

**MINUTES OF THE HENDERSON CITY-COUNTY PLANNING COMMISSION
SPECIAL CALLED MEETING ON JUNE 14, 2010**

The Henderson City-County Planning Commission held a Special Called Meeting on Monday, June 14, 2010 at 6:00 P.M., at the Peabody Building, 1990 Barret Ct. Members present were Chairman Scott Crafton, Bobbie Jarrett, Thad McCormic, Gary Gibson, Mac Arnold, David Williams, Taunya Eyre, Dickie Johnson, Kevin Richard and Herb McKee. Also, present were Executive Director Peggy Wood, and Attorney Tommy Joe Fridy. Associate Director Katherine Ferrell, Vice -Chairman Kevin Herron, and Tim Alexander were absent.

Chairman Crafton calls the meeting to order with a roll call.

Chairman Crafton: We need approval for the Minutes of May 25, 2010. Did everybody get a chance to look over them?

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY MAC ARNOLD TO APPROVE THE MINUTES OF MAY 25, 2010.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman Crafton: We will move onto the Non-Public hearing items with the **Showplace Cinemas Site Plan**.

Peggy Wood: ***SHOWPLACE CINEMAS SITE PLAN*** - Submitted by Paul Stieler for the property located in the City at 406 Walker Drive. The applicant is requesting Site Plan approval for an 8-Plex Cinema Theater, showing an expansion later on, to 12 screens. Mr. Stieler and his engineers have met with all of our technical advisors, probably 4 or 5 times in the last 6 months. The plans are all ready to be approved. They have been approved by Ken Ferry for the water, sewer, and stormwater drainage, by the City Engineer for the access and sidewalks, and Gas Department for the gas lines. The only thing left will be State approval, and they have applied for that. Our approval will need to be subject to State approval and bonding. The bonding for the entrance and sidewalks is \$19,600.00; the bonding for the storm and erosion control is \$32,550.00, which is a total of \$52,150.00. Walker Drive and the existing sidewalks have already been accepted and are maintained by the City. Dave Stallings is here, their Engineer, to answer any questions you may have about the plans. You all have copies in front of you of the site plan, the utilities, and storm drainage plan. I will open it up for any questions you all may have of us. We have done all of our reviews and staff recommends approval of this site plan as submitted. We still will have a minor subdivision plat submitted for the south end of the property, which will be consolidated with the existing City of Henderson property. There is a lift station there now, and Mr. Stieler has no use for that at the end of the parcel. So, when the subdivision & consolidation plat comes in, we will have all the easements on it that are needed for the utilities. They are shown on the site plan, but they will actually be dedicated on the plat. Dave, do you have anything you would like to say?

Dave Stallings: No, I will open it up to questions from anyone.

Kevin Richard: Peggy that last portion about the easements, would that not have to be included in the motion then?

Peggy Wood: No.

Chairman Crafton: Does anybody have any questions for Dave?

Peggy Wood: These have been great people to work with. They have done everything that has been asked of them. We really have enjoyed working with them, and I think this is a project that everyone in the community is happy to see being built here.

Mac Arnold: I remember in the earlier discussions of this that there was suppose to be a lot of earth work based back on that back embankment. Looking at this, has that been minimized?

Dave Stallings: It has been minimized as much as we can to put the building on the property.

Peggy Wood: They will be leaving enough of that foliage there to serve as a buffer.

Dave Stallings: There will be a big portion of the wooded lines, and trees that will stay up there.

Peggy Wood: Ken, did you want to say anything about the drainage?

Ken Ferry: If they have any questions.

Peggy Wood: If you noticed, there are two retention basins that were built for the stormwater.

David Williams: Ken, are you not expecting much drainage coming off that embankment to the rear?

Ken Ferry: As heavily wooded as it is and the smaller part of the property as it is now... it is steep, but there are so many trees, so much leaf interaction that is going to be going on, during any rain event that I do not see that being an issue at all.

David Williams: I do not see anyway to channel off water away from the back of the building.

Dave Stallings: It actually does channel along the back of the building.

Chairman Crafton: Dave, I need to swear you in. State your name and address please.

Dave Stallings: I'm with Landmark Design & Engineering, Inc., located at 10577A Oak Grove Road in Newburg, IN.

Chairman Crafton: Do you swear to tell the truth to the best of your knowledge?

Dave Stallings: I do.

Chairman Crafton: You will need to speak up because the speakers are located in the ceiling.

Dave Stallings: The building sits in this area here, and along the back, pretty much all the water that sheds off this runs along a swale, along the rear of the building to the southwest down to a detention basin.

David Williams: Is there going to be a surface drain, or are you going to tile it?

Dave Stallings: Its surface.

Kevin Richard: So, the west detention basin is solely for parking lot?

Dave Stallings: Just the front area, correct.

Chairman Crafton: Okay, does anybody else have any questions?

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY MAC ARNOLD TO APPROVE THE SHOWPLACE CINEMAS SITE PLAN, SUBMITTED BY PAUL STIELER FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 406 WALKER DRIVE. THE SITE PLAN WILL BE SUBJECT TO STATE APPROVAL AND BONDING IN THE AMOUNT OF \$52,150.00.

***VOTE: UNANIMOUS
MOTION CARRIED***

Chairman Crafton: Okay, congratulations...thank you.

Dave Stallings: Thank you all.

Chairman Crafton: I would like to move onto with the ***Consolidation of Lots of 4 & 5 Fielding Place Subdivision with Cherry Hill Baptist Church.***

Peggy Wood: This is consolidation of Lots 4 & 5 Fielding Place Subdivision with Cherry Hill Baptist Church property. The only reason that this is before you tonight, is because there are some easements to be extinguished by the consolidation of this plat. The property is located at the intersection of Meahl-Cates Road and KY Hwy 1299. There were three lots and they all are being consolidated together with the Church lot. They are extinguishing a 20' overhead electrical easement by this plat, and a 10' overhead electrical easement extinguished by the plat. Mike Villines with Kenergy has signed off on the plats. The only reason that it is before you, is that we need a record for anytime we extinguished P.U. easements by a plat, and this is recorded in our minutes. So, the staff recommends approval of the consolidation plat.

MOTION WAS MADE BY HERB MCKEE, SECONDED BY DICKIE JOHNSON TO APPROVE THE CONSOLIDATION OF LOTS 4 & 5 FIELDING PLACE SUBDIVISION WITH CHERRY HILL BAPTIST CHURCH AND A (1) 20' OVERHEAD ELECTRICAL

EASEMENT, AND (1) 10' OVERHEAD ELECTRICAL EASEMENT BEING EXTINGUISHED.

***ALL IN FAVOR: AYE
OPPOSED: NONE***

FINANCE REPORT

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY BOBBIE JARRETT TO APPROVE THE PLANNING COMMISSION FINANCE REPORT FOR MAY 2010 AS SUBMITTED.

***ALL IN FAVOR: AYE
OPPOSED: NONE***

OTHER BUSINESS

Peggy Wood: The only thing that I have to mention is that we will have our regular July meeting.
MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY KEVIN RICHARD TO ADJOURN THE MEETING AT 6:30 P.M.