

Henderson City-County
Planning Commission
January 2, 2019

The Henderson City-County Planning Commission held their regular meeting January 2, 2019 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, 3rd floor assembly room. Members present: Chairman Herb McKee, David Williams, Mac Arnold, David Dixon, Gary Gibson, Bobbie Jarrett, Dickie Johnson, Rodney Thomas, Kevin Richard, Kevin Herron, Doug Bell and Attorney Tommy Joe Fridy. Gray Hodge was absent.

Staff present: Director Brian Bishop, Assistant Director Claudia Wayne, Theresa Curtis, Heather Lauderdale and Chris Raymer.

Chairman McKee: Let's call this January 2, 2019 meeting of the Henderson City-County Planning Commission to order.

Madame Clerk, will you please call the roll?

Chairman McKee: We have a quorum, and the Chair will entertain a motion to go into **Public Hearing**.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY KEVIN RICHARD TO GO INTO PUBLIC HEARING.

Chairman McKee: We've got a motion and a second, any discussion? All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: We are in Public Hearing.

The first item on the agenda is the consideration of the **December 4, 2018 minutes**. You've had a chance to review those, are there any additions or corrections?

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY MAC ARNOLD TO APPROVE THE MINUTES OF THE DECEMBER 4, 2018 AS SUBMITTED.

Chairman McKee: We have a motion and a second, any discussion? All in favor, signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: The minutes are approved as presented.

Next on the agenda is **Tract 1 & 2 of Emmett Glassco Property Division**, Mrs. Wayne are you going to lead that conversation?

Claudia Wayne: Yes sir.

Chairman McKee: Please proceed.

Claudia Wayne: **Tract 1 & 2 of Emmett Glassco Property Division** submitted by Emmett Glassco for the property located in Henderson County at 20907 Hwy 811, Reed, KY (PVA #111-29), containing approximately 81.943 acres. Applicant is requesting a division of two tracts, which are located in a Special Flood Hazard area.

This is before you tonight because this division of the property is located in a Special Flood Hazard area, and the Flood Damage Prevention ordinance require that all divisions come before the Planning Commission for approval. Staff recommends approval.

Chairman McKee: You've heard staff's recommendation.

Claudia Wayne: Is there any questions?

Chairman McKee: Hearing none, the Chair will entertain a motion.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY BOBBIE JARRETT TO APPROVE TRACT 1 & 2 OF THE EMMETT GLASSCO PROPERTY DIVISION, SUBMITTED BY EMMETT GLASSCO FOR THE PROPERTY LOCATED IN HENDERSON COUNTY AT 20907 HWY 811, REED, KY (PVA#111-29), CONTAINING APPROXIMATELY 81.943 ACRES.

Chairman McKee: We have a motion and a second, any discussion?
Madame Clerk, will you please call the roll?

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: The application is approved.

The Chair will entertain a motion to **go out of Public Hearing**.

MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY KEVIN RICHARD TO GO OUT OF PUBLIC HEARING.

Chairman McKee: We have a motion and a second, any discussion? All in favor, signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: We are out of Public Hearing.

First on the Non-Public hearing items agenda is the **December Finance Report**. Mrs. Curtis, are you going to lead that conversation?

Theresa Curtis: Yes.

Chairman McKee: Please proceed.

Theresa Curtis: We're at fifty percent (50%) of budget with six (6) months left to go, and we just need a recommendation for approval.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY MAC ARNOLD TO APPROVE THE DECEMBER FINANCE REPORT AS PRESENTED.

Chairman McKee: We have a motion and a second, any discussion? All in favor, signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: Finance Report is approved.

Next on the agenda is the **Bond Report**. Mrs. Wayne, are you going to lead that conversation?

Claudia Wayne: Yes sir.

Chairman McKee: Please proceed.

Claudia Wayne: We have Bent Creek Estates, Section 4. Sidewalks and erosion control; we're going to release erosion control and accept sidewalks.

Bent Creek Estates, Section 2. Sidewalks and erosion control; erosion control we're going to release, we're going to accept sidewalks.

Bent Creek, Section 1. Sidewalks and erosion; sidewalks and erosion control extend for one (1) year, and leave the amount the same which is \$15,000.

Colonial Cottages, Section 3. We're going to recommend water, sewer, and storm to the City for acceptance. Streets and sidewalks, extend one (1) year until 9-19-2019, and reduce from \$222,529 to \$77,800.

Chairman McKee: You've heard the Bond Report.

David Williams: Claudia, did you say the amount on the sidewalk and erosion control on Section 1, Bent Creek; did you say \$15,000 or \$16,000?

Claudia Wayne: Section 1; \$15,000.

David Williams: Ok.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY BOBBIE JARRETT TO ACCEPT THE BOND REPORT AS SUBMITTED.

Chairman McKee: We have a motion and a second, any discussion? All in favor, signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: The Bond Report is approved as presented. Next on the agenda is the **Dollar Tree Store Site Plan**. Mr. Bishop are you going to lead that one?

Brian Bishop: I will sir.

Chairman McKee: Please proceed.

Brian Bishop: I believe it would be best to table this. The reason why is we would need to hear this Site Plan in conjunction with an Access Standards Variance Request. So, I would request that the Planning Commission table this until we can have a Special Called Meeting. I believe the earliest we can have that meeting is January 22.

Chairman McKee: First on the consideration is the tabling on this item on the agenda.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY MAC ARNOLD TO TABLE THE DOLLAR TREE STORE SITE PLAN, SUBMITTED BY THE DOLLAR TREE STORES, ASHLEY CONSTRUCTION FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 2810 US HWY 41 NORTH (PID #55F-96).

Chairman McKee: We have a motion and a second, any discussion?

All in favor, signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: That application is tabled, and are you ready to propose a meeting to consider the Variance and the Site Plan?

Brian Bishop: Yes sir. We would like to suggest January 22, 6p.m., at the Peabody Building, in the large conference room.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY DAVID DIXON TO HAVE A SPECIAL CALLED MEETING IN REGARD TO THE ITEM THAT WAS JUST TABLED, THE DOLLAR TREE STORE SITE PLAN, TO BE HELD JANUARY 22, AT THE PEABODY OFFICE BUILDING AT 6P.M.

Chairman McKee: We have a motion and a second, any discussion?

All in favor, signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: Sorry for any inconvenience that may have caused you.

Next on the agenda is Administrative Business, and the Planning Commission will consider nominations for Officers for the year of 2019.

First on the agenda is nominations for the Chair.

MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY GARY GIBSON TO NOMINATE HERB MCKEE AS CHAIRMAN OF THE HENDERSON CITY-COUNTY PLANNING COMMISSION.

Chairman McKee: Are there any other nominations?

Do we have to do this by roll call?

Tommy Joe Fridy: Either that or ballot. Roll call is fine.

Chairman McKee: Madame Clerk, will you please call the roll on...

Tommy Joe Fridy: Well, first you need to make a motion that nominations cease.

MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY DAVID DIXON FOR NOMINATIONS TO CEASE.

Chairman McKee: We have a motion and a second.

Tommy Joe Fridy: Then, you can make a motion that you be elected, that he be elected by acclamation, but you have to have a roll call vote.

Chairman McKee: So, the nominations have ceased. We need a motion to elect by...

Rodney Thomas: We need to vote on that motion first, don't we? That the nominations cease?

Chairman McKee: Does that need to be a roll call?

Tommy Joe Fridy: Yes. Might as well. No, but...

Chairman McKee: Madame Clerk, will you please call the roll on ceasing the nominations?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Now, we can entertain a motion that the Chair be elected by acclamation? Is that the correct terminology?

Tommy Joe Fridy: Yes, or just take a vote.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD THAT THE CHAIR BE ELECTED BY ACCLAMATION.

Chairman McKee: Madame Clerk, will you please call the roll?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Thank you very much. Next on the agenda would be the nominations for Vice-Chairman.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY RODNEY THOMAS TO NOMINATE DAVID WILLIAMS AS VICE-CHAIRMAN OF THE HENDERSON CITY-COUNTY PLANNING COMMISSION.

Chairman McKee: We have a nomination. Would you like for the nominations to cease?

MOTION WAS MADE BY DAVID DIXON, SECONDED BY RODNEY THOMAS FOR NOMINATIONS TO CEASE.

Chairman McKee: Madame Clerk, will you please call the roll for the nominations to cease?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: The Chair will now entertain a motion that David Williams be elected by acclamation.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY RODNEY THOMAS THAT DAVID WILLIAMS BE ELECTED VICE-CHAIRMAN BY ACCLAMATION.

Chairman McKee: Madame Clerk, will you please call the roll?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda would be the nomination for the office of Treasurer.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY KEVIN RICHARD TO NOMINATE BOBBIE JARRETT AS TREASURER

OF THE HENDERSON CITY-COUNTY PLANNING COMMISSION.

Chairman McKee: We have a nomination. Would you like for the nominations to cease?

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DAVID DIXON FOR NOMINATIONS TO CEASE.

Chairman McKee: Madame Clerk, will you please call the roll for the nominations to cease?

ALL IN FAVOR: AYE

OPPOSED: NONE

MOTION WAS MADE BY DAVID DIXON, SECONDED BY KEVIN RICHARD THAT BOBBIE JARRETT BE ELECTED TREASURER BY ACCLAMATION.

Chairman McKee: A motion and a second, Madame Clerk, will you please call the roll?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Congratulations to the officers, and all the labor that went into electing them.

(Laughter)

David Dixon: A lot of voting.

Chairman McKee: Should we have another roll call just for fun?

(Laughter)

Heather Lauderdale: Fun? Do you want to see me do it again?

(laughter)

Chairman McKee: Is there anything else to come before the Planning Commission this evening?

Brian Bishop: No sir.

Chairman McKee: Does anybody have anything for the good of the Planning Commission?

MOTION WAS MADE BY DOUG BELL, SECONDED BY KEVIN RICHARD TO ADJOURN.

Chairman McKee: We have a motion to adjourn.

All those in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Any opposed?

OPPOSED: NONE

Chairman McKee: Happy New Year.

MEETING ADJOURNED AT 6:12 p.m.