



Agenda
Owensboro Metropolitan Planning Commission
July 13, 2023 5:30 PM
4th Floor City Hall

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1. Call to Order
2. Consider the minutes of the June 8, 2023 meeting.

General Business

Public Hearings

3. Consider adoption of proposed text amendments to Article 3 – General Regulations pertaining to sight triangles, residential swimming pools and fences.
4. Consider adoption of proposed text amendments to Article 8 – Schedule of Zones pertaining to accessory dwellings.
5. Consider adoption of proposed text amendments to Article 8 – Schedule of Zones pertaining to Agriculture, Horticulture or Silviculture Industries and Storage of Distilled Spirits.
6. Consider adoption of proposed text amendments to Article 10 – Planned Residential Development Projects pertaining to spillover parking.
7. Consider adoption of proposed text amendments to Article 17 – Landscape & Land Use Buffers pertaining to sight triangles.

Zoning Changes

8. **PORTION OF 5000 FREDERICA STREET, PORTION OF 5105 BACK SQUARE DRIVE & 5130 FREDERICA STREET, 11.691 ACRES** 2307.2263
Consider zoning change:
From **B-4** General Business to **I-1** Light Industrial
Applicant: TSM Holdings, LLC c/o Matt Hayden
9. **6601 HIGHWAY 2830, 39.976 ACRES** 2307.2264
Consider zoning change:
From **I-1** Light Industrial & **B-4** General Business to **B-4** General Business
Applicant: Kuegel & Kamuf Land Co., LLC

Major Subdivision Preliminary Plats

10. **LOCUST GROVE ESTATES SECTION 2, 35.167 ACRES**
Consider approval of a major subdivision preliminary plat.
Applicant: Heartland Homes KY, LLC
11. **THE PRESERVE, 54.129 ACRES**
Consider approval of an amended major subdivision preliminary plat.
Applicant: Professional Properties & Construction
12. **SHOPPES AT 3800 FREDERICA STREET, 29.71 ACRES**
Consider approval of an amended major subdivision preliminary plat.
Applicant: Shoppes at 3800 Frederica, LLC

Combined Final Development Plan/Major Subdivision Preliminary Plats

13. **BIG RIVERS ELECTRIC OPERATIONS FACILITY, 49.347 ACRES**
Consider approval of an amended combined final development plan/major subdivision preliminary plat.
Applicant: Big Rivers Electric Corporation

Minor Subdivision Plats

14. **4993 & 5001 PLEASANT VALLEY ROAD, 5.304 ACRES**
Consider approval of a minor subdivision plat.
Applicant: Denise Beck, James & Tonya Boone

New Business

15. Consider approval of May 2023 financial statements
16. Comments by the Chair
17. Comments by the Planning Commissioners
18. Comments by the Director
19. Adjournment