

Henderson City-County
Planning Commission
July 5, 2022

The Henderson City-County Planning Commission held a meeting July 5, 2022 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, Third Floor Assembly Room, Henderson, Kentucky. Members present: Chairman David Dixon, Vice-Chairman Kevin Richard, Bobbie Jarrett, Mac Arnold, Gary Gibson, X.R. Royster, Frank Boyett and Tommy Joe Fridy. Doug Bell, Dickie Johnson, Stacy Denton, Kevin Herron and Gray Hodge were absent. Staff present: Director Brian Bishop, Jennifer Marks, Theresa Curtis, Heather Lauderdale and Chris Raymer.

MEETING BEGAN AT 6:00 PM

Chairman Dixon: I would like to call this July 5, 2022 meeting of the Henderson City-County Planning Commission to order. I want to welcome everybody and thank you for your patience.

Madame Secretary, will you please call the roll.

Chairman Dixon: Very good, do we have a quorum?

Heather Lauderdale: We do.

Chairman Dixon: We have a Public Hearing item here on the agenda, so I'll entertain a motion to go into **Public Hearing**.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY GARY GIBSON TO GO INTO PUBLIC HEARING.

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

All in favor say aye.

AYE: ALL

Chairman Dixon: We're in public hearing. The only item here is **the approval of the minutes for the June 7, 2022 Planning Commission meeting**. If everyone has had a chance to review those, I think, I'll entertain a motion to approve.

MOTION WAS MADE BY X.R. ROYSTER, SECONDED BY BOBBIE JARRETT TO APPROVE THE MINUTES FROM JUNE 7, 2022 MINUTES AS DISTRIBUTED.

Chairman Dixon: We have a motion and a second, any discussion?
All in favor say aye.

AYE: ALL

Chairman Dixon: That concludes the public hearing items on the agenda.

So, now I need a motion to leave **Public Hearing**.

MOTION WAS MADE BY FRANK BOYETT, SECONDED BY KEVIN RICHARD TO LEAVE PUBLIC HEARING.

Chairman Dixon: All in favor say aye.

AYE: ALL

Chairman Dixon: We are out of public hearing.

The next item on the agenda is...we'll make a note that there is no Finance Report this evening?

Theresa Curtis: That's correct. Not until we finish our audit.

Chairman Dixon: Very good.

Theresa Curtis: September.

Chairman Dixon: The next item in the **Bond Report**. Ms. Marks, are you going to help us with that?

Jennifer Marks: Yes, thank you.

You'll see in front of you in the Bond Update there are three (3) projects to discuss here.

The first one is Home Place and this is their Erosion Control Bond. It's currently at \$35,210.50. The recommendation is to release that bond fully.

The second is Home Place but this is for their streets and sidewalks. The current bond is \$22,800 and the recommendation is to extend for one (1) year at that same amount.

And the third item is the Harding Street Building with Bob Cornbleet. There was an Erosion Control Bond in the amount of \$3,850 and the recommendation is to release that Erosion Control Bond fully.

If you all are good with that, we just need a vote to move forward.

Chairman Dixon: Any questions from the Commission in regard to the Bond Report?

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

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

Madame Secretary, let's call the roll.

AYE: ALL

Chairman Dixon: The Bond Report is approved, thank you.

The next item is the **North Green Street Liquors Site Plan**, Ms. Marks are you going to help us again?

Jennifer Marks: Yes.

The North Green Street Site Plan was submitted by Ekadashi, Inc., for the property located in the City of Henderson at 1500 N. Green Street (PID# 55C-49). Applicants are requesting Site Plan approval.

As you can see on the screen, this is the location that we are referring to, previously used as a pawn shop.

The owners will use the existing building as a liquor store. Because of this, they plan to add a drive-thru as depicted on their site plan which you will also see in your packet.

The addition of the drive-thru will require site upgrades including additional parking, adding an un-loading area and update to the existing detention basin at the rear of the store.

If you're looking at your packet, on the Site Plan in the back of the store you can kind of see lots of, I believe it's the contours showing the basin in there. A retaining wall will also be added along the southeast property line. With that basin upgrade, the property owner will be required to do some work on the southwest adjoining property owners' property. So, you will see, if you're looking up here the parcel line kind of, the concrete crosses over a little bit and you'll see...I don't know how to point at it up there...can you guys see it on your plan there?

Thank you, Theresa!

Because of this, work will need to be done in this location.

There is a signature box included on the Site Plan, we will also require a Land Use Restriction be recorded with both parties signatures for that shared use area.

Bonding for this project will include \$10,080 in storm water management and \$1,965 in erosion control for a total bond amount of \$12,045.

The Engineer for the project is here if you have further questions for them.

Chairman Dixon: Ok, this is not operating as a liquor store right now?

Jennifer Marks: No.

Chairman Dixon: Very good. Some of this work is going to be done on the adjoining property?

Jennifer Marks: Yes.

Chairman Dixon: And that adjoining property is what?

Jennifer Marks: It's Valvoline.

They are working, I do not believe as of last week when I spoke to them they hadn't had the official okay from them to do that so that is why we are requiring them to sign the Site Plan as well as the Land Use Restriction.

Chairman Dixon: Any questions for staff from the Commission?

Frank Boyett: I'm assuming that all the reservations that were raised at the LDC Meeting have been resolved?

Jennifer Marks: Yes, with regards to parking size and loading and unloading, yes.

Frank Boyett: Ok.

Chairman Dixon: The entrances will remain the same?

Jennifer Marks: The entrances will not change and KTYC has approved staying as they are.

Chairman Dixon: Any other questions from the Commission?

Would the Commission like to hear from the applicant?

Could you repeat the bonding and subject-to?

Jennifer Marks: Yes.

There will be bonding for storm water management in the amount of \$10,080 and then there will also be bonding for erosion control in the amount of \$1,965, for a total bond amount of \$12,045.

Chairman Dixon: Does anyone in the audience have anything to add or have any questions or comments?

Commission?

I'll entertain a motion in regard to the North Green Street Liquor Site Plan as presented.

MOTION WAS MADE BY FRANK BOYETT, SECONDED BY BOBBIE JARRETT TO APPROVE THE NORTH GREEN STREET LIQUOR SITE PLAN SUBMITTED BY EKADASHI, INC., FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 1500 N. GREEN STREET (PID#55C-49). SUBJECT TO THE BONDING AND THE LAND USE RESTRICTION WITH THE ADJOINING PROEPRTY OWNER.

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

Madame Secretary, please call the roll.

AYE: ALL

Chairman Dixon: The Site Plan is approved, thank you all.

We have no Administrative Business?

Brian Bishop: No sir.

Chairman Dixon: Under Other Business, Mr. Bishop I think you would like to speak?

Brian Bishop: I would.

We would like to invite Mr. Hubiak to come to podium please.

As many of you know, Bill has retired on us.

He started as the County Engineer in 1997 so on behalf of the Planning Commission staff, we would like to thank him for years of dedicated service and lots and lots of help.

So, congratulations sir.

I know personally Bill means a lot to me, as I think many of you know Bill gave me my first job at County Codes.

So, thank you personally and thank you from the Planning Commission staff.

Would the Planning Commission like to say anything?

Frank Boyett: Yeah, I'd like to ask a question! (Laughter)

Don't flinch, this is easy! When was your last day?

Bill Hubiak: Well my last official day of being on the payroll will is somewhere after August 1. I'm on vacation right now but my last official work day was actually June 30 but I've since slid in a couple of hours here and there.

Chairman Dixon: Watch out, you know how that can grow!

Heather Lauderdale: You'll fall back in.

Frank Boyett: I have been here the whole time and I think you've done a bang-up job!

Bill Hubiak: Thank you, Mr. Boyett, I appreciate those kind words.

I would like to thank all the members of the present and past Planning Commission, it's not an easy job all the time and our attorney who is here, past and present and the members of the Planning Commission past and present because my first introduction was, I believe about January of 98' Frank. If you recall, we were doing surface mining...

Frank Boyett: Oh joy!

Bill Hubiak: We have evolved a long way since then and I can remember them tabling it by 12 o'clock midnight that night for another meeting.... it was a real experience for me. It's come a long way and to have people to have people that serve on this Commission to do what

you have to do I really appreciate it because not everybody is willing to do that with the amount of dedication you put into it.

And my third son over here, Brian, I appreciate your kind words and he has evolved immensely to where he is right now and I've very proud of him too.

It's been a real change in twenty-five (25) years from where we were when I got here to where we are now.

It's a much organized, well ran machine from what it was back in the day. I mean, we only have one (1) police officer here tonight.

(Laughter) During the coal mining hearings it was pretty intense.

Chairman Dixon: I would like to say we always regret when we lose or no longer have the services of a true, public servant but I've got to congratulate you on a new chapter.

Bill Hubiak: I've got plenty to do, my wife is here to make sure I carry it on!

Chairman Dixon: She's got a list, I'm sure! (Laughter)

Gary Gibson: I just want to thank you, Bill for twenty-five (25) years of service for the County and also what you have done for the City of Corydon too during that time. You helped the city in more ways than you will remember and you didn't have to. We thank you for doing that.

Bill Hubiak: I think the City of Corydon is in the county...

Gary Gibson: Yes but a whole lot of times we didn't get recognized but you did help the city in a whole lot of ways that other people would not have done. So, we thank you for your service.

Bill Hubiak: Thank you sir, I appreciate it.

Chairman Dixon: Have they named someone who will try to replace you?

Bill Hubiak: My replacement is Nick Stallings, he's not here this evening.

He's a resident of Henderson County, he's an actual native Kentuckian which will probably help a little bit instead of being a Yankee.

(Laughter)

He's from Daviess County, his family is. His wife is a veterinarian here in the county and he has three (3) children.

I think he will be a great asset to our county and he will move things forward.

Chairman Dixon: We look forward to working with him.

Bill Hubiak: I've worked with him now for three (3) months, I was able to get three (3) months of on the job training. I would have liked to have about six (6) but we compromised and got three (3). He's going to do a fine job. I think I'm leaving the county in good hands.

Our Road Department, our Recycle Department, our Parks Department have all got great employees and great supervisory staff and I believe everything will continue on.

Chairman Dixon: With that being said, I hope we can call on you if we need you, right? Can we just call you?

Heather Lauderdale: Those tan lines say no. (Laughter)

Bill Hubiak: My wife wants me to get an un-listed number. (Laughter)

Tommy Joe Fridy: And we'll all ask you for it and you'll be right back in the same place! (Laughter)

Bill Hubiak: You've got to remember after twenty-five (25) years of working in the public sector you gain a lot of knowledge of how to deal with all the situations and Frank, I do have people skills. (Laughter)

Consistency is the best thing you can do. You have to have a level playing field and be consistent.

Kevin Richard: Bill, it's been a pleasure working with you and the best of luck in the next chapter.

Gary Gibson: Enjoy your retirement.

Bill Hubiak: I plan on it! I've got five (5) grandchildren and I'm hoping for more! They're great!

Thank you very much, I appreciate it.

Chairman Dixon: Thank you for coming tonight.

(Applause)

Ok, I think the next item is Mr. Williams. Tom Williams here? Are you going to speak to this, please?

Tom Williams: I want to add my congratulations to Bill. We've worked together for a number of years. We haven't always seen eye-to-eye but you always knew where Bill stood. I appreciate that.

I want to address Ken and probably Steve; two Technical Advisors.

Ken has just passed his twenty (20) year anniversary with us. If you know Ken well you're not surprised that he missed his own party.

(Laughter). He's an interesting guy and has done great work for us.

His job, a lot of times has been telling people things they didn't want to hear and he's put up with that and done a good job with it. He's still going to be around until the end of July so if you have a chance to contact him and wish him well and tell him how much you appreciate him.

Brian Bishop: From a Planning Commission staff standpoint, Ken is very, very helpful especially when we deal with a lot of complicated issues.

Just like for example, the Site Plan we just looked at today. There is a lot going on in a small amount of space and Ken is very knowledgeable and very, very helpful.

Tom Williams: He's going to be missed.

We're in the process of looking for a replacement of him. We've added Warner Mattingly, who you've met, to our staff. We're also looking for another interior person to take on and help us and I know on HMP&L's part, they already have a replacement for Steve in place.

Steve retired once, came back and I think he worked another fifteen (15) or twenty (20) years after that so he's been around a long time. He'll defiantly be missed.

Brian Bishop: The Planning Commission members are probably not as familiar with Steve unless they go to LDC but Steve is, I forget his title; he's done a bit of everything at HMP&L I feel like; Manager of Distribution I think is his official title.

Steve is very helpful to us as well. Any time there is an issue with HMP&L, Steve knows where every pole, every guy wire, everything.

Tom Williams: That's the thing we're going to miss with all three (3) of these guys; Bill, Ken and Steve... we'll miss their memory too. How we did things the last time we did it.

We spend a lot of time sometimes re-inventing the wheel.

Brian Bishop: But from a Planning Commission staff's standpoint, we can't do our jobs without these guys. We owe them tons and tons of respect and gratitude so, from our standpoint thanks to all of them.

Tom Williams: If you get a chance, let Ken and Steve know how you feel about them.

Chairman Dixon: Thank you.

Does anyone else have anything else they would like to discuss tonight for the good of the cause?

Anybody in the audience have something they would like to bring forward?

I'm hearing no additions, I'll entertain a motion to adjourn.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY MAC ARNOLD TO ADJOURN.

Chairman Dixon: We have a motion and a second, any discussion about adjournment?

All in favor say aye.

AYE: ALL

Chairman Dixon: We stand adjourned, thank you all.

MEETING ADJOURNED AT 6:20 PM.

I, HEATHER LAUDERDALE, hereby certify that the foregoing is a true and accurate transcription of the Henderson City-County Planning Commission Meeting of, July 5, 2022 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

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