

Henderson City-County
Planning Commission
March 1, 2016

The Henderson City-County Planning Commission held their regular meeting March 1, 2016 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, 3rd floor assembly room. Members present: Chairman Herb McKee, Vice-Chair David Williams, Bobbie Jarrett, Dickie Johnson, Gary Gibson, Rodney Thomas, David Dixon, Kevin Herron, Mac Arnold, Kevin Richard, Penny Hahn and Herb Pritchett

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

(A summary of the minutes from the meeting on March 1, 2016. A recorded audio tape is on file at the Planning Commission Office)

MEETING BEGAN AT 6:00PM

Chairman McKee: I will call this March meeting of the Henderson City County Planning Commission to order, welcome everyone. Madame Clerk, will you please call the roll. The Chair will entertain a motion to go into public hearing.

MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY MAC ARNOLD TO GO INTO PUBLIC HEARING.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: If you had the opportunity to review the **February Planning Commission minutes**, are there any additions or corrections? Let the record show Kevin Herron is here.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY MAC ARNOLD TO APPROVE THE MINUTES FROM THE FEBRUARY 2, 2016 MEETING.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda is **Rezoning #1055 with Development Plan**, Mr. Bishop do you plan to lead that discussion?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: This is submitted by Elfren Malave for the property located in Henderson County at 6003 Hwy 416 (PID#80-112) and containing 5.75 acres. Applicant is requesting a zoning change from Agriculture (AG) to Highway Commercial (HC) with a development plan to operate a vehicle repair business. This is the area that's going to be rezoned. If you will notice, this is the new I-69 corridor, this is Hwy 416 W. The applicant is requesting a zoning change in order to bring the property into compliance. There is an existing vehicle repair shop located on the property which is located in this building here. Staff finds there have been changes of a physical nature and that the 416 and I-69 interchange has been constructed to allow ingress and egress to the newly placard I-69. It should be noted that the site plan for this property will come back to the full Planning Commission and at that point we will look at the bonding for screening and the fencing. The applicant is proposing chain-link fencing in order to make sure the vehicles that he will work on will be contained behind and screening will also be around this fence in order to soften the landscape for all the adjoining properties. As I said, the site plan for this will come back to the

Planning Commission and at that point we will really address things like the screening and bonding so if you have any questions I will do my best to answer them at this time.

Chairman McKee: Questions for staff? Mr. Bishop would the developer like to speak?

Brian Bishop: I believe Mr. Branson is here to represent the property owner.

Chairman McKee: We know you but please give us your name and address.

Dennis Branson: My name is Dennis Branson I live at 916 Kelly Court.

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

Dennis Branson: I do.

Chairman McKee: Thank you sir, please proceed.

Dennis Branson: I will answer any questions that you might have about what Mr. Malave is doing, wants to do, he's here tonight if you would like to address him and ask him any questions. The main thing I would really like to point out to everybody is that the staff has finally found us a screening tree that's indigenous to our area that we have been looking for for twenty (20) years.

Brian Bishop: Heather did that, all credit goes to Heather.

Chairman McKee: Way to go Heather.

Dennis Branson: Thank you Heather.

Brian Bishop: Heather would you tell the name of the tree because I don't want to mess the name up.

Heather Lauderdale: It is spelled T-h-u-j-a Green Giant.

Dennis Branson: It's the tree that's on the, I think it's the east side of Eastland Mall, they're giant, they're huge they're thirty-five (35) feet tall. I don't know if you've seen, there is a row of them behind Eastland Mall.

Kevin Richard: Are they evergreen?

Dennis Branson: Yes and we have been specking upright Junipers for years and not had any success with those around here and finally we've got a tree that I think will work.

Brian Bishop: We'll see a little more detail on that on the site plan but we wanted just to make sure you knew that that is what the applicant's proposing.

Chairman McKee: Any questions for Mr. Branson?

David Williams: For Mr. Branson and for staff actually, this is currently the piece of land, that's use calls for this to be low density residential?

Brian Bishop: Correct.

David Williams: Ok, so in your opinion is the, we weren't expecting I-69 when the current land use plan was put forth?

Brian Bishop: I don't believe we expected the interchange at that location.

David Williams: So in that regard you expect to have pressure for commercial development around this interchange here?

Brian Bishop: Actually if you will look at the map David you'll see the property across I-69 is already zoned Heavy Industrial. We expect this

entire interchange to develop in a commercial nature and once I-69 further develops.

David Williams: Ok.

Chairman McKee: Any further questions for Mr. Branson or staff? Thank you sir.

Dennis Branson: Thank you.

Chairman McKee: Is there anyone that would like to speak for or against this request for rezoning? Anyone who would like to speak for or against? Seeing none, the chair will entertain a motion.

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DAVID DIXON TO APPROVE REZONING #1055 WITH DEVELOPMENT PLAN SUBMITTED BY ELFREN MALAVE FOR THE PROPERTY LOCATED IN HENDERSON COUNTY AT 6003 HWY 416 W (PIDN#80-112) CONTAINING 5.75 ACRES AND THAT IT BE CHANGED FROM AGRICULTURAL TO HIGHWAY COMMERCIAL WITH A DEVELOPMENT PLAN TO OPERATE A VEHICLE REPAIR BUSINESS BEING THE AREA WAS NOT PLANNED TO DEVELOP COMMERCIALLY WHEN THE ORIGINAL FUTURE WAS SITED. HOWEVER, THE ADDITION OF I-69 INTERCHANGE HAS MADE THIS AN IDEAL SITE FOR COMMERCIAL DEVELOPMENT AND WILL ENTERTAIN ANY OTHER FINDINGS OF FACTS.

Chairman McKee: The maker of the motion will entertain additional findings of facts; does anyone have additional findings they would like to add? Hearing none, Madame Clerk will you please call the roll?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Would you explain to the applicant what happens next.

Brian Bishop: I believe Mr. Branson is going to help the applicant with the site plan and they will, at the point in which it's completed come back to the Planning Commission of that as well.

Chairman McKee: And if there are no objections within...

Brian Bishop: Twenty-one (21) days, the expedited rezoning process will take precedence.

Chairman McKee: Very good. That is the only other public hearing item so the Chair will entertain a motion to go out of public hearing.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY BOBBIE JARRETT TO GO OUT OF THE PUBLIC HEARING.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda, thank you all, **Owensboro Heath Henderson Healthplex Site Plan**, Mr. Bishop.

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: This is submitted by Owensboro Health Medical Group, Inc. for the property located in the City of Henderson at 1184 & 1200 Barret Blvd., (Lots 11 & 12, PIDN#65-13.11). Applicants are requesting site plan approval. The property is located to the west of Walmart and consists of Lots 11 & 12 of the Merrill Place Subdivision; the applicant is requesting site plan approval for a 40,850 square foot

medical facility. Barret Blvd. has been extended and the associated utilities have also been extended to allow for this development. They are proposing two (2) entrances onto Barret Blvd and you may remember when we dealt with the planning process of this property there was a historic cemetery on this site, the applicant has proposed a sidewalk that will be able to allow any visitors to park in the proposed parking lot and have a sidewalk to the cemetery itself. We have received approval from all appropriate utilities and request that the site plan be subject to bonding. Bonding will be for \$32,130 for erosion control; sidewalks will need to be bonded for \$6,000; the entrances will be bonded for \$8,000 and there will be \$17,000 bonded for the curb installation. The total amount of bonding is \$63,130, staff recommends approval of the site plan and we will do our best to answer any questions you may have.

Chairman McKee: Questions for staff?

David Dixon: The street has already been extended past the cul-de-sac invisible in the aerial?

Brian Bishop: Correct. It has actually been extended further down this way. Its past Lot 12 which you will see has basically been extended to where the right of way ends right here, we just don't have updated aerial photography to show that.

David Dixon: I understand.

Chairman McKee: Any further questions or comments?

David Williams: Would you go over the bonding amounts again please?

Brian Bishop: Yes sir. Bonding will be for \$32,130 for erosion control; sidewalks will need to be bonded for \$6,000; the entrances will be

bonded for \$8,000 and there will be \$17,000 bonded for the curb installation. The total amount of bonding is \$63,130.

David Williams: Thank you.

Brian Bishop: We also have Brandy Zackery from the engineering firm that designed the site here if you would like to ask any specific questions of her.

Chairman McKee: Is there anyone here for the applicant?

Brian Bishop: I believe Brandy is the person here to represent the applicant.

Chairman McKee: Would anyone like to hear from Brandy?

Mac Arnold: Brandy, would you please come? I'm going to swear you in; I haven't done that in a while. Will you please raise your hand, give your name and address please.

Brandy Zackery: 361 Walnut Creek Drive, Bowling Green, Ky.

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

Brandy Zackery: I do.

Chairman McKee: Thank you Brandy, please proceed Mac.

Mac Arnold: The only thing I wanted to inquire about was basically the site plan we're showing also where you are encroaching over onto the other adjacent lot there which I understand you all own but you haven't consolidated two (2) lots. Is there going to be written right of way given for that area, easement there for that?

Brandy Zackery: They will either consolidate the lots or they will do a restrictive easement agreement which allows cross access and parking

between their two (2) lots in case they were to ever sell that other lot. But to my knowledge, I don't think there is any intention of selling it so since the building doesn't cross the property line there is nothing in codes that requires them to consolidate it so they will probably just do it by written agreement for parking.

Mac Arnold: Just as long have something in writing on that. Thank you.

Chairman McKee: Any more questions for Brandy? Thank you ma'am.

Tommy Jo Fridy: I suggest any motion be subject to that being submitted.

Chairman McKee: Any further questions of staff or would you like to hear from anyone else? Hearing none, the Chair will entertain a motion.

David Dixon: What was the last subject to?

Tommy Jo Fridy: Let's ask Brandy, correct me if my memory isn't correct but you said the applicant was either going to do a cross access and cross parking easement or they were going to consolidate the two (2) lots.

Brandy Zackery: Yes, we will do one of the two.

Tommy Jo Fridy: Subject to one of the two, either of those.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY MAC ARNOLD TO APPROVE THE OWENSBORO HEALTH HENDERSON HEALTHPLEX SITE PLAN SUBMITTED BY OWENSBORO HEALTH MEDICAL GROUP INC, FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 1184 AND 1200 BARRET BLVD (LOTS 11 &12 PIDN#65-13.11) SUBJECT TO BONDING FOR EROSION CONTROL \$32,130;

***SIDEWALKS \$6,000; ENTRANCES \$8,000 AND CURBS \$17,000
TOTALING \$63,130.00 ALSO SUBJECT TO A CROSS ACCESS OR
CROSS PARKING EASEMENT OR A CONSOLIDATION
SUBMITTED***

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Thank you, next on the agenda the **Aaron & Kristy Bugg Burdette Street Site Plan**, Claudia you're going to lead that discussion?

Claudia Wayne: Yes.

Chairman McKee: Please proceed.

Claudia Wayne: This is submitted by Aaron and Kristin Bugg for the property located in the City of Henderson at 309 Burdette Street. Applicants are requesting a site plan approval. The location is, there's the site, there's the existing carwash. He's wanting to construct mini-storage units; the current zoning is Light Industrial. This was before you in October 2015 at the Planning Commission meeting with the rezoning with the development plan and there were two (2) variances that were also granted at that time. The site is approximately 1.6 acres and Mr. Bugg wants to develop the property into four (4) phases. They are proposing a six (6) foot tall, wood privacy fence to screen from the residential. On this side of the property, right here, there will be a privacy fence and it will come down through there. The first phase will be this area right through here and then this will be the fourth phase where the carwash is. The nearest location of the fire hydrant is at the intersection of Clay Street and Burdette, we've received all the approvals from the local utilities and request that the site plan be subject

to bonding; erosion control \$8,050, demolition \$2500, sidewalks \$8,600, entrances \$8,000 and backfill \$850 for a total bonding of \$28,000 and staff does recommend approval. Mr. Bugg is here along with Cliff from Branson and Brandy with Arnold Consulting if you all have any questions.

Chairman McKee: Questions for staff? Would the applicant like to make a statement to the Planning Commission? Thank you, any comments? Hearing none the Chair will entertain a motion.

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY BOBBIE JARRETT TO APPROVE THE AARON AND KRISTEN BUGG BURDETTE STREET SITE PLAN SUBMITTED BY AARON AND KRISTEN BUGG FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 309 BURDETTE STREET SUBJECT TO BONDING; EROSION CONTROL \$8,050, DEMOLITION \$2500, SIDEWALKS \$8,000, ENTRANCES \$8,000 AND BACKFILL \$850 FOR A TOTAL OF \$28,000.

ALL IN FAVOR: DAVID WILLIAMS, BOBBIE JARRETT, MAC ARNOLD, KEVIN RICHARD, DICKIE JOHNSON, GARY GIBSON, RODNEY THOMAS, DAVID DIXON, KEVIN HERRON AND PENNY HAHN.

OPPOSED: NONE

RECUSED/ABSTAINED: HERB PRITCHETT

Chairman McKee: Next on the agenda is the Planning Commission Finance Report for February 2016, Mrs. Curtis are you going to lead that discussion?

Theresa Curtis: We're at 57% of budget with four (4) months left to go and as you can see we opened the new account, the PC Reserve fund and

we have the money deposited into that account. If you all have any questions I will try to answer them for you.

Chairman McKee: Any questions for Mrs. Curtis?

Theresa Curtis: We just need a recommendation, Bobbie.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY GARY GIBSON TO APPROVE THE PLANNING COMMISSION FINANCE REPORT FOR FEBRUARY 2016 AS PRESENTED.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda is the bond report.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY DAVID WILLIAMS TO ACCEPT THE BOND REPORT.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Is there any administrative business?

Brian Bishop: No sir.

Chairman McKee: No administrative business? Other business, the Henderson Branding Project presented by Kyle Hittner, would you please approach the podium, thank you Mrs. Hittner, please proceed.

Kyle Hittner: I'm still shivering so I'm going to leave my coat on if that's all right with you all. I'm Kyle Hittner, I'm the Executive Director of the Henderson County Tourist Commission and after Vision Henderson was complete, we dissected it, adopted some things into our strategic plan to help move that plan forward and the first big initiative

we landed on was a branding initiative. I could spend an hour of your time telling you why it's important and why it's important specifically for Henderson but I'm here today to present to you the findings from the research phase of the branding initiative. So, this is over one hundred fifty (150) slides of information so I'm going to run thru a lot of it for you and hit the highlights that pertinent to you all and this agency.

We have engaged with Chandler Thinks which is a destination branding organization out of Franklin, Tennessee to help us with this initiative. They came in back in October and began lots and lots and lots of research so what I'm going to show you today is the findings of that research.

Research recap; Twenty-three (23) one on one interviews with community stakeholders, thirty-six (36) participants in focus groups, two hundred sixty-one (261) community surveys completed and two hundred seventy (270) attitude awareness and perception surveys that were completed by residents in Evansville and Owensboro.

They are asking, what does Henderson say about itself and what do others say about Henderson? If any of you care to go slide by slide through all of this let me know and I can send you this. Again, I'm just going to hit the highlights. They asked people to describe Henderson as a place to live, a place visit and then they asked them as a place to do business and this is what you all are interested in. Here is the thing that really made Brian sad, reputation of not being business friendly, don't shoot the messenger I'm just presenting facts here, this is neither my opinion nor the Tourists Commission opinion this is the opinion of people within this community.

Dickie Johnson: How many surveys, seven out of how many?

Kyle Hittner: This is one on one interviews so this is seven (7) people in the twenty-something one on one interviews that they did, seven (7) people said this. I'll get to even larger finding here in a minute. Then, lots of rules and hoops to jump through, daunting to try to navigate through processes and codes, reputation of being too rigid, cliquish could be improved. This says if Henderson loves you then they'll support you and that's more important than having a good product or being a good person.

Obstacles, again from community stakeholder interviews: too many Kentucky taxes, which we can't really help with; fewer and not well regulated building codes, in the past some buildings aren't built as well and are very expensive to remodel; zoning, planning and licensing process can be daunting; limited access to northbound, only one small bridge and need multiple entry/exit points to larger destinations, not a lot of foot traffic due to Henderson's small size.

David Dixon: Excuse me Kyle, just so I understand, these results are from the interviews with Henderson residents?

Kyle Hittner: Yes and in the top left corner you see Community Stakeholders, that means these are the one on ones and the focus groups so this isn't even the survey yet but we'll get to that.

Chairman McKee: While you're flipping may I ask you how you chose the twenty-three (23) people to do one on one interviews with?

Kyle Hittner: The consultant gave me titles of people and he asked me to fill in the blanks with the people that are those titles in your community. There were a few members of the board that sat down and help fill in those blanks but they included, obviously, the Mayor and the County Judge, I can't even remember off the top of my head who it was

but it was based on his recommendation and the input of the board members.

Chairman McKee: So these are folks that have comparable positions like the Mayor and the County Judge, leaders of their camps?

Kyle Hittner: Then there were business leaders actually I'm trying to think back to October to who all was interviewed. KYNDLE was in there, both Brad and Margaret. I don't know if they want to me to reveal because again, these are not necessarily people who said these things so don't go asking them about their responses. I can provide you with a list of who all we asked but I don't know their names off the top of my head.

Mac Arnold: I noticed there in the beginning the comment made about Henderson not being business friendly and being very daunting about working through the codes and planning situation, the people that made those comments, have they experienced this, experienced this recently or maybe ten (10) years ago?

Kyle Hittner: That's what Steve kind of put Brian at ease with is that these might have been, like in Rodney's business if I have a bad experience I can go back the next day or even the next night and he can correct that bad experience but as a business owner I might only ever open a business once in my life so it's pretty hard to go back, from a customer service aspect, to go back and correct that bad experience so I can't answer your question, these might have all been hearsay that they're saying, but they heard that's the way it was and it's from this perspective it's really hard to right that ship and let people know hey, we actually are making a lot of improvements here. Does that answer your question?

Mac Arnold: I just want to make sure it wasn't someone recently who feels like it still is that way because we feel like we've done a lot of changing.

Kyle Hittner: These are people that are, the people that gave those responses are active in the community and should have known already the progress that has been made but I can't say if it was a personal experience or not because I really don't know.

Herb McKee: How much of this process, the branding process, is dependent on what those folks have to say?

Kyle Hittner: None at all.

Herb McKee: Thank you very much.

Kyle Hittner: But Brian wanted me to share this information with you all because this information because there is still some local perspective is that's still going on and no matter what that says it's just highlighting opportunities for all of us, even after the branding is completed it's still giving us our report card. No matter, the great things we've done we still can improve upon, my organization included.

So now we're segwaying into the community survey results. Rating Henderson as a place to live and this is on a scale of one (1) to ten (10) being the best, seven (7) being kind of average and they want everyone to be at least a seven (7). So, the place to live is seven and a half (7 ½) so it's just ok; as a place to visit, it's fine; as a place to start a business it's five point nine (5.9) so that's a number we would all like to see higher. This came from the community survey results of about two hundred (200) folks and I'm pretty sure those are anonymous so I can't send you their email addresses.

David Dixon: Were they randomly suggested?

Kyle Hittner: They advertised through, we sent it out via email, KYNDLE sent it out to KYNDLE stakeholders it was shared a lot on Facebook and posted on our website so they weren't randomly selected, the next group will be, the AAP survey.

Business related attributes are not rated very high. One (1) is low, ten (10) is what you're shooting for. A community with available work force, six (6); community with strong business leadership five point eight two (5.82); community with vision five point seven-seven (5.77) and a business friendly community five point six (5.6) so on all fronts there we have opportunity. The stuff that I'm skipping over is really what's going to impact and effect the brand more than the stuff I'm stopping on and showing you.

AAP survey, so this is Evansville and Owensboro, these are folks that have doubly opted in to say they would be willing to take surveys like this; they purchased these email addresses basically. Did you all know that there is a magazine that you can sort thru and buy email lists? That's where they got these emails from. When asked the question when you think of Henderson Kentucky what comes to mind? The number one answer, cheap gas, so opportunity there. Outsiders don't perceive Henderson as being particularly business friendly or having a strong vision. You see the numbers there, a six (6) and five point four nine (5.49).

This is tapestry, something that really blew my mind, I'm not familiar with tapestry if you are, again I'm happy to share that with you one on one but I'm not even going to try to explain it.

Herb Pritchett: Do you all think that not being business friendly, if you're going out to business people and they did marketing studies and demographic studies, Henderson would not show up if you're going to

look at Henderson versus Evansville, Henderson would not compare favorable because there's less purchasing power here. Do you think that is part of the reason for the low rating outsiders looking in at Henderson.

Kyle Hittner: You know, I really couldn't speak to that, I really don't know. I'm sorry, I don't have an answer.

David Dixon: We also don't know what Evansville or Owensboro is rated in terms of business friendliness.

Rodney Thomas: We don't know how much of that is caused by State codes where they blame us even though our hands are tied.

Kyle Hittner: A lot of people in Evansville and Owensboro they generally did not know a lot about Henderson. So if they generally don't know anything about Henderson, why on earth would they know whether we're business friendly or not, they're just defaulting to an answer perhaps, who knows.

I wanted to share this with you really quick, all of those flags talk about Audubon, Audubon, Audubon, Ellis Park, festivals, nature, nature, nature all this stuff so this is where we landed. Brand Truths; Henderson is a river town; Audubon is firmly connected to our identity. Our Audubon Association must be about what inspired him not the man. This is where a lot of people get hung up as we were going thru this they would ask me what do you think our brand is going to be about? Well, I think it's about Audubon and nature because I market this place professionally and I'm pretty sure that's our biggest asset, our biggest thing that makes the most distinct. They say, I'm so sick of Audubon, I'm so sick of him. Well, sorry but our association must be about what inspired him and not about the man. If Henderson's Audubon is just about the person then it fails to be relevant outside of historical content. Unless, you're from Henderson and you love Audubon like I do. Taking

a look at how that brand and that distinct identity can help business is a part of this initiative.

Brand truths; natural outdoor resources in or around Henderson are our strongest and most utilized assets. Our strategy would be to position Henderson as a classic river town or the nature that once inspired John James Audubon and still inspires life today, it's distinct, own able and part of our identity can be iconic and relevant. This is the brand platform statement that will again influence the creative part of the branding initiative which we're launching into now.

Our target are those seeking the comforts and connections of a small town, that's who we are. The landscape like where we are is a classic river town on the Ohio River. What can Henderson promise to deliver better than anyone else? Life, framed by nature's resources. How does our promise make people feel? Calm and inspired for new ideas.

That is it. That was two (2) hours of a presentation in hopefully a lot less time than two (2) hours.

Chairman McKee: Kyle, is the tourism commission the sponsor for this branding effort?

Kyle Hittner: We are the lead on this, yes. The contract is with us, we are spearheading this but as far as sponsorships; the City has sponsored, KYNDLE has sponsored, the hospital has invested and really we're just getting started because there will be more things to invest in and to spend money on after the branding initiative is over such as a website or video or advertising.

Chairman McKee: How did your sponsors react to the lack of being business friendly?

Kyle Hittner: Actually there was a slap to the forehead from one of them, just like here we go again, we've done so much.

Brian Bishop: Thanks for doing this. We have this information and we will provide this to anyone who would like a copy but I was sitting next to the Mayor when we had the first presentation on this and it's kind of disheartening because we feel like we've all made progress and tried really hard but that perception is still there and that's kind of the reason I wanted Kyle to share this because we still have a lot of work to do. I think it's important for staff and everyone on the Planning Commission to realize our behavior, especially in the office and here really does impact our perception in the community and our surrounding areas. This is probably a good time for me to bring up for your consideration, we are about to start the budgeting process in the next few weeks and I would like for us to consider hiring our own consultant that will evaluate our procedures and relate them to other communities around us to see how we really do stack up. Owensboro has codes, Evansville has codes but their still growing and may or may not have that perception of not being business friendly but I would like for us to take a closer look at it to see if it's something we need to change, if it's something we're doing well at. That's my suggestion, would you guys care to entertain that or talk about it.

Herb McKee: Do we need to know what you have in mind, how much money and all that?

Brian Bishop: Well that's something that I think we would like to explore but I don't want to waste staff's time going down this rabbit hole if you guys don't think it's necessary.

Rodney Thomas: I think it's a great idea apparently we need it.

Brian Bishop: I think Rodney was at the first meeting I was at and we look up we see five point nine (5.9) after all of our efforts and it's, I don't want to say depressing but it killed the mood.

Rodney Thomas: I think it would be nice for that five point nine (5.9) were people twenty (20) years ago that had a bad experience and they're all voicing their opinions or if it's current. Because if it's current, we have a problem. If it's in the past then we need to do more advertising and let people know that our perception should be better.

David Dixon: I think in some cases, you've got very motivated responders and sometimes the squeaky wheel; in other words these people might have had a bad experience so yes I'm going to answer this survey. I think some of that could be going on.

Brian Bishop: That was part of my thought process that we had an impartial observer that could compare our process to other cities of similar size or even larger sized cities that may help (inaudible).

David Dixon: I would like to know what goes into somebody building that perception. Do they think, the Planning Commission they're not friendly down there or are there other things going on they attribute to not being business friendly.

Penny Hahn: My HLR class, we did research on this and it was more aimed at Downtown but unfortunately we came back and did random surveys, we did surveys on the doors, then we interviewed people at different locations and unfortunately we came up with a lot of these kinds of things like there are a lot of hoops to jump thru that there was a group that could get things done and so I don't think it's so much like, and I'm not saying it's that way I'm saying I think a lot of it is the perception, that's how people see it.

Mac Arnold: To me I think it would be nice to have someone from outside the community that has a project, come into this town and present it, go through the whole process of it and rate that. Then they go to Owensboro, Bowling Green, wherever and do the same thing and then ask them how does one compare to the other? I think that would help us know are we...

Herb Pritchett: Kind of like a super shopper.

Brian Bishop: That's a very good description actually. If the Planning Commission is ok with it, would you mind if we take a look and speak to some consultants and see if there is anyone out there that actually does a comparative study like this and we can come back and give you more information. We still have time for the budget process and this is not anything that is bearing down on us and we would have to make a decision, it's just a suggestion that I think, maybe beneficial to the Planning Commission as a whole.

David Dixon: I think it would be worthwhile and I think it would be nice to know; we think we're doing better, maybe somebody could tell us we're not doing as good as we think we are.

Chairman McKee: I think you should consider recommendations from the consultant on what we can do to impact what they find in addition to what they find.

Brian Bishop: Absolutely, are you guys ok if we start doing some research on the topic and then we will come back with a presentation hopefully at the next meeting?

Chairman McKee: Do you think we need a vote on it or do you just need an opinion?

Brian Bishop: I just wanted to gauge your opinion of it.

Chairman McKee: Does anyone object to it?

Penny Hahn: Are you going to get quotes?

Brian Bishop: I don't think we're at that stage yet, I didn't want to exert a lot of energy and time if you guys didn't think it was a worthwhile idea.

David Dixon: Some kind of ballpark amount would be useful.

Chairman McKee: If it's very much, I want to apply.

David Williams: They thing that strikes me in a way and the reason it hit so hard when Kyle gave us the results is that's not the results we got from the vision process we did earlier, everyone just loved Henderson because we've got all the parks and the Riverwalk and good attitude, it just floors me that we are getting this kind of response.

Brian Bishop: It was similar mindset that we thought we had made all of this progress and we were getting better and had turned the corner and then you're smacked in the face with perceived reality. It may not be reality at all but if there is a perception out there we still have work to do. Another thing that was brought up in the study was that building codes, a lot of times we get blamed for stuff that's not our fault.

Whether it be state building codes or water line sizes or anything. We're the clearinghouse for development so the blame always comes here whether it's right or wrong, that's one of the problems we have to fight.

David Dixon: But other communities, of course, have to deal with that as well.

Brian Bishop: Correct, for example Bowling Green and Owensboro would be governed by the same state building codes, it's a statewide building code.

David Williams: It would be useful to know how Owensboro and Bowling Green compared to us on this same set of questions.

Mac Arnold: Building codes, if you go back and look at it, we have our codes inspectors and Owensboro does but if you go look around the state, Union County and Webster County, there is over half the state that does not have building inspectors. People get away with murder in these areas! When they come to an area where they've got to follow a set of rules, they say whoa wait a minute and that's part of the problem. Until we get the whole state to be uniform as far having codes repetition and enforcement, I think we'll have a hard time.

Kyle Hittner: To Mr. Williams; I don't know about Owensboro but Bowling Green used the same consultant as us, they do have the same surveys and I don't have the findings from that but I can get them for you. If you would email me, I will get that for you.

Brian Bishop: To Mac's point, I know I have this discussion a lot with the people in the community and they always bring up how building codes and zoning are such a hindrance to development. Which, there are legitimate arguments to that point but I always bring up the fact Union and Webster County do not have those two (2) things and it's not like they're experiencing unbridled growth so that's not always a legitimate argument in my opinion.

David Williams: I would think that developers, they may chafe at the fact they have to submit to these things but they are probably happy that their neighbors also have to submit to these things because nobody wants a chicken house put next to their new housing development, right?

Brian Bishop: Correct. If you're ok with it, we'll start doing some research and bring back some information to the board.

David Dixon: Please do that.

Tommy Jo Fridy: We've mentioned Union County several times, while Union County doesn't have zoning, all of the cities in Union County do and they have building inspectors and inspections and such.

Chairman McKee: But Webster still does not?

Tommy Jo Fridy: Webster does not.

Chairman McKee: When I talk to people in Webster County they say that they hear about the bad experiences with building codes and zoning and they say it just scares them to death to even start talking about it.

Tommy Jo Fridy: They are subject to the state building codes and the builders are supposed to build to those standards but they don't have inspectors.

Chairman McKee: If we know anything, we know perception is reality don't we?

Tommy Jo Fridy: Perception is reality, yes.

Chairman McKee: Anything else to come before the Planning Commission this evening. I will entertain a motion to adjourn.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD TO ADJOURN.

ALL IN FAVOR: AYE

OPPOSED: NONE

MEETING ENDED AT 6:45p.m.