

1 OWENSBORO METROPOLITAN PLANNING COMMISSION

2 APRIL 13, 2023

3 The Owensboro Metropolitan Planning Commission
4 met in regular session at 5:55 p.m. on Thursday, April
5 13, 2023, at City Hall, Commission Chambers,
6 Owensboro, Kentucky, and the proceedings were as
7 follows:

8 MEMBERS PRESENT: Skyler Stewart, Chairman
9 Lewis Jean, Vice-Chair
10 Manuel Ball, Secretary
11 Brian Howard, Director
12 Terra Knight, Attorney
13 Irvin Rogers
14 Sharla Wells
15 Laurna Strehl
16 Greg Raque
17 Teresa Boarman

18 * * * * *

19 CHAIRMAN: We are going to call to order the
20 April 13, 2023 meeting of the Owensboro Metropolitan
21 Planning Commission. We always open with a prayer and
22 pledge and today Commissioner Raque is going to do
23 that for us.

24 (INVOCATION AND PLEDGE OF ALLEGIANCE.)

25 CHAIRMAN: Thank you, Commissioner Raque.

The way that our meetings work, anyone that
wishes to speak about an application, if they are the
applicant or representing the applicant or just has
something to say or a question, please approach the

1 microphone so that you can state your name and be
2 sworn in. We ask that you direct all questions to the
3 commission instead of the applicant or vice versa so
4 that we can facilitate. We ask that you stay on topic
5 and be respectful, please. Everyone that wishes to
6 speak, will have that opportunity.

7 First order of business is the consideration
8 of the minutes of the March 9, 2023 meeting. Every
9 commissioner should have received a copy of these in
10 their packet. Are there any questions on the minutes?

11 (NO RESPONSE)

12 CHAIRMAN: If there are none the chair is
13 ready to accept a motion.

14 MS. STREHL: I make a motion.

15 CHAIRMAN: Motion by Commissioner Strehl. Do
16 we have a second?

17 MR. RAQUE: Second.

18 CHAIRMAN: Second by Commissioner Raque. All
19 those in favor please raise your right hand.

20 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

21 CHAIRMAN: The minutes have been approved.

22 MR. HOWARD: Next are the Zoning Changes. I
23 will note that the Zoning Changes heard tonight will
24 become final 21 days after the meeting unless an
25 appeal is filed. If an appeal is filed, we will

1 forward the record of this meeting along with all
2 applicable materials to the appropriate legislative
3 body for them to take final action.

4 -----

5 GENERAL BUSINESS

6 ZONING CHANGES

7 ITEM 3

8 1621, 1633 Moseley Street; 1602, 1610, 1616, 1620,
9 1624, 1640 Sweeney Street; 406, 410, 414, 416 East
10 16th Street, 3.703 acres (POSTPONED AT THE MARCH 9,
11 2023 OMPC MEETING)
12 Consider zoning change: From B-4 General Business,
I-1 Light Industrial & I-2 Heavy Industrial to I-2
Heavy Industrial
Applicant: IMI Southwest, Inc.; Irving Material, Inc.

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

15 MR. PEDLEY: Trey Pedley.

16 PLANNING STAFF RECOMMENDATIONS

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

19 CONDITION

20 1. Obtain approval of a Final Development
21 Plan.

22 FINDINGS OF FACT

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

1 2. The subject property is located in a
2 Business/Industrial Plan Area, where Heavy Industrial
3 uses are appropriate in very limited locations;

4 3. The proposed use, a concrete plant,
5 conforms to the criteria for non-residential
6 development;

7 4. At 3.703-acres in size and adjoined
8 primarily by I-1 Light Industrial zoning, the
9 development appears capable of complying with the
10 criteria associated with buffers for outdoor storage
11 yards and with all setbacks between unlike zones;

12 5. The proposal is a logical expansion of
13 existing I-2 Heavy Industrial zoning already on one of
14 the subject properties; and,

15 6. At 3.703-acres, the proposed expansion
16 will not significantly increase the extent of
17 industrial uses in the immediate vicinity and should
18 not overburden the capacity of roadways and other
19 necessary urban services that are available in the
20 affected area.

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

23 CHAIRMAN: Thank you, Trey.

24 Is there anyone in the audience representing
25 the applicant?

1 MR. KAMUF: Yes, Charlie Kamuf.

2 MS. KNIGHT: Mr. Kamuf, you're sworn as an
3 attorney.

4 MR. KAMUF: I represent IMI and Wes Cater is
5 here.

6 I would like to point out this is a \$30
7 million project. We're here to answer any questions
8 that you have. There is also, I think the Variance is
9 the next issue that you have which is part of this.

10 CHAIRMAN: Thank you, Mr. Kamuf.

11 Is there anyone else in the audience that has
12 any questions or comments that would like to speak on
13 the application?

14 (NO RESPONSE)

15 CHAIRMAN: Do any of the commissioners have
16 any questions or comments on the application?

17 (NO RESPONSE)

18 CHAIRMAN: Seeing none the Chair is ready to
19 entertain a motion.

20 Commissioner Ball.

21 MR. BALL: I would like to make a motion to
22 approve based on the Planning Staff's Recommendation,
23 and based on Findings of Fact 1 through 6, and the one
24 condition.

25 CHAIRMAN: Thank you, Mr. Ball.

1 Do we have a second?

2 MS. STREHL: I'll second.

3 CHAIRMAN: Second from Commissioner Strehl.

4 Are there any questions on the motion or the second?

5 (NO RESPONSE)

6 CHAIRMAN: Seeing none it's time for a vote.

7 All in favor please raise your right hand.

8 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

9 CHAIRMAN: The motion carries.

10 RELATED ITEM

11 ITEM 3A

12 1621, 1633 Moseley Street; 1602, 1610, 1616, 1620,
13 1624, 1640 Sweeney Street; 406, 410, 414, 416 East
14 16th Street, 3.703 acres

15 Consider a request for a Variance in order to reduce
16 the separation between Principally Permitted Heavy
17 Industrial Uses and nearby B-4 General Business zoning
18 from 100-feet to 2-feet from the southern boundary,
19 5-feet from the western boundary, and 20-feet from the
20 northern boundary of 1626 Sweeney Street

21 References: Zoning Ordinance Article 8,

22 Section 8.2(G)(5)/28

23 Applicant: IMI Southwest, Inc., c/o Irving Material,
24 Inc.

25 MR. PEDLEY: So as stated in the rezoning, the

existing concrete plant encompasses several of the

lots, including three that are not currently zoned

I-2. The proposed zoning change is creating a

situation where the ordinance requires a separation of

100-feet between the I-2 uses and the adjoining B-4

General Business zoning, an existing church located

1 along Sweeney Street.

2 As a result the applicant has requested a
3 Variance.

4 If you look on the screen now, you'll see the
5 site plan and the highlighted portion shows the
6 request. On the south portion boundary line where
7 they adjoin the church, they're requesting 2-feet from
8 the property line and 5-feet along the west; both of
9 those are where they have existing development.

10 Then on the north they would like to reduce
11 the separation from 100-feet to 20-feet, in order to
12 allow more flexibility as they develop.

13 The applicant should be made aware that as the
14 site redevelops the ordinance requires that they shall
15 install and maintain a 6-foot tall solid wall or fence
16 surrounding all the outdoor storage areas.

17 With that being said, we did receive a letter
18 from the church that stated that they were in support
19 of the proposed variance, as long as where their
20 property lines adjoin one another the applicant shall
21 install an 8-foot high concrete privacy fence along
22 the property line. According to the letter, like I
23 said, they were in agreement with the proposed
24 variance with that condition. That condition does
25 exceed the Zoning Ordinance requirement of the 6-foot

1 high solid wall or fence.

2 You all as the Planning Commission can
3 establish that as an additional condition, if you deem
4 it to be necessary for the zoning change.

5 With that being said, Staff believes that
6 reducing the separation between the unlike zones, as
7 proposed, will not adversely affect the public safety
8 because the use will not include any hazardous
9 materials as defined by the Building Code; it will not
10 cause a public nuisance because the outdoor storage
11 areas shall be properly screened as the site
12 redevelops; it will not alter the essential character
13 of the general vicinity because the proposed
14 encroachments are equal to or less than that of the
15 existing developments; it will not create an
16 unreasonable circumvention of the requirements of the
17 zoning regulations because the existing concrete plant
18 predates the current zoning regulations and the
19 proposal is for two of the three sides to remain in
20 their current condition.

21 With that Staff recommends approval with
22 Conditions:

23 1. To ensure compliance with all building
24 code requirements, no building shall be constructed
25 within 20-feet of the adjoining B-4 General Business

1 zoning;

2 2. No portion of this development shall
3 include the storage of, or utilization of, any
4 hazardous materials as defined by the Kentucky
5 Building Code unless a Conditional Use Permit is
6 obtained;

7 3. Obtain approval of a Final Development
8 Plan; and,

9 4. Obtain all necessary building, electrical
10 and HVAC permits, inspections and certificates of
11 occupancy and compliance.

12 We would like to enter the Staff Report into
13 the record as Exhibit B.

14 CHAIRMAN: Thank you, Trey.

15 We know that Mr. Kamuf is still representing
16 the applicant.

17 MR. KAMUF: We agree with all the conditions.
18 I might point out that the first thing that I did when
19 I got in the case, we met with the Sweeney Baptist
20 Church people. Pastor James agreed with everything
21 that we had. We agree to put an 8-foot solid wall or
22 fence around any area that he wanted, and there's a
23 letter in the file that we agree to do that. They're
24 in full agreement and they know about the hearing
25 tonight. I guess they decided not to come.

1 CHAIRMAN: Thank you, Mr. Kamuf.

2 Is there anyone else in the audience that
3 would like to speak on the application?

4 (NO RESPONSE)

5 CHAIRMAN: Seeing none do any of the
6 commissioners have any questions?

7 Commissioner Ball.

8 MR. BALL: Are they in agreement to the solid
9 concrete wall fence that was requested by the church
10 or just the solid fence in general?

11 CHAIRMAN: Mr. Kamuf.

12 MR. KAMUF: Let Wes answer that.

13 MS. KNIGHT: Sir, can you state your name for
14 the record, please?

15 MR. CARTER: Wes Carter.

16 (WES CARTER SWORN BY ATTORNEY.)

17 MR. CARTER: The agreement we had with the
18 church is the 8-foot concrete wall. That's what they
19 requested for everything surrounding their property.
20 Everything else we may, you know, what you all want
21 from us would be, you know, a solid fence or whatever,
22 6-foot around that. Because we have a concrete wall
23 there on that south side they wanted to continue on so
24 they could paint it to kind of all match.

25 MR. KAMUF: We're in agreement to do that,

1 paint it however they want it.

2 MR. BALL: And the applicant is aware that
3 that does exceed the requirements?

4 MR. CARTER: Yes, we're aware.

5 MR. KAMUF: We understand.

6 CHAIRMAN: Do we have any more questions from
7 the commission?

8 (NO RESPONSE)

9 CHAIRMAN: Seeing none the chair is ready to
10 entertain a motion.

11 MR. ROGERS: Madam Chair, I would like to make
12 a motion for approval based on the Planning Staff's
13 Recommendation with the four Findings of Fact, and the
14 four conditions with one additional condition that for
15 Sweeney Street Baptist Church that an 8-foot high
16 concrete privacy fence be installed along the property
17 line.

18 CHAIRMAN: Thank you, Commissioner Rogers. Do
19 we have a second?

20 MR. BALL: Second.

21 CHAIRMAN: Second by Commissioner Ball. Do we
22 have any questions on the motion?

23 (NO RESPONSE)

24 CHAIRMAN: Seeing none all those in favor
25 please raise your right hand.

1 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

2 CHAIRMAN: Motion carries.

3 ITEM 4

4 Portion of 5020 Jack Hinton Road, 2.000 acres
5 Consider zoning change: From A-R Rural Agriculture to
6 I-1 Light Industrial
Applicant: Kamuf Development, LLC; Robert E. Bryant

7 PLANNING STAFF RECOMMENDATIONS

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

10 CONDITIONS

11 1. Obtain approval of a subdivision plat
12 separating the I-1 Light Industrial zoning from the
13 remaining A-R Rural Agricultural zoning;

14 2. The approved subdivision plat shall
15 include the immediately adjoining industrial zoning to
16 the south (4992 Jack Hinton Road) and shall limit
17 access to both properties to a single access point in
18 alignment with the existing industrial driveway
19 located across Jack Hinton Road; and,

20 3. Obtain approval of a Final Development
21 Plan.

22 FINDINGS OF FACT

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

1 2. The subject property is located in a Rural
2 Maintenance Plan Area where light industrial uses are
3 appropriate in limited locations;

4 3. The proposed use as industrial conforms to
5 the criteria for nonresidential development as well as
6 the criteria for buffers for outdoor storage yards;

7 4. The proposal is a logical expansion of
8 existing I-1 Light Industrial zoning to the south and
9 west; and,

10 5. At 2.000 acres, the proposal does not
11 significantly increase the extent of I-1 Light
12 Industrial zoning in the vicinity and should not
13 overburden the capacity of roadways and other
14 necessary urban services that are available in the
15 affected area.

16 We would like to enter the Staff Report into
17 the record as Exhibit C.

18 CHAIRMAN: Thank you, Trey.

19 Do we have anyone here representing the
20 applicant?

21 MR. KAMUF: Still Charlie Kamuf.

22 I represent the owner, Robbie Bryant and also
23 the applicant and we agree to all the conditions.
24 We're here to answer any questions, the owner and
25 myself, that you might have.

1 I might point out there was a rezoning a month
2 or two ago on the same property. The property was
3 rezoned to industrial I-1. This is a logical
4 expansion of what was done at that time.

5 CHAIRMAN: Thank you, Mr. Kamuf.

6 Is there anyone else in the audience that
7 would like to speak on the application or ask any
8 questions?

9 (NO RESPONSE)

10 CHAIRMAN: Seeing none do any of the
11 commissioners have any questions or would like to
12 speak?

13 (NO RESPONSE)

14 CHAIRMAN: Seeing none the chair is ready to
15 entertain a motion.

16 Mr. Jean.

17 MR. JEAN: I would like to make a motion that
18 we approve the application based on the Staff Report,
19 the site visit, testimony heard here this evening with
20 the three conditions and the five Findings of Fact.

21 CHAIRMAN: Thank you, Commissioner Jean.

22 Do we have a second on the motion?

23 MS. STREHL: I'll second it.

24 CHAIRMAN: Second by Commissioner Strehl. Are
25 there any questions about the motion?

1 (NO RESPONSE)

2 CHAIRMAN: Seeing none all in favor please
3 raise your right hand.

4 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

5 CHAIRMAN: Motion carries.

6 ITEM 5

7 5758 Locust Lane, 15.945 acres
8 Consider zoning change: From R-1A Single Family
9 Residential to A-U Urban Agriculture
Applicant: Michael Quinn & Lori Quinn

10 PLANNING STAFF RECOMMENDATIONS

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

13 FINDINGS OF FACT

14 1. The subject property is located in an
15 Urban Residential Plan Area where rural large-lot
16 residential uses are not generally recommended;

17 2. Staff recommends approval because the
18 proposed A-U Urban Agriculture zone is more
19 appropriate than the existing R-1A Single Family
20 Residential zone;

21 3. The property is 15.945-acres in size and
22 is an existing farm operation;

23 4. With only 50-feet of road frontage, the
24 existing site layout is more appropriate in the A-U
25 Urban Agriculture zone as opposed to the existing R-1A

1 Single Family Residential zone; and,

2 5. The proposed A-U Urban Agriculture zone is
3 a logical expansion of A-U zoning to the east and
4 south.

5 MR. PEDLEY: We would like to enter the Staff
6 Report into the record as Exhibit D.

7 CHAIRMAN: Thank you, Trey.

8 Is there anyone in the audience representing
9 the applicant?

10 (NO RESPONSE)

11 CHAIRMAN: Is there anyone in the audience
12 that would like to ask any questions or have any
13 comments on the application?

14 (NO RESPONSE)

15 CHAIRMAN: Seeing none do any of the
16 commissioners have any comments or questions on the
17 application?

18 (NO RESPONSE)

19 CHAIRMAN: The chair is ready to entertain a
20 motion.

21 Commissioner Ball.

22 MR. BALL: I would like to make a motion to
23 approve based on Planning Staff's Recommendations and
24 Findings of Fact 1 through 5.

25 CHAIRMAN: Motion from Commissioner Ball. Do

1 we have a second?

2 MS. WELLS: I'll second it.

3 CHAIRMAN: Second from Commissioner Wells.

4 Does anyone have any questions or comments on the
5 motion?

6 (NO RESPONSE)

7 CHAIRMAN: Seeing none the Chair is ready for
8 a vote. All those in favor please raise your right
9 hand.

10 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

11 CHAIRMAN: Motion carries.

12 ITEM 6

13 Portion of 3584 Thruston Dermont Road, 0.968 acres
14 Consider zoning change: From R-1A Single Family
15 Residential to A-U Urban Agriculture
Applicant: John Shelton & Denise Shelton

16 PLANNING STAFF RECOMMENDATIONS

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

19 CONDITION

20 1. The subject area shall be consolidated
21 into the adjoining residential property zoned A-U
22 Urban Agriculture.

23 FINDINGS OF FACT

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

1 Comprehensive Plan;

2 2. The subject property is located in an
3 Urban Residential Plan Area, where rural small-lot
4 residential uses are appropriate in general locations;

5 3. The subject area shall be consolidated
6 into the adjoining residential property - both, the
7 subject property and the adjoining property will front
8 along public roads, Thruston Dermont Road and
9 Honeysuckle Lane;

10 4. The subject property shall remain large
11 enough to assure satisfactory operation of a
12 conventional septic tank system; and,

13 5. The proposed A-U Urban Agricultural zoning
14 is a logical expansion of existing A-U zoning to the
15 east.

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

18 CHAIRMAN: Thank you, Trey.

19 Is there anyone in the audience representing
20 the applicant?

21 (NO RESPONSE)

22 CHAIRMAN: Does anyone else in the audience
23 have any questions or comments on the application?

24 (NO RESPONSE)

25 CHAIRMAN: Do any commissioners have any

1 questions or comments on the application?

2 (NO RESPONSE)

3 CHAIRMAN: Seeing none the chair is ready to
4 entertain a motion.

5 MR. ROGERS: Madam Chair, I make a motion for
6 approval based on the Planning Staff's Recommendation
7 with the one condition and Findings of Fact 1 through
8 5.

9 CHAIRMAN: Do we have a second with the motion
10 from Commissioner Rogers?

11 MR. RAQUE: Second.

12 CHAIRMAN: Second from Commissioner Raque. We
13 have a motion and a second. Do we have any questions
14 on the motion?

15 (NO RESPONSE)

16 CHAIRMAN: All those in favor please raise
17 your right hand.

18 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

19 CHAIRMAN: Motion carries.

20 RELATED ITEM

21 ITEM 6A

22 3584 Thruston Dermont Road & 4555 Honeysuckle Lane,
23 4.079 acres
24 Consider approval of a minor subdivision plat.
Applicant: John & Denise Shelton; Stephen & Jill
Hyland

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

1 exception. Essentially now you have a bit of an
2 odd-shaped lot. The portion that was just rezoned is
3 being consolidated with an adjoining property that has
4 frontage on Honeysuckle Lane. With this addition to
5 the rear of that property it kicks it out of the three
6 to one requirement; however, there are no new
7 buildable lots as part of this division. It's just,
8 you know, adding on a little bit to a lot that's
9 already a bit of a flag-shaped lot. No new buildable
10 lots and no further subdivision note without meeting
11 the requirements of the zoning ordinance.

12 We would recommend that you consider it for
13 approval.

14 CHAIRMAN: Thank you, Director Howard.

15 Do we have anyone representing the
16 application?

17 (NO RESPONSE)

18 CHAIRMAN: Doesn't look like it. Does anyone
19 in the audience have any questions or comments on the
20 application?

21 (NO RESPONSE)

22 CHAIRMAN: Do we have any commissioners with
23 any questions or comments on the application?

24 (NO RESPONSE)

25 CHAIRMAN: Seeing none the chair is ready to

1 entertain a motion.

2 MR. JEAN: Motion to approve.

3 CHAIRMAN: Motion to approve from Commissioner

4 Jean. Do we have a second?

5 MR. BALL: Second.

6 CHAIRMAN: Second from Commissioner Ball.

7 We're ready for a vote. All those in favor of

8 approval please raise your right hand.

9 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

10 CHAIRMAN: Motion carries.

11 ITEM 7

12 7094 US Highway 231, 2.651 acres

13 Consider zoning change: From B-4 General Business to

14 R-1A Single Family Residential

15 Applicant: Corey & Kirsty Thomas; Donna Wink Mitchell

16 PLANNING STAFF RECOMMENDATION

17 The Planning Staff recommends approval subject

18 to the findings of fact that follow:

19 FINDINGS OF FACT

20 1. Staff recommends approval because the

21 proposal is in compliance with the community's adopted

22 Comprehensive Plan;

23 2. The subject property is located in a Rural

24 Community Plan Area, where rural small-lot residential

25 uses are appropriate in general locations;

3. The subject property has road frontage

1 along a public road, US Highway 231;

2 4. At 2.651 acres, the subject property is
3 large enough to assure satisfactory operation of a
4 conventional septic tank system for single family
5 residential uses; and,

6 5. The proposed R-1A Single Family
7 Residential zone is a logical expansion of existing
8 R-1A zoning to the west.

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

11 CHAIRMAN: Thank you, Trey.

12 Do we have anyone in the audience representing
13 the applicant?

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

16 MRS. THOMAS: Kirsty Thomas.

17 (KIRSTY THOMAS SWORN BY ATTORNEY.)

18 CHAIRMAN: Do you have any comments or you're
19 just here to answer questions?

20 MRS. THOMAS: I'm just here for questions.

21 CHAIRMAN: Thank you.

22 Do we have anyone else in the audience with
23 any questions or comments on the application?

24 (NO RESPONSE)

25 CHAIRMAN: Do any of the commissioners have

1 any questions or comments on the application?

2 (NO RESPONSE)

3 CHAIRMAN: Seeing none the chair is ready to
4 entertain a motion.

5 MS. STREHL: I'll make a motion to approve
6 based on the Staff Report and the Recommendations and
7 the Findings of Fact 1 through 5.

8 CHAIRMAN: We have a motion from Commissioner
9 Strehl. Do we have a second?

10 MR. JEAN: Second.

11 CHAIRMAN: Second from Commissioner Jean. Do
12 we have any questions on the motion?

13 (NO RESPONSE)

14 CHAIRMAN: Seeing none the chair is ready for
15 a vote. All those in favor please raise your right
16 hand.

17 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

18 CHAIRMAN: Motion carries.

19 MINOR SUBDIVISION PLATS

20 ITEM 8

21 6708 Horrell Road, 1.477 acres
22 Consider approval of a minor subdivision plat.
23 Applicant: Gerald Ray & Nancy C. Simmons; Andrew D. &
24 Carrie S. Osborne

24 MR. HOWARD: This plat comes before you as an
25 exception. There's an existing parcel there. They're

1 reducing some of the road frontage for that parcel and
2 creating more of a flag-lot that doesn't meet the 3 to
3 1 requirement. They're also consolidating some
4 property from the adjoining property there to create
5 this with a notation on there. There is one lot right
6 now that can be built on. The result is there's
7 another, you know, a lot that's there that is around
8 the existing home and whatnot. They're not really
9 maximizing the number of lots that could be created
10 here and with the notation on the plat that the
11 property can't be further subdivided without meeting
12 the requirements of the subdivision regulations.

13 We would recommend that you consider it for
14 approval.

15 CHAIRMAN: Thank you, Director Howard.

16 Do we have anyone in the audience representing
17 the applicant?

18 (NO RESPONSE)

19 CHAIRMAN: Seeing none do we have anyone that
20 needs to speak on the application?

21 (NO RESPONSE)

22 CHAIRMAN: Do any commissioners have any
23 questions or comments about the plat?

24 (NO RESPONSE)

25 CHAIRMAN: Seeing none the chair is ready to

1 entertain a motion.

2 MR. ROGERS: Motion to approve the minor
3 subdivision plat.

4 CHAIRMAN: We have a motion from Commissioner
5 Rogers. Do we have a second?

6 MS. WELLS: Second.

7 CHAIRMAN: Second from Commissioner Wells. We
8 are ready for a vote.

9 First, do we have any questions on the motion?

10 (NO RESPONSE)

11 CHAIRMAN: Seeing none we are ready for a
12 vote. All those in favor please raise your right
13 hand.

14 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

15 CHAIRMAN: Motion carries.

16 ITEM 9

17 1268 & 1408 Reid Road, 18.269 acres
18 Consider approval of a minor subdivision plat.
19 Applicant: Perry S. & Genna Magan

20 MR. HOWARD: This plat comes before you as an
21 exception to the 3 to 1 requirement. They are
22 creating a bit of an odd-shaped lot along the I guess
23 it's the east side of the property. Generally we're
24 not huge fans of flag-lots like that one, there's so
25 much frontage, but they do have a notation on the plat
that the subject property and the remainder cannot be

1 further subdivided without meeting the requirements of
2 the subdivision regulations; meaning that any future
3 divisions of this property will have to meet three to
4 one and a minimum road frontage requirement.

5 With that we would recommend that you consider
6 it for approval.

7 CHAIRMAN: Thank you, Director Howard.

8 Anyone in the audience representing the
9 applicant?

10 (NO RESPONSE)

11 CHAIRMAN: Do we have anyone with any
12 questions or comments on the application?

13 (NO RESPONSE)

14 CHAIRMAN: Seeing none do the commissioners
15 have any questions or comments?

16 (NO RESPONSE)

17 CHAIRMAN: Seeing none the chair is ready for
18 a motion.

19 Commissioner Ball.

20 MR. BALL: Motion to approve.

21 CHAIRMAN: We have a motion to approve from
22 Commissioner Ball. Do we have a second?

23 MR. JEAN: Second.

24 CHAIRMAN: Second from Commissioner Jean. Do
25 we have any questions on the motion?

1 (NO RESPONSE)

2 CHAIRMAN: Seeing none all those in favor
3 please raise your right hand.

4 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

5 CHAIRMAN: Motion carries.

6 -----

7 NEW BUSINESS

8 ITEM 10

9 Consider approval of February 2023 financial
10 statements

11 CHAIRMAN: Everyone got a copy of these in
12 their packet, all the commissioners. Are there any
13 questions about the financial statements.

14 (NO RESPONSE)

15 CHAIRMAN: Seeing none the chair is ready to
16 entertain a motion.

17 MS. STREHL: I'll make a motion to approve the
18 financial statements.

19 CHAIRMAN: Motion for approval by Commissioner
20 Strehl. Do we have a second?

21 MR. RAQUE: Second.

22 CHAIRMAN: Second by Commissioner Raque. Are
23 there any questions on the motion?

24 (NO RESPONSE)

25 CHAIRMAN: Seeing none we are ready to

1 entertain a vote. All those in favor please raise
2 your right hand.

3 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

4 CHAIRMAN: The financial statements are
5 approved.

6 ITEM 11

7 Comments by the Chairman

8 CHAIRMAN: All I would like to do is say
9 welcome to our two new board members. I know I
10 haven't been here. Ms. Boarman and Ms. Wells, thank
11 you all for being here. We're excited to have you.
12 That's all I've got.

13 ITEM 12

14 Comments by the Planning Commissioners

15 (NO RESPONSE)

16 ITEM 13

17 Comments by the Director

18 MR. HOWARD: No, thank you.

19 CHAIRMAN: We are ready to entertain a motion
20 to adjourn.

21 MR. BALL: Motion to adjourn.

22 CHAIRMAN: Motion by Commissioner Ball. Do we
23 have a second?

24 MR. RAQUE: Second.

25 CHAIRMAN: Second by Commissioner Raque. All

1 those in favor signify by raising your right hand.

2 (ALL BOARD MEMBERS PRESENT RESPONDED AYE.)

3 CHAIRMAN: We are adjourned.

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