

Henderson City-County
Planning Commission
December 1, 2015

The Henderson City-County Planning Commission held their regular meeting December 1, 2015 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, Gary Gibson, David Dixon, Kevin Herron, Mac Arnold, Dickie Johnson and Kevin Richard. Rodney Thomas and Penny Hahn were absent.

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

(A summary of the minutes from the meeting on December 1, 2015. A recorded audio tape is on file at the Planning Commission Office)

MEETING BEGAN AT 6:00PM

Chairman McKee: A quorum is present. 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.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Have you had an opportunity to review the minutes from the November 3, 2015 meeting?

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY GARY GIBSON TO APPROVE THE MINUTES FROM THE NOVEMBER 3, 2015 PLANNING COMMISSION MEETING.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda is **Tract 1, Robert and Amy Cates Agricultural Division**, Mrs. Wayne are you going to do that one?

Claudia Wayne: Yes.

Chairman McKee: Please proceed.

Claudia Wayne: This is Tract 1 of the Robert and Amy Cates Agricultural Division containing 10.080 acres. This plat meets all the requirements of KRS Chapter 100 for Agriculture Exemptions and it is not subject to Subdivision Regulations. They have the note on the plat that it has been farmed for two (2) years and also our stamp that it does meet all of the requirements. Mr. Cates is here if ya'll have any questions and Staff does recommend approval.

Chairman McKee: Does anyone have any questions for staff? Anyone like to hear from Mr. Cates? Hearing none, the Chair will entertain a motion.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD TO APPROVE TRACT #1 OF THE ROBERT AND AMY CATES AGRICULTURAL DIVISION SUBMITTED BY ROBERT CATES FOR THE PROPERTY LOCATED ON PRUITT AGNEW RD.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda is the **Adoption to the Henderson City-County Comprehensive Plan the Following Chapter: Balancing Land Use**, Mr. Bishop please proceed.

Brian Bishop: This is the last chapter of the Comprehensive Plan, at least for a little while. We have reserved a chapter for the I-69 portion of the Comprehensive Plan and it will be called Enabling I-69 and once we have a defined route we will address that chapter at that time.

But at this time I would like to show you some of the changes that we have made to the Future Land Use map so that way you can see what the differences are between the 2006 version and the 2015 version. You're going to notice more land that we are expecting to develop more parks and recreation. For example, out in the in the Martin and Martin Road area you will see the green area shown as recreational where we think more land will develop just because of factors like topography. It's largely wooded; it's adjacent to Fish and Wildlife property so we expect this to develop more as hunting reserves and things like that.

Another area that you are going to see a lot of change in is along Green Street. What we have proposed is showing one block deep along Green Street which would extend roughly from the 41-A intersection, where the old South-Y used to be along Green Street to the Cloverleaf. This way, property owners will have an easier time going through the re-zoning or development process because we eventually see Green Street developing in an all commercial manner and that you won't see residences fronting on Green Street.

Chairman McKee: Mr. Bishop, now did you say one block deep, did you mean one lot deep?

Brian Bishop: I'm sorry, one lot deep. I apologize, I misspoke. So as you can see along Green Street the red area is designating commercial uses.

Another area you are going to see a lot change in is the East End. This is what we rezoned Audubon Residential District and Audubon Commercial. This is where mixed use development is going to be encouraged and this is the first time we have had this on the future land use map so this is going to bring about some change. Hopefully we will see lots of redevelopment in this area and the little scattered areas of light purple are churches in the area so we left those as being basically public. They are building that public would gather in for church services or public buildings and things like that. So, we anticipate those staying churches but you're going to see a lot of development around those churches in this older part of Henderson.

You also may see more mixed use development along Second Street. This is the Gateway District in which we rezoned these properties recently and then you have South Main Street which is where we rezoned a lot of these properties to the HIP District. So this really opens these areas up for mixed use development.

Another area you will see changes in is the area behind Wal-Mart. We know from the cases we've seen at the Planning Commission this is going to develop in a commercial nature and this road will likely be extended. What we have proposed on this version of the Future Land Use map is that this creek that property line follows will provide a natural buffer from the commercial portion of this neighborhood and the likely development of this residential neighborhood. So, this could be a natural buffer and that's why we chose to draw it in this manner.

Another area that you are probably going to see a little difference in is the Highway 351 area out near Spring Garden. This is where Farm Bureau and the Ag Extension office are located. This large tract had previously been shown as agricultural but we think this is going to develop commercial. At the very least it would probably develop high density or medium density residential.

So those are just a few areas that we think you will see some changes and there are variations to the 2006 version so if you have any questions I will do my best to answer them or we can look at particular areas or parcels you would like to see.

Kevin Richard: So I guess the only question is an extension from that if you stay on and basically turn onto Second Street into town, are there any changes along that corridor as well? Dramatic changes versus what we've seen? I couldn't remember that exact street.

Brian Bishop: This area here?

Kevin Richard: Yes.

Brian Bishop: Yes, we show that developing as mixed use because this is the property, all these parcels were zoned Gateway District. The only area we have a real question about is the church that is across the street from Holy Name. That is a large building that could develop in several ways so this area is still a little in question, that may be something we have to address with the rezoning in the future.

Chairman McKee: But suffice to say that if a developer came in and wanted to turn that property into a commercial facility and the public did not object, it would not be difficult to that?

Brian Bishop: I don't believe so I think that would be more agreeable to the current version of the Comprehensive Plan. Is there any area you

guys would like to see or like to discuss? One variation you will notice this map, we changed the color from Heavy Industrial on the Future Land Use map to a darker blue just because the two (2) shades of blue from Light and Heavy Industrial were hard to distinguish so we changed that color to a darker blue to make it easier to read the map.

Chairman McKee: Was there any recommended change to the language in the chapter?

Brian Bishop: There is one (1) sentence I would like for us to address. Frank did a very good job of summarizing the chapter in his article but on page ten (10), the last sentence that states, “ development within or near the proposed route should not occur as it may conflict with future construction of the Interstate referring to I-69. I would like to ask the Planning Commission to address that sentence just because I think it’s overly aggressive and it would cause confusion in the future if we have a development near the proposed route of I-69 once it is defined.

Chairman McKee: Does anyone want to offer up a change in the language?

David Dixon: Yes Mr. Chairman. We’re looking at the bottom of page ten (10), the sentence that was just read. I proposed that we change to read, “When a proposed route or corridor for I-69 is officially designated, development that would impede the construction of I-69 should receive enhanced review.”

Chairman McKee: Does everyone understand that?

Brian Bishop: We think that is appropriate because any development in that area is going to be greatly impacted by I-69. If there is a proposed development at that point, we can request that KYTC or other

departments review those developments so that way, it's not a hindrance or burden to any future I-69 development.

Chairman McKee: Are there any other proposed amendments to the language, yes sir.

David Dixon: Sir I have one more, I will combine both of these changes into one motion if that's appropriate. Leaving page ten (10) with the change that was read, the top right of page twenty (20), the four (4) lines at the top right, I think they had some type of a computer error, those lines don't follow and they any sense in the text so those lines should just be deleted. So we come from the bottom of the left leg; the first will be to increase the minimum lot size which Henderson has done the advantages of this is reduction (inaudible)

Chairman McKee: So just strike that whole, upper section?

David Dixon: Yes, I think it must have been lifted from another part of the text and accidentally or inadvertently inserted that. I move to make those two (2) changes.

Chairman McKee: Are there any other proposed amendments to the language? So, we are considering the map and the language?

David Dixon: My motion is only dealing with those two (2) changes of language.

Chairman McKee: Don't we have to get the whole thing up before we can amend?

Tommy Joe Fridy: Not necessarily. You could make an amendment to the language part and then consider...

Chairman McKee: What's left?

Tommy Joe Fridy: Well, he's making a motion to amend the language but his motion really isn't to adopt the rest of it so, then you could make a motion to adopt it as amended both as to language and map. You wouldn't have to do it that way but we've already headed down that road so that seems like an appropriate way to do it to me.

Chairman McKee: Out of curiosity Commissioner, are you not ready to move to adopt all of this chapter?

David Dixon: To the contrary, I'm very much prepared to adopt the whole thing I just thought I was doing the right steps. So let's just do the whole thing.

Chairman McKee: Alright.

David Dixon: In addition to that motion I just entered, I move to adopt the Henderson City-County Comprehensive Plan the following chapter, Balancing Land Use including the attached maps.

Chairman McKee: With the amendments?

David Dixon: Yes sir.

Chairman McKee: Is that all in one motion or is that two (2) separate motions.

David Dixon: That's all in one motion, just like you wanted it.

Chairman McKee: Thank you sir.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY KEVIN RICHARD TO ADOPT THE HENDERSON CITY-COUNTY PLANNING COMMISSION COMPREHENSIVE PLAN CHAPTER BALANCING LAND USE, INCLUDING THE MAPS AND AMENDMENTS.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: You will send these to both the City and the County for their considerations but it's not, their approval, is not exactly necessary?

Tommy Joe Fridy: It's not necessary at all but it seems like an appropriate thing to do.

Chairman McKee: Good procedure?

Tommy Joe Fridy: They're required and I will ask if they have the two (2) cities and county adopted the Goals and Objectives?

Brian Bishop: They have.

Tommy Joe Fridy: That's all they have to do but the balance of it has been sent to...

Chairman McKee: And they have adopted...

Brian Bishop: Well, the county has been adopting two (2) chapters at a time where the City preferred to adopt all of the chapters at once. We spoke to Mrs. Kelsey and I believe the city will do that at their first meeting in the 2016 year.

Chairman McKee: By way of comment, I believe this Comprehensive Plan update has gone much smoother than any I have witnessed in the past and I think compliments are in order to this Planning Commission for devoting the time they have both individually and collectively to getting that job done. Would anyone else like to make a comment about the Comprehensive Plan and its entirety? Thank you staff, you have done an excellent job.

Brian Bishop: Everyone worked real hard and I think we can't forget Curt's contribution to it before he left, he did a lot of work and I think he deserves some credit along the way too.

Chairman McKee: Absolutely, a lot of heavy lifting has been done. Having completed that task, the Chair will entertain a motion to go out of the public hearing.

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

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda, the non- public hearing items; the **Finance Report for 2015**, Mrs. Curtis will you please share your information with us?

Theresa Curtis: Yes I will. I sent the Finance Report to the board; you had a chance to review it. We are within thirty-nine (39%) percent of budget, Bobbie would you make the recommendation please?

Bobbie Jarrett: Sure.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY DAVID WILLIAMS TO APPROVE THE PLANNING COMMISSION FINANCE REPORT FOR NOVEMBER 2015 AS PRESENTED BY MRS. CURTIS.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda is the **Bond Report**.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY GARY GIBSON TO APPROVE THE PLANNING COMMISSION BOND REPORT AS SUBMITTED.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Is there any other business?

Brian Bishop: No sir.

Chairman McKee: Next on the agenda, I regret to inform you that commission member Taunya Eyre submitted on November 3, 2015 her letter to Judge Hugh McCormick, Henderson Fiscal Court, 20 N. Main Street, Henderson, Ky. 42420.

“Dear Judge McCormick,

I regret to inform you that I am no longer able to serve as a member of the Henderson City-County Planning Commission and will be resigning following the meeting 11/3/15. The commitment to my family, their activities and the demands of my job no longer allow me the time needed to serve as an effective member.

I appreciate the trust you have had in me with this appointment. I have enjoyed my time as a member and hope that I have contributed to the commission.

Respectfully,

Taunya Lewis Eyre”

Taunya will be greatly missed. The Chair will entertain a motion, don't we send something to...

Claudia Wayne: We usually get a plaque for them.

Brian Bishop: If the commission would like, we would like to invite Mrs. Eyre back next month and present her with a plaque if that is appropriate and acceptable.

Chairman McKee: Why don't we make that a formal action, somebody make that motion?

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY BOBBIE JARRETT TO INVITE TAUNYA EYRE TO THE JANUARY MEETING TO BE PRESENTED WITH A PLAQUE IN RECOGNITION OF HER TIME SERVED WITH THE PLANNING COMMISSION.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda another regret, Mr. Frank Boyett has elected to take an early buy-out from the gleaner and has informed us he will not be covering Planning Commission meetings any longer. I'm so sorry to hear that but I hope Mr. Boyett will look forward to his leisure time increasing, if that be the case.

Frank Boyett: It has been a pleasure to work with such a professional group of people.

Chairman McKee: Thank you sir. Would anyone like to say anything to Mr. Boyett?

David Williams: Can we quote him on that?

Claudia Wayne: Frank, I have enjoyed working with you over the last several years and appreciate everything.

Kevin Richard: Yes, thank you.

Bobbie Jarrett: Yes.

Theresa Curtis: We are really going to miss you; you have been very easy to work with.

Frank Boyett: Well, what am I going to do on the first Tuesday of the month?

Heather Lauderdale: Anything you want.

Frank Boyett: I think I have been covering the planning commission ever since the beginning.

Mac Arnold: You've seen a lot of history then.

Frank Boyett: Yes.

Chairman McKee: Well, we appreciate your professional coverage of the planning commission Mr. Boyett, thank you.

Frank Boyett: I appreciate your kind words.

Chairman McKee: Is there anything else to come before the planning commission?

Mac Arnold: What about our January meeting?

Brian Bishop: We will have a regular meeting; we have changed the by-laws to make that a regular meeting. We will be able to do our official business at that meeting as well.

Mac Arnold: Just wanted to make sure.

Chairman McKee: The date of that meeting is? It's not the first Tuesday is it?

Theresa Curtis: It should be the first Tuesday.

Brian Bishop: It should be a regular meeting but we will verify that and let you know.

Claudia Wayne: I thought we changed it to a different day.

Theresa Curtis: No, we just said unless it's a special called, it should be January 5 that's the first Tuesday in January. The organizational meetings used to be the second Monday and then we took that out and decided to have regular planning commission meetings.

Brian Bishop: I think that is where the confusion is. We will verify that and let you know.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY BOBBIE JARRETT TO ADJOURN.

ALL IN FAVOR: AYE

OPPOSED: NONE

MEETING ENDED AT 6:23P.M.