

Henderson City-County
Planning Commission
February 20, 2019

The Henderson City-County Planning Commission held a Special Called meeting February 20, 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, David Dixon, Gary Gibson, Bobbie Jarrett, Dickie Johnson, Kevin Richard, Kevin Herron, and Attorney Chris Hopgood. Attorney Tommy Joe Fridy, Gray Hodge, Rodney Thomas, and Doug Bell were absent. Staff present: Director Brian Bishop, Assistant Director Claudia Wayne, Theresa Curtis, Heather Lauderdale and Chris Raymer.

Chairman McKee: Let's call this February 20, 2019 Special Called meeting of the Henderson City-County Planning Commission to order.

Madame Clerk, will you please call the roll?

Chairman McKee: We have a quorum. Before we begin, I would like to welcome Chris Hopgood, who is pinch-hitting for Mr. Fridy as our legal counsel tonight, and we want to welcome you and we thank you for coming, we appreciate it.

Chris Hopgood: You're very welcome, thank you.

Chairman McKee: If you've had a chance to review the minutes of the January 22 meeting, are there any additions or corrections?

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY BOBBIE JARRETT TO APPROVE THE JANUARY 22, 2019 MINUTES AS DISTRIBUTED.

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: The minutes are approved as presented.

Next on the agenda is the **Larry E. Smithhart & Wilma Louis Smithhart Property Division**. Mrs. Wayne, are you going to lead that discussion?

Claudia Wayne: Yes sir.

Chairman McKee: Please proceed.

Claudia Wayne: This is submitted by Larry E. Smithhart and Wilma Louise Smithhart for the property located in Henderson County at 19975 Ky Hwy 811, Reed, Ky (PID #104B-26). Applicants are requesting approval for a division of property, which is located in a Special Flood Hazard area zone.

The property division is required to come before the Planning Commission per our Subdivision Regulations, otherwise this would have been approved inhouse.

Staff does recommend approval.

The site, which is shown on... they are subdividing a piece right off of there on your site. There you go, right there. It's 1.208 acres, and all of it is in the Special Flood Area.

Chairman McKee: Questions from the Planning Commission for Staff?

Hearing none, is there anyone who would like to speak for or against this application? Seeing none, the Chair will entertain a motion.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY DICKIE JOHNSON TO APPROVE THE LARRY E. SMITHHART AND WILMA LOUISE SMITHHART PROPERTY DIVISION SUBMITTED BY LARRY E. SMITHHART AND WILMA LOUISE SMITHHART FOR THE PROPERTY LOCATED IN HENDERSON COUNTY AT 19975 KY HWY 811 REED, KY, (PID#104B-26). APPLICANTS ARE REQUESTING APPROVAL FOR THE DIVISION OF PROPERTY, WHICH IS LOCATED IN A SPECIAL FLOOD HAZARD AREA.

Chairman McKee: We've got a motion and a second, any discussion?

Heather Lauderdale: Who had the second please?

Dickie Johnson: Me.

Chairman McKee: Dickie.

All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: Motion carries.

Next on the agenda is **Rezoning #1089 with a Narrative Development Plan**. Mrs. Wayne, you're going to lead that discussion as well?

Claudia Wayne: Yes sir.

Chairman McKee: Please proceed.

Claudia Wayne: Rezoning #1089 with a Narrative Development Plan, submitted by Richard and Marganna Stanley for the property located in the City of Corydon at 317 Hwy 266 (also known as Second Street) (PID #34A-1-95), containing 4,410 sq. ft. (the "subject property").

Applicants are requesting a zoning change/map amendment from Residential, Single-Family (R-S) to General Business (GB) with a Narrative Development Plan for a gift and bake shop.

The surrounding zonings and uses; North is General Business, it's an auto repair; South of the property is a Multi-Family and it's vacant; there's the fire station to the East of the property; West of the property is General Business and is a car wash.

The Future Land Use map also shows it as developing as commercial property. The urban services are all available for the site.

To give you a little bit of history to this property, this was zoned as General Business and in November of 2015, the owner at that time came before the Planning Commission to rezone this property to Single-Family. It was rezoned, and she was going to change it and then, from what staff has understood, has just sat vacant.

Marganna and her husband have purchased the property and want to change it to a small restaurant and bake sale, and it's really just going to convert it back to what the property was in the beginning because it was a restaurant at that time, and it think before that it was a hardware store before that.

So, it really fits in that area as zoned General Business.

The staff does recommend for ya'll to recommend to Corydon, and Marganna is here if ya'll have any questions.

Chairman McKee: Before that, do the Planning Commissioners have any questions for Staff?

David Williams: Where's the vacant lot?

Claudia Wayne: Well, I think after I looked at, um... can you scroll up, Theresa?

I think there's a house or something to the south of it but part of that property is vacant.

David Dixon: It's surrounded on three (3) sides by General Business, correct?

Claudia Wayne: Yes. The fire department is zoned Multi-Family, and it's right behind the property.

Brian Bishop: Commissioner Williams, I think what may be throwing you off too is the image is from 2012. I believe there is a structure that has been removed.

Claudia Wayne: Yes.

David Williams: Oh, okay. Thank you.

Chairman McKee: Are there any other questions for Staff?

Gary Gibson: Mr. Chairman, all I have to say is this has always been General Business ever since I've lived there since 1958. You said it was only changed two (2) years ago, and it fits right in General Business, and Corydon does need a coffee shop and a pastry shop. It will be a great benefit if they do open, we need one real bad there in the City of Corydon. I think it will be a big improvement, that building has just been sitting there vacant, and that will be another, if it's passed, tax for the city, and the city needs all the taxes it can get right now. I think it will be awful good.

Chairman McKee: Thank you.

Would anyone like to hear from Mrs. Stanley?

Hearing none, would anyone in the audience like to speak for or against this application?

Claudia Wayne: There is purposed findings of facts in front of you all; a motion and proposed findings of facts.

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

MOTION WAS MADE BY GARY GIBSON, SECONDED BY DAVID DIXON AND DAVID WILLIAMS TO MOVE THAT THE

PLANNING COMMISSION RECOMMEND THAT THE CITY COUNCIL OF CORYDON (THE “CITY”) APPROVE REZONING APPLICATION # 1089 WITH A NARRATIVE DEVELOPMENT PLAN CHANGING THE ZONING CLASSIFICATION FROM RESIDENTIAL-SINGLE FAMILY (R-S) TO A GENERAL BUSINESS (GB) ZONING CLASSIFICATION, FOR THE SUBJECT PROPERTY. I LEAVE THE MOTION OPEN FOR OTHER MEMBERS OF THE PLANNING COMMISSION TO ADD FINDINGS OF FACT IN SUPPORT OF THIS MOTION, BECAUSE:

IT WOULD BE A GREAT BENEFIT FOR THE CITY OF CORYDON, AND I DON’T BELIEVE THE CITY COUNCIL WOULD DISAPPROVE THIS BECAUSE THEY HAVE BEEN LOOKING FOR SOMETHING LIKE THIS IN TOWN FOR A LONG TIME, AND;

THE EXISTING RESIDENTIAL-SINGLE FAMILY (R-S) ZONING CLASSIFICATION IS INAPPROPRIATE AND THE PROPOSED (GB) GENERAL BUSINESS DISTRICT ZONING CLASSIFICATION IS APPROPRIATE, BECAUSE:

THE GENERAL BUSINESS DISTRICT IS INTENDED TO ENCOURAGE THE DEVELOPMENT OF COMMERCIAL USES IN AREAS PROPOSED BY THE COMPREHENSIVE PLAN IN AN ORDERLY FASHION TO THE MUTUAL BENEFIT OF BOTH CONSUMERS AND MERCHANTS.

THE SUBJECT PROPERTY CONTAINS 0.10 ACRES AND HAS ROAD FRONTAGE ON HWY 266 WHICH IS CLASSIFIED AS A PRINCIPAL ARTERIAL WHICH PROVIDES SUFFICIENT ACCESS AND TRAFFIC CAPACITY.

THE FUTURE LAND USE MAP SHOWS THIS PROPERTY DEVELOPING AS COMMERCIAL.

THE PROPERTY IS SERVED BY ADEQUATE UTILITIES.

THE NARRATIVE DEVELOPMENT PLAN RESTRICTS THE USE OF THE SUBJECT PROPERTY.

THE PROPOSED ZONING CLASSIFICATION IS IN AGREEMENT WITH THE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN, IN THAT:

WISELY PLAN FOR LAND USES IN APPROPRIATE LOCATIONS TO MAXIMIZE QUALITY DESIGN AND MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT. (BALANCING LAND USE GOAL # 1)

IDENTIFIES AREAS OF OPPORTUNITY FOR INFILL, REDEVELOPMENT AND ADAPTIVE REUSE THAT RESPECT THE AREA'S CONTEXT AND DESIGN FEATURES (BALANCING LAND USE OBJECTIVE A).

GUIDE DEVELOPMENT TO EXISTING CENTRALIZED AREAS SERVED BY ADEQUATE INFRASTRUCTURE TO AVOID DECENTRALIZED AND SCATTERED DEVELOPMENT (BALANCING LAND USE OBJECTIVE B).

THE PROPOSED ZONING CLASSIFICATION IS NOT IN AGREEMENT WITH THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN, WHICH SHOWS THE AREA DEVELOPING HIGH DENSITY RESIDENTIAL.

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

Madame Clerk, will you please call the roll?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Congratulations, Mrs. Stanley. I hope you have a very successful operation.

David Williams: Are you going to make videos of the cupcakes and everything like they do on t.v.? (Laughter)

Chairman McKee: Next on the agenda is **Rezoning #1090 with a Narrative Development Plan**. Mr. Bishop, are you going to lead that discussion?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: Rezoning #1090 with a Narrative Development Plan submitted by Jamie Like and Anita Frazer, for the property located in Henderson County at 9566 Hwy 41 A, (Parcel ID# 40-21.1 & 40-21.5), containing approximately 5.925 acres (the “subject property”). Applicants are requesting a zoning change/map amendment from Agricultural District (AG) to Commercial, General Business (C-2) with a Narrative Development Plan for a pet boarding and grooming facility.

I believe it is important for the Planning Commission to know that this property has recently received two (2) Conditional Use Permits, which was this past Monday from the Henderson County Board of Zoning Adjustments.

The first Conditional Use Permit was to operate a dog boarding and grooming facility in a General Business zone.

The second is for an owner/operator to establish a dwelling as an accessory use to the primary use. Which in this case would be the building and the use of the dog grooming/boarding itself.

That was approved subject to two (2) things; the rezoning, which we are hearing right now, and a consolidation of the two (2) properties which would be handled in the office by the staff, which we would do as a minor subdivision.

The structures are existing, and once the two (2) lots are together it will equal 5.295 acres.

I will do my best to answer any questions you may have.

Chairman McKee: Questions for Staff?

David Williams: Mr. Chairman, on the permitted uses; now they're defining what they're going to use the property for...

Brian Bishop: Correct, with a Narrative Development Plan.

David Williams: Dog kennel and grooming, right?

Brian Bishop: Correct.

David Williams: So, we're not going to be looking at five (5) years coming down the road having a tractor farm supply store or store like that in there?

Brian Bishop: If that proposed use was presented, that would come back to the Planning Commission for approval. In that the Narrative Development Plan limits this rezoning to that particular use.

David Williams: Okay. So, they would have to come back for any changes?

Brian Bishop: Correct. That would give the neighbors and opportunity to address that use.

David Williams: The applicants understand that?

Brian Bishop: I believe so.

Kevin Richard: Brian, if they weren't trying to maintain a residence on this lot would the agricultural zoning cover pet grooming and boarding?

Brian Bishop: I believe so, but that's a question probably better suited for Mr. Tasa with County Codes.

Chairman McKee: Mr. Tasa, would you please state your name and address for the record?

Randy Tasa: Randy Tasa, 14462 Hwy 41 A, Corydon, Kentucky.

Chairman McKee: Do you swear the statements you are about to make are the truths to the best of your knowledge?

Randy Tasa: I do.

Chairman McKee: Please proceed.

Randy Tasa: The current zoning of Agriculture, in order to have a dog grooming service, they do not have road frontage for the back parcel which the winery was on, so it can only be used for Agricultural use defined in the Zoning Ordinance which does not allow dog boarding/grooming.

If they were to consolidate to two (2) lots, and remain Agricultural, the principal use would then be the home, and then the other business would be considered a home occupation which it would not qualify due to the size of the structure and the nature of the business. So, it would not qualify as a home occupation. So, this is the best fit in order to get them to what they want to do.

Kevin Richard: Okay, thank you.

Chairman McKee: Thank you, sir. Any further questions?

Kevin Richard: I don't have any more.

David Williams: One more thing; they're combining the residential and the shop in the back, correct?

Brian Bishop: Correct.

David Williams: If they were to sell this property, and someone wanted to re-split that, is that going to be possible or...

Brian Bishop: That is not very likely in that there's only fifty-foot (50') of road frontage. This property was subdivided under our old Subdivision Regulations which at the time was fifty-feet (50'). We have updated that, and now require one hundred-feet (100').

David Dixon: Excuse me, Mr. Tasa. As I understand you, this use is not allowed in an Ag zone?

Randy Tasa: There is a difference between an Agricultural use, and permitted uses in an Agricultural zone. When they did an Ag Division, they agreed that it would be used strictly for Agricultural use. So, the Agricultural Use has definitions in the Zoning Ordinance, and also the KRS 100.111, it basically says that it can be used for five (5) contiguous acres for production of agricultural/horticultural crops included, but not limited to livestock, livestock products, poultry, grain, hay, pasture, soybeans, and several other uses. It has a Section B that states regardless of the size of tract of land use, small farm wineries licensed under KRS Section 243.155, and then it also mentions about horse-riding, lessons and all that but it does not mention dog boarding as an Agricultural use.

David Dixon: But it is permitted in General Business?

Randy Tasa: The reason they had to get a Conditional Use is because it's not specifically listed, and so they got a Conditional Use because it's not as intrusive as other permitted uses in General Business.

David Dixon: And that has been granted?

Randy Tasa: Yes, a Conditional Use was granted on Monday.

David Dixon: Thank you.

Chairman McKee: Any other questions for Staff or Mr. Tasa?

Would you like to hear from the applicant?

Hearing none, is there anyone who would like to speak for or against this application? Please come to the podium, sir.

Mr. Alexander, would you please state your name and address for the record?

David Alexander: David Alexander, 9489 US 41 A.

Chairman McKee: Do you swear the statements you are about to make are the truths to the best of your knowledge?

David Alexander: I do.

Chairman McKee: Please proceed sir.

David Alexander: I live right across from this property. I own the farm immediately East and across the highway. I totally support it, I'm very familiar with it, I farmed the land for years. I remember talking to the Hopsons when were working on developing it. Please, only do three (3) lots, or three (3) ... not put all of this narrow frontage down front but they were determined to get all their money back, and as it turned out it fell through on them anyway. Three (3) lots would have brought maybe more money than the other but they created a mess there, and I'm very glad to see the Planning Commission go to the one hundred-foot (100') frontage because there are a lot of problems in the county like that.

But I am totally in favor of this being approved tonight, and allowing the boarding. My wife sent an email to the meeting the other night that there is a very strong need, other than vets, there's not much choice to board animals in the county, and to have a good, reliable place to leave pets for people is really a great need. Thank you.

Chairman McKee: Are there any questions for Mr. Alexander before he steps down?

Brian Bishop: Would you like to read her letter, or would you like me to?

David Alexander: I'll read it.

“To Mr. Brian Bishop,

This is Arlene Alexander. I live across the street from Ruby Moon on 41 A.

I have no reservations about Ruby Moon land changing hands and becoming a dog boarding facility.

I also see a need for a boarding facility in the Henderson area. The veterinarian facilities do a good job of boarding but that is not their main function so they are not set up for boarding, have limited space and many will only accommodate pets who are their patients. There is also only one local facility that provides doggie day care and it will only accommodate pets that are their patients. I see a service that is much needed in our area and believe that providing a boarding facility will be very beneficial to Henderson and its residents.

Thank You,

Arlene Alexander”

Chairman McKee: Thank you Mr. Alexander. Is there anyone else who would like to speak for or against this application?

Will you accept me swearing you in, Judge?

Brad Schneider: Yes sir.

Chairman McKee: Please state your name and address for the record.

Brad Schneider: Brad Schneider, 1552 Autumn Lane, Henderson.

Chairman McKee: Do you swear the statements you are about to make are the truths to the best of your knowledge?

Brad Schneider: Yes sir.

Chairman McKee: Thank you sir, please proceed.

Brad Schneider: I just wanted to come forward and express my appreciation for the work that both Mr. Tasa and Brian Bishop have

done in helping guide both the sellers and prospective owners through this process. It's a little bit of an unusual situation but I think they did a good job of reaching a good conclusion. I also appreciate the effort in helping both the folks that would like to make their property as vibrant and sustainable as possible, and helping small business owners get to a proper place while adhering to all codes and zoning. I think it speaks well of our business friendliness, and the willingness of staff to reach good conclusions that will help them make sure that even in the future the properties are used properly.

Thank you.

Chairman McKee: Thank you, Judge. Any questions for the Judge? Thank you Judge, we appreciate it.

Is there anyone else who would like to speak for or against this application?

Are there any questions? Comments?

Can you please state your name and address for the record?

Jamie Like: Yes sir, my name is Jamie Like. My address is 9566 US Hwy 41 A, and I'm one of the owners currently of the property.

Chairman McKee: One second, do you swear the statements you are about to make are the truths to the best of your knowledge?

Jamie Like: Yes sir.

Chairman McKee: Thank you ma'am, please proceed.

Jamie Like: Thank you.

I just wanted to say that there is a little backstory that I just wanted to share, kind of what this is about.

When we first bought that property, it was with a dream of having a vineyard and a winery. A couple of years into owning the property,

that's exactly what we did. We had a three (3) acre vineyard, we had a winery that was very successful and vibrant for almost ten (10) years.

Three (3) years ago, this Spring, we decided that it was time to retire from the winery business after ten (10) years, we had nine (9) Saturdays off, and it was just a little much with holding down two (2) other jobs as well.

So, we've had our property for sale ever since that time, and it's been a difficult time finding people who were interested in the property, who had a vision for the property other than having a winery.

The Terrell's, we met them in October, it was the last day of Fall Break. We talked with them and they expressed their interest in the property and we met with them several times at the property. We started talking to Codes in October, and we've had several meetings subsequent to that.

We are very, very, very pleased that we have such a fine couple who is wanting to buy our property, and has a vision to do something with it. We hope that you will be able to see the vision, and see the need in our county and how it can fit with what has been proposed.

Chairman McKee: Any questions for Ms. Like? Thank you, ma'am.

Is there anyone else who would like to speak for or against this application? Seeing none, the Chair will entertain a motion.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY DICKIE JOHNSON THAT IN REGARD TO APPLICATION FOR REZONING #1090 WITH A NARRATIVE DEVELOPMENT PLAN SUBMITTED BY JAMIE LIKE AND ANITA FRAZER, FOR THE PROPERTY LOCATED IN HENDERSON COUNTY AT 9566 HWY 41 A, (PARCEL #40-21.1 & 40-21.5), CONTAINING APPROXIMATELY 5.925 ACRES, OTHERWISE KNOWN AS THE SUBJECT PROPERTY. THE APPLICANT IS REQUESTING A ZONING CHANGE/MAP AMENDMENT FROM AGRICULTURAL TO GENERAL BUSINESS FOR CONSOLIDATION AND TO

OPERATE A PET BOARDING AND GROOMING BUSINESS. I MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE HENDERSON COUNTY FISCAL COURT (THE "COUNTY") APPROVE REZONING APPLICATION # 1090 CHANGING THE ZONING CLASSIFICATION FROM AGRICULTURAL (AG) TO A GENERAL BUSINESS (C-2) ZONING CLASSIFICATION, FOR THE SUBJECT PROPERTIES, SUBJECT TO THE CONSOLIDATION OF THE SUBJECT PROPERTIES AND I LEAVE THE MOTION OPEN FOR OTHER MEMBERS OF THE PLANNING COMMISSION TO ADD FINDINGS OF FACT IN SUPPORT OF THIS MOTION, BECAUSE:

THE SUBJECT PROPERTIES, LOCATED AT 9566 HWY 41 A, ARE CURRENTLY ZONED AGRICULTURAL (AG) AND THE PROPERTIES CURRENTLY ARE USED AS A ONE-FAMILY RESIDENCE AND A STRUCTURE THAT PREVIOUSLY WAS USED TO OPERATE RUBY MOON WINERY. THE PROPOSED USE WOULD BE FOR THE OPERATION, A PET GROOMING AND BOARDING BUSINESS, WHICH IS NOT ALLOWED IN THAT THERE IS A PRIMARY USE (THE RESIDENCE ON THE PROPERTY).

THE PROPERTY OWNER HAS BEEN INFORMED BY COUNTY CODES THAT THE PROPOSED USES ARE NOT COMPATIBLE AND THE REZONING PROCESS IS THE MOST EXPEDIENT METHOD TO OBTAIN THE NEEDED APPROVAL TO OPERATE THE PROPOSED BUSINESS WHILE MAINTAINING THE USE OF THE ONE-FAMILY RESIDENCE.

THE EXISTING AGRICULTURAL (AG) ZONING CLASSIFICATION IS INAPPROPRIATE AND THE PROPOSED

GENERAL BUSINESS (C-2) ZONING CLASSIFICATION IS APPROPRIATE, BECAUSE:

THE SUBJECT PROPERTY WAS PREVIOUSLY USED A WINERY WHICH SUPPORTED MORE VEHICULAR TRAFFIC AND MORE NUMBER OF PEOPLE ON SITE.

THE SUBJECT PROPERTY IS ADJACENT TO OTHER PARCELS CURRENTLY ZONED AGRICULTURAL, WITH SINGLE FAMILY RESIDENCES LOCATED ON THEM.

THE SUBJECT PROPERTY CONTAINS 5.925 ACRES AFTER CONSOLIDATION.

THE PROPERTY HAS ADEQUATE SEPARATION FROM THE EXISTING ONE-FAMILY RESIDENCES IN THE IMMEDIATE AREA.

THERE ARE EXISTING STRUCTURES THAT ARE CONDUCTIVE TO THE PROPOSED USE.

THE PROPOSED ZONING CLASSIFICATION IS IN AGREEMENT WITH THE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN, IN THAT:

WISELY PLAN FOR LAND USES IN APPROPRIATE LOCATIONS TO MAXIMIZE QUALITY DESIGN AND MINIMIZE THE ADVERSE IMPACTS OF DEVELOPMENT. (BALANCING LAND USE GOAL # 1)

IDENTIFIES AREAS OF OPPORTUNITY FOR INFILL, REDEVELOPMENT AND ADAPTIVE REUSE THAT RESPECT THE AREA'S CONTEXT AND DESIGN FEATURES (BALANCING LAND USE OBJECTIVE A).

Chairman McKee: Was that last statement no to be included?

Brian Bishop: It is not be included.

Chris Hopgood: Correct.

Brian Bishop: That's if there were other factors.

Chairman McKee: Would any other Commissioners like to add to the findings of fact? Is there any further discussion?

Madame Clerk, will you please call the roll?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: So mote it be. Fiscal Court will be the next on the list.

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

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY GARY GIBSON TO GO OUT OF PUBLIC HEARING.

Chairman McKee: All those 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.

Next on the agenda is the **January Finance Report**. Mrs. Curtis, are you going to lead that discussion?

Theresa Curtis: Yes sir.

Chairman McKee: Please proceed.

Theresa Curtis: We're at fifty-eight percent (58%) at the end of January, because we're doing January's Finance Report.

Chairman McKee: Any questions for Mrs. Curtis?

The Chair will entertain a motion.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY DAVID WILLIAMS TO APPROVE THE JANUARY FINANCE REPORT AS PRESENTED.

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

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: The Finance Report is approved.

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

Claudia Wayne: Yes sir.

Graystone Subdivision sidewalks extend one (1) year, and the amount to remain the same.

Chairman McKee: Questions for Mrs. Wayne? The Chair will entertain a motion.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY BOBBIE JARRETT TO APPROVE THE BOND REPORT AS PRESENTED.

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

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: Next on the agenda is Administrative Business, is there any?

Brian Bishop: Not at this time sir.

Chairman McKee: Any other business?

Brian Bishop: Not at this time.

Chairman McKee: Anything for the health and welfare of the Commission?

Heather Lauderdale: I just wanted to remind everyone that there is an upcoming continuing education April 17 in Owensboro. If you would like to register for that class please let me know, and I can get that done for you.

Chairman McKee: Anything else to come before us?

The Chair will entertain a motion to adjourn.

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY BOBBIE JARRETT TO ADJOURN.

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

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

MEETING ADJOURNED AT 6:31 P.M.

I, HEATHER LAUDERDALE, hereby certify that the foregoing is a true and accurate transcription of the Henderson City-County Planning Commission Meeting of, February 20, 2019 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

X

Herb McKee, HCCPC Chairman