 know. I didn't know if they had been contacted and
22 know about it or not.

23 CHAIRMAN: Melissa, can you address that?

24 MS. EVANS: Yes.

25 MS. KNIGHT: State your name for the record,

1 please.

2 MS. EVANS: Melissa Evans.

3 (MELISSA EVANS SWORN BY ATTORNEY.)

4 MS. EVANS: I was contacted by the cell tower
5 company, Crown Castle, that owns that tower. They did
6 ask for the information on how tall the tower was and
7 they did ask for the site plan that showed where all
8 the grain bins were going to be located. They
9 e-mailed me back and said that they got their copies
10 and that if they had any issues they would call or
11 show up to the meeting. I don't know if they are here
12 or not, but they are aware of these grain bins. They
13 do know how tall they are and they do know where
14 they're going to sit on this property.

15 CHAIRMAN: Yes, sir.

16 MR. FENTRESS: What about accesses to their
17 property?

18 CHAIRMAN: Go ahead, Mr. Gordon.

19 MR. GORDON: If you look at the map here. It
20 shows a depiction of where the current as-built plans
21 will be. The access comes off Iceland Spur Road and
22 it runs parallel.

23 MR. FENTRESS: The only reason I was asking is
24 I have the right-of-way into the property right there
25 off of 60. I didn't know if they were going to use it

1 also.

2 MR. GORDON: I can show you on a map here. If
3 we use the depiction up there. It's not off 60, sir.
4 It's off Iceland Spur Road.

5 MR. FENTRESS: Right. I'm just mentioning it.

6 CHAIRMAN: Can each of you speak into the
7 microphone so our stenographer can get that.

8 MR. FENTRESS: It's a legal access to that
9 property where I'm at, part of it is. Part of it is a
10 legal access. Them combined it. I didn't know if
11 they were going to use it or not.

12 CHAIRMAN: Mr. Gordon.

13 MR. GORDON: We are not using an access point
14 on your property, Mr. Fentress, which comes off 60. I
15 know exactly where it is. We're probably, a pretty
16 good piece away. We're coming off Iceland Road and
17 that's going to be the primary ingress and egress.

18 MR. HOWARD: Mr. Gordon, would you be willing,
19 as Staff has prepared some special conditions, would
20 you be acceptable to, if there is a motion to approve,
21 that no access shall be gained from US 60?

22 MR. GORDON: From US 60 or from Mr. Fentress?

23 MR. HOWARD: I thought I heard you just say it
24 came off 60.

25 MR. FENTRESS: That is 60.

1 MR. GORDON: I understand.

2 MR. FENTRESS: Let's go up here. It's too
3 damn far for me.

4 MR. GORDON: Go up there and look, Mr.
5 Fentress.

6 Mr. Howard, the only reason I pause for saying
7 that is I don't want to give something up when it's
8 premature to do so. Our plan is, and we already have,
9 we've already got with KDOT or whatever approval to
10 come off Iceland Spur Road. We don't have any plans
11 to go on 60, but if for some reason the 60 entrance to
12 the property were needed in the future, I wouldn't
13 want to preclude us from today's hearing, but that's
14 not the plan. We're not going on Mr. Fentress's
15 property. His drive is off 60 directly onto his
16 property, which is south of us.

17 MR. FENTRESS: Right. It doesn't show it up
18 there.

19 CHAIRMAN: Mr. Fentress, do you understand
20 that now?

21 MR. FENTRESS: Yes, I kind of do.

22 Another question, is it going to be lit and
23 maintained 24 hours a day, run?

24 CHAIRMAN: Mr. Gordon.

25 MR. GORDON: I don't believe that is the

1 intended -- but during harvest season, during certain
2 times of the year, as with most grain facilities in
3 this area, there will be longer use permits. As far
4 as lighting, there will be lighting on it. I'm
5 looking at, I think we do have a tree buffer between
6 you and them, but it's not going to be a 24-hour --

7 MR. FENTRESS: Is the buffer going to stay
8 there, the buffer of trees going to stay there?

9 MR. GORDON: At this time that's the
10 intention, yes.

11 CHAIRMAN: Any other questions, Mr. Fentress?

12 MR. FENTRESS: Is it going to be natural gas
13 or fans, noise-wise?

14 CHAIRMAN: Mr. Gordon.

15 MR. GORDON: At this time the dryers will be
16 run on propane until we can maybe sort out a natural
17 gas source. There are some pipelines in the area, but
18 it has to be capacity and things of that nature. So
19 when dryers are running during that harvest season,
20 sometimes there will be some. Again, we do kind of
21 have a buffer from the natural vegetation that's there
22 anyway. I understand your concern. Obviously you
23 know Mr. Stroup.

24 CHAIRMAN: Any other questions, Mr. Fentress?

25 MR. FENTRESS: Kind of dangerous, explode.

1 There's dust sometimes I've heard. Will there be
2 water run up there, like a fire hydrant in case
3 anything catches on fire or anything?

4 MR. GORDON: Yes, there will be fire hydrants.

5 CHAIRMAN: All questions answered, Mr.
6 Fentress?

7 MR. FENTRESS: For now, yes.

8 MR. GORDON: Does the Board have any, more
9 questions for me?

10 CHAIRMAN: Any questions from the board?

11 (NO RESPONSE)

12 CHAIRMAN: Yes, sir.

13 MS. KNIGHT: Please state your name for the
14 record.

15 MR. WHITE: Jason White. I'm property owner
16 on Iceland Spur Road as well.

17 (JASON WHITE SWORN BY ATTORNEY.)

18 MR. WHITE: I do have a few questions and
19 concerns myself. I'm on the adjacent property. Is
20 this an accurate blueprint of where --

21 CHAIRMAN: Address them to us and then we'll
22 let Mr. Gordon answer.

23 MR. WHITE: I was wondering if these drawings
24 are accurate, if this is where the grain bins are
25 going to be sitting on the field.

1 MR. GORDON: The answer to that, Mr. White,
2 is, yes. Mr. Lamb has gone out there and took core
3 samples. A lot of this has to do with finding
4 appropriate elevations and having good stable
5 conditions. So that's what these plans are based on.
6 This is where we want to build them. We're not trying
7 to relocate them.

8 MR. WHITE: I do have a concern with the tree
9 buffer as well. We like the trees there and I think
10 it will knock down a lot of the noise. I'm pretty
11 sure that these grain bins when they run, you can
12 correct me, you all are farmers, when they run, I
13 think they run 24/7 until the grain, as long as the
14 grain is in them. I'm pretty sure they run all the
15 time. Is that correct, during harvest season?

16 CHAIRMAN: Your response, Mr. Gordon or Mr.
17 Lamb.

18 MR. WHITE: Are we looking at a six months
19 worth of grain being in there and running for six
20 months?

21 MR. GORDON: The dryers do not run
22 continuously.

23 Let me state on behalf my client. The dryers
24 will not run continuously 24/7, but while there is
25 grain in there that we're trying to lower moisture

1 content, they will run and that's typical with your
2 average harvest season. Once you get the right
3 moisture content, it's a static control storage.

4 MR. WHITE: Another concern that we have,
5 their entrance is on Iceland Spur Road which is our
6 residential road. What are we looking at as far as
7 you have eight grain bins. How many trucks does it
8 take to fill up eight grain bins? How many semi
9 trucks are we looking coming in? Are you going to be
10 able to get them on your property or are you going to
11 be backed up down the road or are they going to come
12 past your road? We are on a dead-end street. I'm not
13 sure where a semi is going to be turning around. I
14 don't know as far as trucks.

15 CHAIRMAN: Mr. Lamb, you can answer that?

16 MR. LAMB: I believe I can.

17 The reasons the entrance is designed how it is
18 is to provide a lead loop for those trucks coming in.
19 They won't be on a public road. As a matter of fact,
20 the Kentucky Department of Transportation won't allow
21 us to back semis back out onto the public road. We
22 have met with both county and KDOT and made them aware
23 of what's going on here, so you're not going to have
24 the road blocked with tractor-trailers.

25 MR. WHITE: All right. I'm sure it doesn't

1 show here. Are we going to have roads coming into
2 this probably around?

3 MR. LAMB: The roads are there. It's loops,
4 trucks come in and loop.

5 MR. WHITE: They are going to be coming in
6 driving straight towards 60, make a loop around the
7 grain bins, leaving out the same road?

8 MR. LAMB: That's right. That's exactly
9 correct. Truck traffic will come off 60 onto Iceland,
10 enter onto the drive for the property, go through the
11 facility, loop out, and come right back out on the
12 same location.

13 MR. WHITE: I guess the only other concern me
14 and my wife is 22 years we've lived on this property.
15 Like to know what it's going to do to my home, my
16 value, my family. Just want to make sure, we have a
17 nice peaceful neighborhood. I just want to make sure
18 it's going to stay that way. I don't want trucks --
19 we have traffic anyway. I'm talking excessive
20 traffic, excessive noise, excessive dirt. I like to
21 know this is not going to decrease the value of my
22 home over time if I ever do want to sell my home. Is
23 it going to sell with these grain bins and everything
24 running. I don't know if anybody can answer that or
25 not. That's just a concern.

1 CHAIRMAN: Any comments on that, Mr. Howard?

2 MR. HOWARD: Certainly I understand your
3 concern. None of us are licensed appraisers. As
4 staff and I don't think anybody on the board would be
5 qualified to answer that. I don't know if the
6 applicant has any kid of historical information in
7 regard to how it may effect property values, but I
8 know I'm certainly not qualified to answer that.

9 CHAIRMAN: Nor am I.

10 MR. WHITE: The only other thing I have I
11 guess in closing is I just want to let the farmers
12 know that we appreciate what they do. Man owns the
13 lands. I feel like man can do whatever he wants to on
14 his land as long as it doesn't effect anyone else
15 around them in any kind of negative way. So as far as
16 what they've done to our road, they've kept it up,
17 kept it clean. All of their equipment is nice and
18 clean. The guys I've met, they've all been nice.
19 Like I said, as long as this doesn't effect me and my
20 family and my property value, it's just a statement.
21 It wasn't a question.

22 CHAIRMAN: Thank you.

23 MS. MASON: The tree buffer that you were
24 speaking of, is this the same tree buffer for both of
25 you?

1 MR. FENTRESS: Yes.

2 CHAIRMAN: Anyone else have questions?

3 Yes, sir.

4 MS. KNIGHT: Please state your name for the
5 record.

6 MR. SMITH: Stacy Smith.

7 (STACY SMITH SWORN BY ATTORNEY.)

8 MR. SMITH: I work at Cargill which used to be
9 Owensboro Grain. Very loud. I have to wear earplugs
10 every day there. It runs 24/7. I live on 2830 just
11 down from Sandy. I'm pretty close to this and I'm
12 wondering, I've heard that the dryers are very loud.
13 Like I said, I wear earplugs down there at Cargill and
14 it's very loud down there. I'm just wondering if in
15 the evenings when I'm off work after wearing earplugs
16 all day if I'm going to have to wear them at home.
17 I'm asking them, but I'm talking to you all. It seems
18 like it's going to be very loud in a residential
19 neighborhood there. That's my concern.

20 CHAIRMAN: Thank you.

21 Mr. Gordon.

22 MR. GORDON: I think the Board, earlier when
23 the report was received on the size of this facility,
24 I do understand the concerns, but this facility in my
25 understanding is nowhere near the size of the Cargill

1 facility. Cargill is about ten times this size,
2 right?

3 MR. SMITH: Right.

4 MR. GORDON: We understand. I'm not really
5 sure where you do live and the noise variances or how
6 it would travel. We don't anticipate trying to create
7 public nuisance by any means whatsoever. We're just
8 trying to have grain storage facilities to support our
9 farm operation which is not a requirement in this
10 area.

11 MR. SMITH: My things is in the evenings when
12 I'm off work, is it going to loud like it is where I
13 work at now?

14 CHAIRMAN: In the evening.

15 MR. SMITH: In the evening.

16 MR. HOWARD: I guess, if I could ask a
17 question, because two or three people have raised the
18 question of noise.

19 Do you know the manufacturer of the type of
20 dryer that you're going to use and do they have, you
21 know, some type of information as far as what decibel
22 level these things generate? Is that information out
23 there?

24 MR. GORDON: At this time I probably want to
25 confer with Tanner and Mr. Lamb. Right now we're

1 really designing the actual tanks and storage facility
2 and handling. I don't know if we actually have the
3 exact manufacturer of the dryers themselves.

4 CHAIRMAN: Do you have any other questions,
5 sir?

6 MR. SMITH: No.

7 CHAIRMAN: Anyone else in the audience have
8 comments or questions one way or the other?

9 (NO RESPONSE)

10 CHAIRMAN: Anyone on the board?

11 MS. MASON: I have a question.

12 As far as the time frame that these run, is
13 there a way that they can only run during like 9 to 5?

14 MR. GORDON: No, ma'am. When you hit the
15 harvest season and you're bringing grain with certain
16 moisture content it can't be stored such because it's
17 going to degrade the quality of it.

18 MR. FENTRESS: There's your heat and your
19 explosion.

20 CHAIRMAN: Any other questions?

21 (NO RESPONSE)

22 CHAIRMAN: Board members?

23 (NO RESPONSE)

24 CHAIRMAN: Are we ready for a motion?

25 MR. GLENN: I'll make a motion.

1 I've heard a lot of testimony and questions
2 asked here tonight and I understand what all the
3 neighbors are talking about. I can see your point,
4 but still at that I'm going to make a motion to
5 approve this permit based on the report here presented
6 tonight, the Staff Report, the information that I've
7 heard here both from the applicant and from the
8 neighbors in the area. I would also add to approve
9 it. I would add they would need to keep that tree
10 buffer the way it is. That there would not be any of
11 that buffered area which are the trees would be
12 removed. That they would also meet the five special
13 conditions that are listed on this application.

14 CHAIRMAN: We have a motion by Mr. Glenn. Do
15 I have a second?

16 MS. MASON: Second.

17 CHAIRMAN: Second by Ms. Mason. Any question
18 on the motion?

19 (NO RESPONSE)

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

22 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

23 CHAIRMAN: Motion carries unanimously. Thank
24 you.

25 ITEM 3

1 321 Maple Street, zoned R-4DT Inner-City Residential
2 Consider request for a Conditional Use Permit in order
3 to operate a Public Utility Facility, specifically a
4 satellite node facility for a wireless broadband
5 company.

6 Reference: Zoning Ordinance, Article 8, Section 8.2K4
7 Applicant: ViaSat, Inc.; Bartlett Acres, LLC

8 MR. PEDLEY: The subject property is zoned
9 R-4DT Inner-City Residential and located near the
10 intersection of Maple Street and West Fourth Street.

11 Adjoining properties include R-4DT Inner-City
12 Residential zoning, as well as I-1 Light Industrial
13 zoning.

14 In order to enhance broadband services, the
15 applicant intends to construct a satellite node
16 facility which would be located within a fenced-in
17 leased area which will contain two concrete pads, each
18 with a metal pole that is approximately 8 to 10-feet
19 in height. Mounted to each pole will be a satellite
20 receiving dish that is approximately 6 to 8-feet in
21 diameter and angled upward towards the space
22 satellite.

23 For this use there is no parking requirement;
24 however, the Board may require parking if deemed
25 necessary.

26 Additionally, the ordinance does require that
27 the project area shall be fully enclosed by a
28 double-row of staggered evergreen trees. An

1 alternative to that would be to fully enclose the
2 lease area with a 6-foot tall solid wall or fence, and
3 to install one tree per 40-linear-feet where adjoining
4 residential zoning.

5 If approve Special Conditions include:

- 6 1. Obtain approval of a Minor Subdivision
7 Plat illustrating the lease area and the proposed
8 access easement;
- 9 2. The driveway shall be paved from the edge
10 of pavement along Maple Street to the limits of the
11 fenced-in area;
- 12 3. The driveway, spanning from the edge of
13 pavement along Maple Street to the limits of the
14 fenced-in area, shall be a minimum of 18-feet long;
15 and,
- 16 4. Obtain all necessary building, electrical
17 and HVAC permits, inspection and certificates of
18 occupancy and compliance, including encroachment
19 permits from the City Engineering Office for driveway
20 encroachments within the public right-of-way.

21 We would like to enter the Staff Report into
22 the record as Exhibit B.

23 CHAIRMAN: Thank you.

24 Is there anyone here representing the
25 applicant?

1 MS. KNIGHT: Please state your name for the
2 record.

3 MR. JONES: My name is Randy S. Jones from
4 ViaSat.

5 (RANDY S. JONES SWORN BY ATTORNEY.)

6 MR. JONES: I want to thank the Board for
7 taking time to look at this application, and Staff has
8 been really good to work with. A lot of folks are not
9 used to this. We're going to use something I used to
10 use many moons ago which was cell towers.

11 When I heard the gentleman talk about Crown,
12 I'm very familiar with Crown Castle, but we're no
13 where near that tall.

14 It does consist of two antennas. It's 700
15 square feet that we lease from the landlord.

16 It's a very nocuous site in that it takes
17 about five days to build one of these roughly,
18 depending on weather and construction a little longer.
19 Once it's there, like the Staff member mentioned, it's
20 only a little more than 8-feet tall, 8.4-feet tall.
21 That's based on the tilt towards the satellite.

22 The only thing I correct for the record it
23 receives and it does send a signal. It provides
24 broadband, high speed broadband services to normally
25 to people who don't have access to fiber or to DSL,

1 but anyone can purchase if they chose to do so.

2 ViaSat has been providing broadband services
3 not only to civilians, but also to the US military.
4 This is civilian use just in case anyone is going to
5 look up ViaSat.

6 We ask you to approve this Conditional Use
7 Permit. The only thing I would ask that we are fine
8 with the solid fence. I would propose that we put a
9 vinyl fence up instead of cedar because it lasts
10 longer and it tends to look nicer for a longer period
11 of time. We have found that if anyone else who puts
12 cedar fence up that they tend to degrade over time
13 where a vinyl fence lasts longer. Was it one every 40
14 --

15 MR. HOWARD: It's one tree every
16 40-linear-feet.

17 MR. JONES: Yes, and we would be fine with
18 that also. And all the other conditions ViaSat has no
19 objections. I think that the solid fence would sway
20 some of the concerns that come up with the visibility
21 of the site.

22 I'll will answer any questions from the
23 audience or board.

24 MR. HOWARD: Just real quick. Vinyl fence is
25 fine, as long as it's solid. Our ordinance doesn't

1 require that it must be wood or whatever. Vinyl is
2 fine as long as it creates that solid barrier.

3 MR. JONES: If approved I'll have the drawing
4 changed by my staff.

5 CHAIRMAN: Is there anyone in the audience
6 that has questions?

7 (NO RESPONSE)

8 CHAIRMAN: Anyone on the Board that has
9 questions?

10 (NO RESPONSE)

11 MS. STREHL: I have a question. The need for
12 the fence is a barrier for visibility, but is it a
13 safety issue as well?

14 MR. JONES: Safety in that someone -- we don't
15 want anybody climb inside of it obviously. It is
16 monitored 24/7 by Arte Knock in Denver, Colorado,
17 which is where I flew out today. For any other
18 safety, no. We do know someone if hops the fence
19 so-to-speak or turned off or something like that. We
20 certainly know because of the 24-hour monitoring
21 system that's on it.

22 CHAIRMAN: Any other questions or concerns?

23 (NO RESPONSE)

24 CHAIRMAN: Hearing none I'll entertain a
25 motion.

1 MS. MASON: I'll make a motion for approval
2 based on the information tonight. Also based that it
3 should integrate into the neighborhood with the
4 screening and the fence and the landscaping. It will
5 help enhance the property. With the special
6 conditions 1 through 4 with having the solid vinyl
7 fence and, of course, the landscaping ordinance
8 requirement too, and the solid vinyl fence.

9 CHAIRMAN: We have a motion. Do I hear a
10 second?

11 MS. STREHL: Second.

12 CHAIRMAN: Second by Ms. Strehl. Any question
13 on the motion?

14 (NO RESPONSE)

15 CHAIRMAN: All in favor of the motion raise
16 your right hand.

17 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

18 CHAIRMAN: Motion carries unanimously.

19 Next item, Mr. Howard.

20 ITEM 4

21 1056 Yelvington Lane, zoned R-1A Single-Family
22 Residential
23 Consider request for a Conditional Use Permit in order
24 to place a Class II Manufactured Home in an R-1A
25 Single-Family Residential zone.
Reference: Zoning Ordinance, Article 8,
Section 8.2A10B/7
Applicant: Ian & Lily O'Brien

1 MS. KNIGHT: Please state your name for the
2 record.

3 MS. ZOGLMANN: Emily Zoglmann.

4 (EMILY ZOGLMANN SWORN BY ATTORNEY.)

5 MS. ZOGLMANN: The subject property is a 0.303
6 acre vacant parcel that is zoned R-1A Single-Family
7 Residential and located on Yelvington lane. OMPC
8 records indicate that there have been no zoning map
9 amendments at the subject property.

10 The applicant proposes to install a
11 16-by-66-foot Class II Manufactured Home. Parking for
12 the use will be provided in a gravel driveway
13 connecting directly to Yelvington Lane. Yelvington
14 Lane is a rural county road without curbs where
15 sidewalks are not present.

16 All adjoining properties are zoned R-1A
17 Single-Family Residential and A-U Urban Agricultural
18 and appear to consist of single-family residential
19 homes; none of which appears to be Class II
20 Manufactured Homes

21 The site plan submitted with the application
22 indicates each of the Class II Manufactured Homes site
23 standards based on the requirements of the zoning
24 ordinance will be met with the exception of two
25 requested waivers including:

1 1. A waiver of the paved driveway and
2 driveway apron requirement to allow gravel surfaces
3 instead of pavement to remain consistent with the area
4 around the subject property where gravel drives are
5 common; and,

6 2. A waiver of the sidewalk requirement to
7 remain consistent with the area around the subject
8 property where sidewalks are not present.

9 If approved Staff recommends the following
10 Special Conditions:

11 1. Obtain all necessary building, electrical
12 and HVAC permits, inspections and certificates of
13 occupancy and compliance.

14 We would like to enter the Staff Report into
15 the record as Exhibit C.

16 CHAIRMAN: Thank you.

17 Is there anyone here representing the
18 applicant?

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

21 MR. O'BRYAN: Ian O'Bryan.

22 (IAN O'BRYAN SWORN BY ATTORNEY.)

23 CHAIRMAN: Do you have anything to add to
24 what's been read into the record?

25 MR. O'BRYAN: I do not. If you have any

1 questions, I would love to answer them.

2 CHAIRMAN: Is there anyone in the audience
3 that has a question or a concern about this item?

4 (NO RESPONSE)

5 CHAIRMAN: Any board member have a question?

6 (NO RESPONSE)

7 CHAIRMAN: Hearing none I'll entertain a
8 motion.

9 MS. MASON: I'll make a motion for approval
10 based on the information that was presented tonight
11 and based on the fact that it should allow harmonious
12 integration into the neighborhood as it consist of
13 single-family homes, and that it meets the zoning
14 requirements with the exception of the two waivers
15 that were mentioned of the paved driveway and the
16 sidewalk, and they both not being paved or no sidewalk
17 remains consistent with the area.

18 CHAIRMAN: Thank you. Do I have a second?

19 MR. GLENN: Second.

20 CHAIRMAN: Second by Mr. Glenn. Any question
21 on the motion?

22 (NO RESPONSE)

23 CHAIRMAN: All in favor of the motion raise
24 your right hand.

25 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

1 CHAIRMAN: Motion carries unanimously.

2 Next item, Mr. Howard.

3 ITEM 5

4 12425 US Highway 431, zoned A-R Rural Agriculture
5 Consider request for a Conditional Use Permit in order
6 to operate an agritourism business, specifically an
7 event venue and winery, and to operate a campground,
8 all from the subject property.
Reference: Zoning Ordinance, Article 8,
Section 8.2H9 & 8.2K8
Applicant: Bobby R. Tarrants

9 MR. PEDLEY: The subject property is 10 acre
10 agritourism parcel located near the intersection of
11 West Harmons Ferry Road and US Highway 431.

12 This property and most surrounding properties
13 are zoned A-R Rural Agriculture and appear to be used
14 agriculturally and residentially. There's also I-1
15 Light Industrial zoning to the south that appears to
16 be heavily wooded area.

17 As you can see on the site plan on your
18 screen, the applicant is essentially proposing three
19 different uses on this 10-acre tract. At the front
20 along Highway 431 you'll see a single-family
21 residential home. To the back behind the lake there's
22 two separate uses that we heard tonight. Each are
23 conditionally permitted in the agricultural zone. One
24 is agritourism which consist of the venue you see on
25 there as well as the winery. The second is a

1 campground which consist of four cottages, as well as
2 four RV spaces. It's worth noting that the four RV
3 spaces are set up to be boondocking which is without
4 utilities. It's important to note because without
5 utilities there's also, this plan does not show any
6 showers facilities or restrooms. It's recommended
7 that the applicant to provide the Board with a plan on
8 how showers and restroom be accomplished for those
9 RVs.

10 Also worth noting that because of that it's
11 recommended that a condition, if approved a condition
12 be included stating that the Health Department should
13 approve this plan prior to OMPC approval of a
14 development plan.

15 Also, if you look at the site plan, you'll see
16 this plan proposed two access points to Highway 431;
17 one that's intended for the residents, the second that
18 is intended for the commercial activities behind the
19 lake. Because activities are so far back off the road
20 and it's pretty well screened, we the Staff believe
21 that access to this site shall be limited to a
22 single-access point just to lessen the opportunity for
23 driver confusion while searching for the correct
24 driveway.

25 For these uses the zoning ordinance requires

1 5-parking spaces for the agritourism use, and 16 for
2 the campground use, totalling 21 parking spaces.
3 However, it should be noted that it's very likely that
4 the winery and venue will both need more than the
5 ordinance requirement of five spaces. So it's
6 recommended that the Board establish conditions with
7 more adequate parking to serve those uses.

8 Also, no landing is required for this use;
9 however, the Board may require additional landscaping
10 if deemed necessary.

11 If approved Special Conditions include:

- 12 1. Obtain approval of Final Development Plan;
- 13 2. If the RV/camper spaces are intended to be
14 without utility connections, the Health Department
15 shall approve the Final Development Plan prior to OMPC
16 approval of the plan;
- 17 3. The OMBA shall require sufficient parking
18 that will adequately serve the agritourism uses in
19 addition to the required parking for the campground
20 use;
- 21 4. Direct access to US Highway 431 shall be
22 limited to a single access point, shared by all uses
23 on the subject property. The location of which shall
24 be approved by KYTC prior to the approval of a Final
25 Development Plan;

1 5. The first 50-feet of the access point
2 shall be paved, measured from the edge of pavement
3 along US Highway 431; and,

4 6. Obtain all necessary building, electrical
5 and HVAC permits, inspections and certificates of
6 occupancy and compliance.

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

9 CHAIRMAN: Thank you, Mr. Pedley.

10 Is there anyone here representing the
11 applicant?

12 Can you step forward, sir.

13 MS. KNIGHT: Please state your name for the
14 record.

15 MR. TARRANTS: Bob Tarrants.

16 (BOB TARRANTS SWORN BY ATTORNEY.)

17 CHAIRMAN: Do you have anything to add to what
18 has been read into the record?

19 MR. TARRANTS: No, ma'am. I'll be glad to
20 answer questions if anything needs to be clarified.

21 CHAIRMAN: Does anyone in the audience have
22 questions?

23 (NO RESPONSE)

24 CHAIRMAN: Any board members?

25 MS. MASON: I do.

1 As far as restrooms are concerned, are your
2 cottage, do they have restrooms in them?

3 MR. TARRANTS: Yes. The plans are for those
4 to have restrooms. They will be VRBO or some type of
5 short-term overnight rental.

6 The RVs are actually booked through am,
7 there's an organization called Harvest Host. It's a
8 national organization. RV'ers pay \$99 for a list of
9 winery farms, dairy farms, museums around the country
10 and it's for one night boondocking. No hookups, no
11 electricity, no water. I've got some information from
12 them if you'd like to see that, but they require the
13 RVs to be no tents, nothing like that. That are
14 self-contained. They have to cook inside unless the
15 owner allows an outdoor cooking. They have to use
16 their own internal bathrooms, and they do not dump
17 gray or black water. That's part of being a part of
18 that club. It's strictly, they're coming to park for
19 one night. It's an agreement to purchase one thing
20 from the venue that they go to.

21 There's really no need for bathroom facilities
22 under that condition, and that's the only time we
23 would allow RV'ers on our property, is through that
24 organization.

25 CHAIRMAN: Thank you. Anybody else have

1 questions?

2 MR. GLENN: We talked about parking spaces.
3 This, according to what I'm reading here through the
4 report, it has a need of 21 spaces, but could probably
5 take in consideration that they might need more
6 because of the winery tasting, but then I'm seeing on
7 this plan, unless I'm misreading it, 82 space for
8 parking.

9 MR. HOWARD: Yes. They provided in excess of
10 what the minimum of the zoning ordinance would be.
11 Still if you all felt that they needed more, you could
12 make a condition for more, if you so chose. They are
13 proposing to well exceed.

14 As Trey pointed out, the venue, it's a five
15 parking requirement, correct, isn't that what you
16 said?

17 MR. PEDLEY: Yes.

18 MR. HOWARD: If they're hosting an event
19 there, there will certainly be more than five people
20 there.

21 Talking about internally at 80 or whatever, we
22 feel like that's probably sufficient.

23 MR. GLENN: Yes.

24 MR. HOWARD: Based on other sites that have
25 also had venue type approvals through a conditional

1 use permit process. It's similar.

2 MR. GLENN: Thank you.

3 CHAIRMAN: Anyone else have a question?

4 (NO RESPONSE)

5 CHAIRMAN: No questions from the audience?

6 MS. MASON: What was the name of the motor
7 home group?

8 MR. TARRANTS: It's called Harvest Host. It's
9 national -- I've got some information if you would
10 like to see that from the website. Again, there are
11 other entities around the State of Kentucky and the
12 country that do that. It's a pretty good deal.

13 CHAIRMAN: Thank you.

14 Any other questions?

15 (NO RESPONSE)

16 CHAIRMAN: Hearing none I will entertain a
17 motion.

18 Mr. Glenn.

19 MR. GLENN: I would make a motion to approve
20 this application based on this information here
21 tonight and the Staff Report that it's been read into
22 the record. I'm assuming that building the cottages
23 the Health Department at some point is going to have
24 to be involved to approve that, and I would include in
25 my motion that the Health Department would need to

1 approve that, and also that they meet the Special
2 Conditions 1 through 6.

3 CHAIRMAN: We have a motion. Do we have a
4 second?

5 MS. STREHL: Second.

6 CHAIRMAN: Second by Ms. Strehl. Any question
7 on the motion?

8 (NO RESPONSE)

9 CHAIRMAN: All in favor of the motion raise
10 your right hand.

11 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

12 CHAIRMAN: Motion carries unanimously.

13 Mr. Howard.

14 -----

15 VARIANCES

16 ITEM 6

17 2940 New Hartford Road, zoned B-4 General Business
18 Consider request for a Variance in order to reduce the
19 front yard building setback from 60-feet from the
20 centerline of Burlew Boulevard to 56.2 feet from the
21 centerline of Burlew Boulevard.
22 Reference: Zoning Ordinance, Article 13,
23 Section 13.21
24 Applicant: Salt Shaker, LLC

22 MR. PEDLEY: The subject property is located
23 at the northwest intersection of New Hartford Road and
24 Burlew Boulevard and contains an existing car wash.

25 At this time the applicant intends to

1 construct an 18-square foot building addition in order
2 to update aging equipment within the existing
3 facility.

4 As you can see on the site plan in front of
5 you, the site is pretty well restricted by a powerline
6 easement to the rear of the existing building and the
7 front yard building setback on Burlew Boulevard to the
8 front of the building not leaving much room for an
9 addition.

10 As a result the applicant has requested a
11 variance to encroach into that front yard setback by
12 3.8 feet.

13 As further detailed in the Staff Report,
14 granting the variance as requested will not adversely
15 affect the public safety and will not cause a public
16 nuisance because proposed addition will remain more
17 than 25-feet from the front property line.
18 Additionally, the proposed variance will not alter the
19 essential character of the general vicinity and will
20 not be an unreasonable circumvention of the zoning
21 regulations because the severity of the powerline
22 easement is specific to the subject property.

23 Staff recommends approval with Conditions:

24 1. Obtain approval of a Site Plan or Final
25 Development Plan; and,

1 2. Obtain all necessary building, electrical
2 and HVAC permits, inspections and certificates of
3 occupancy and compliance.

4 We would like to enter the Staff Report into
5 the record as Exhibit E.

6 CHAIRMAN: Thank you.

7 Is there anyone here representing the
8 applicant?

9 MR. PEARL: Yes.

10 MS. KNIGHT: Would you please state your name
11 for the record.

12 MR. PEARL: Timothy Keegan Pearl.

13 (TIMOTHY KEEGAN PEARL SWORN BY ATTORNEY.)

14 MR. PEARL: I'm just here to answer any
15 questions or concerns that you all may have.

16 CHAIRMAN: Thank you.

17 Is there anyone in the audience that have any
18 questions or concerns to present?

19 (NO RESPONSE)

20 CHAIRMAN: Anyone on the Board?

21 (NO RESPONSE)

22 CHAIRMAN: Hearing none I will entertain a
23 motion.

24 Mr. Glenn.

25 MR. GLENN: I make a motion to approval this

1 variance based on the Staff Report read here tonight.
 2 Also, Findings of Fact 1 through 4, and that they
 3 should meet the two special conditions that are
 4 listed.

5 MS. MASON: Second.

6 CHAIRMAN: Second by Ms. Mason. Any question
 7 on the motion?

8 (NO RESPONSE)

9 CHAIRMAN: All in favor raise your right hand.

10 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

11 CHAIRMAN: Motion carries unanimously.

12 Last item, Mr. Howard.

13 -----

14 ADMINISTRATIVE APPEALS

15 ITEM 7

16 1411 East Fourth Street, zoned B-4 General Business
 (POSTPONED AT THE FEBRUARY 2, 2023 OMBA MEETING)
 17 Consider a request for an Administrative Appeal in
 order to relocate a non-conforming structure from one
 18 location to another on the same property, and to
 change from one non-conforming use to another,
 19 specifically in regards access management and building
 location.

20 Reference: Zoning Ordinance, Article 4, Section 4.43
 & 4.53

21 Applicant: Sonu Mehla; Vandana & Manipal Sagwal;
 Sonia Mehla

22

23 MR. PEDLEY: So the subject property located
 24 at the intersection of East Second Street and East
 25 Fourth Street was developed prior to the current

1 adoption of the zoning regulations. As a result, it
2 has several site features that don't comply with the
3 current regulations. They have historically been
4 considered to be legal non-conforming; however, the
5 property has sat vacant for a number of years and
6 doing it has lost its legal non-conforming status.

7 Normally when a site does that, it's expected
8 to redevelop in a way that complies with the current
9 regulations.

10 The site right now as you see on the aerial
11 includes access along East Fourth Street that is wide
12 open. There's two access point along Second Street
13 that don't comply with Access Management Manual, and
14 then the building and the canopy on the site, neither
15 of which complies with building setbacks.

16 The applicant intends to progress towards
17 compliance as much as possible by defining an access
18 point along East Fourth Street utilizing a portion of
19 the property and also utilizing the alley to their
20 advantage. However, they propose an Administrative
21 Appeal to allow three items they wish to use; both
22 access points on West Second Street even though they
23 don't currently meet access management standards.

24 They want to relocate the existing canopy to a
25 different location on the same property, but it will

1 still be inside the building setback and they wish to
2 utilize the existing building for the store.

3 The Board of Adjustment to make a motion to
4 approve or deny an Administrative Appeal, if they make
5 a motion to approve they can approve all the requested
6 Administrative Appeals or portions of.

7 It should be noted that we as Staff believe
8 that the first access point along Second Street
9 closest to the intersection should be closed. We do
10 not think that it is a necessity for the site to
11 function appropriately.

12 If the Board were to deny the request, then
13 the appeal would prevent the applicant from utilizing
14 the property for any use unless the site was brought
15 into full compliance with current regulations.

16 If approved Special Conditions include:

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

22 We would like to enter the Staff Report into
23 the record as Exhibit F.

24 CHAIRMAN: Thank you.

25 Is there anyone here representing the

1 applicant?

2 MS. KNIGHT: Please state your name for the
3 record.

4 MR. WEAVER: David Weaver.

5 (DAVID WEAVER SWORN BY ATTORNEY.)

6 MR. WEAVER: I'm not here to represent the
7 applicant. I'm an engineer. I'm here to speak to the
8 technical aspects of the access points. Sonu is the
9 owner; he is here. He can speak for himself if there
10 are questions for the owner.

11 If you will give me a second, I would like to
12 pass out a little exhibit and discuss the access
13 points on Second Street.

14 The proposed use is to reopen a convenient
15 store which historically is what this site has been.
16 Obviously, you can see we're in agreement with Staff
17 on Fourth Street. We're taking that down to a
18 single-access point and narrowing that out and
19 actually combining that with the alley.

20 Second Street is the issue. What I've done on
21 that exhibit is different from the variance
22 application drawing we turned in. I've included a, we
23 call it a W67 which is a tractor-trailer, a full
24 tractor-trailer with a 53-foot trailer which would
25 represent the field trucks that comes on site to fill

1 the tanks.

2 The problem is if we lose the access point
3 closest to the intersection, we don't have the ability
4 to get a truck in and out without a truck backing out
5 onto Fourth Street. Obviously, we would like to keep
6 both access points on Second Street, but if we have to
7 lose one access point on Second Street, we would like
8 to lose the one furtherest away from the intersection.
9 Sonu can speak that he's in agreement with that.

10 MS. KNIGHT: State your name for the record.

11 MR. MEHLA: Sonu Mehla.

12 (SONU MEHLA SWORN BY ATTORNEY.)

13 CHAIRMAN: Do you want to add to what's been
14 read into the record or clarify anything?

15 MR. MEHLA: Yes. We want to leave those two
16 entrances and exits because of the delivery trucks.
17 They have an issue coming in and out. We want to
18 keep.

19 MR. WEAVER: If I could, if you could
20 visualize the truck that I've shown on the drawing, if
21 you could try in your mind visualize how that truck
22 could get around that canopy and back out the second
23 entrance. It doesn't take an engineer to realize it's
24 not possible without tearing up the canopy.

25 CHAIRMAN: Thank you.

1 Anyone on the board have questions?

2 MS. MASON: I'm a little confused. So you're
3 going to have two access points onto Second Street?

4 MR. WEAVER: The application as it stands
5 tonight, the request would be to keep both access
6 points on Second. Staff would like us to eliminate
7 one of the access points on Second. Preferably, the
8 one closest to the intersection.

9 Sonu can state that he agrees with this. The
10 thought process is if we can only have one, we want to
11 keep the one closest to the intersection. Is that
12 clear?

13 MS. MASON: I think so.

14 MR. WEAVER: Staff wanted us to eliminate the
15 one closest to the intersection and keep the one
16 further away.

17 MS. MASON: You're saying that you need the
18 one closest to the intersection in order for the
19 trucks to come and go?

20 MR. WEAVER: Yes, that's right. If you think
21 about it from a driving public standpoint, the one
22 closest to the intersection is going to function a lot
23 better.

24 The other thing to think about too is normally
25 in situations like this, we might propose a right-in

1 and right-out, but you're dealing with a one-way
2 street. So you don't have the cross-traffic scenario.
3 Really it works better for this scenario because the
4 truck can only turn left with the flow of traffic as
5 opposed to trying to cross over into another lane
6 going the opposite direction. The one-way street
7 scenario helps both in coming because they have to
8 come in off of Fourth and out Second.

9 MS. MASON: I have a question for Staff.
10 What is your feelings on this, the proposal
11 with the change?

12 MR. HOWARD: I guess it would be my opinion,
13 based on the diagram and how the trucks would have to
14 flow through this site, correct me if I'm wrong, but
15 you're saying you're okay with only one, but you want
16 the closest one?

17 MR. WEAVER: Sonu can answer that.

18 MR. MEHLA: Yes.

19 MR. HOWARD: That's fine. Regardless,
20 essentially they're requesting three administrative
21 appeals. The other two we have no concern with at
22 all. It is what it is. The site is tiny as it is and
23 in an odd shape. Our only concern was trying to bring
24 the access more in compliance. Granted it will be
25 closer to the intersection. To Mr. Weaver's point,

1 with it being a one-way street it does kind of
2 mitigate that in some capacity. I don't think as
3 Staff we would have objection to them having one, but
4 it being the one closer instead of the one further
5 away. It will makes sense.

6 CHAIRMAN: Thank you.

7 Any other questions or comments or concerns?

8 (NO RESPONSE)

9 CHAIRMAN: I'll entertain a motion.

10 MS. MASON: I will attempt to make a motion.

11 MR. HOWARD: If I could real quick, on an
12 Administrative Appeal you just have to make a motion
13 to approve or deny. You're not required to have
14 findings of fact.

15 MS. MASON: But you have to approve both
16 sections of the Administrative Appeal, correct?

17 MR. HOWARD: I mean I think you could make a
18 motion to say that you move to approved the
19 Administrative Appeal granting the three exceptions
20 requested and limiting it to a single with the
21 condition that you limit it to a single-access point
22 closest to West Second Street and that should be
23 sufficient.

24 MS. MASON: I make a motion for the three
25 Administrative Appeals and limiting the access to that

1 single access there closest to the Second Street
2 intersection.

3 CHAIRMAN: We have a motion. Do we have a
4 second?

5 MS. STREHL: Second.

6 CHAIRMAN: Second by Ms. Strehl. Any question
7 on the motion?

8 (NO RESPONSE)

9 CHAIRMAN: Are you clear?

10 MR. MEHLA: Yes.

11 CHAIRMAN: All in favor of the motion raise
12 your right hand.

13 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

14 CHAIRMAN: Motion carries unanimously.

15 Mr. Howard, do we have anything else?

16 MR. HOWARD: No, ma'am.

17 CHAIRMAN: I'm ready for one final motion.

18 MS. MASON: Motion to adjourn.

19 MR. GLENN: Second.

20 CHAIRMAN: All in favor raise your right
21 hands.

22 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

23 CHAIRMAN: We are adjourned.

24 -----

25

