

HENDERSON CITY-COUNTY PLANNING COMMISSION

May 5, 2015 Minutes

The Henderson City-County Planning Commission held a regular monthly meeting May 5, 2015, 6:00 p.m., at the Henderson Municipal Center, third floor assembly room. Members present: Chairman Herb McKee, Vice-Chair David Williams, Dickie Johnson, Bobbie Jarrett, Gary Gibson, Kevin Richard, David Dixon, Kevin Herron, Mac Arnold, Taunya Eyre and Thad McCormic. Rodney Thomas was absent.

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

(A summary of the minutes from the meeting on May 5, 2015. A recorded audio tape is on file at the Planning Commission Office)

MEETING BEGAN AT 6:00PM

Chairman McKee: Chair will entertain a motion to go into a public hearing.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY BOBBIE JARRETT TO GO INTO A PUBLIC HEARING.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Have you had an opportunity to review the *minutes of the April 7, 2015 meeting?*

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY MAC ARNOLD TO APPROVE THE APRIL 7, 2015 MINUTES AS DISTRIBUTED.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda is **TRACT #3, WESTERN KENTUCKY REGIONAL DEVELOPMENT AUTHORITY.** Mr. Bishop, are you going to lead that conversation?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: This is before you because our Subdivision Regulations require that any subdivision in a special flood hazard area come before the Planning Commission, had it not been, it would have been approved in-house by Staff.

A little background on this parcel, a subdivision is being requested by KYNDLE and the reason for that is to make the site more desirable for any industry that would like to locate near Four-Star. One thing you will notice as an oddity to this parcel is there is a train track that runs through the middle of this parcel, this way it makes it a little more desirable and user friendly for anyone who may purchase it.

Chairman McKee: Questions for staff? Would anyone like to speak for or against this application? Will you please state your name and address?

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

Chairman McKee: Do you swear the statement you are about to make is the truth to the best of your knowledge?

Brad Schneider: Yes sir.

Chairman McKee: Thank you, sir please proceed.

Brad Schneider: Thanks for helping us with this. The division of this parcel is to make the portion you see highlighted there separate from the rest of it which exists on the opposite side of the train track a lot harder to access. We actually have a prospect interested in the smaller portion and we felt like making this slight adjustment would make it easier to hopefully complete the transaction and make easier access for this portion of the total parcel.

Chairman McKee: Any questions for Mr. Schneider? Hearing none, thank you sir, anyone else to speak for or against this application? Hearing none, chair will entertain a motion.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY DAVID WILLIAMS TO APPROVE TRACT #3, WESTERN KENTUCKY REGIONAL DEVELOPMENT AUTHORITY SUBMITTED BY KYNDLE FOR THE PROPERTY LOCATED ON U.S. HWY 41 S.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda is the **HCCPC/GIS 2015-16 Budget**.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY TAUNYA EYRE TO APPROVE THE HCCPC/GIS 2015-2016 FISCAL YEAR BUDGET.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda are the **Revisions to Public Improvement Specs**, Mr. Tom Williams are you going to lead this discussion?

Tom Williams: Yes sir. We did a complete revision of the Public Improvement Specs in early 2014 and since that time we have found a few things that needed to be changed. SEE **EXHIBIT "A"**.

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY TAUNYA EYRE TO APPROVE THE REVISIONS TO PUBLIC IMPROVEMENT SPECS AS SUBMITTED.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda we have the **Adoption of Goals and Objectives to the Henderson City-County Comprehensive Plan**, Mr. Freese are you going to lead this discussion?

Curt Freese: Yes sir.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY DAVID WILLIAMS TO RECOMMEND ADOPTION OF THE 2015 GOALS AND

OBJECTIVES TO THE HENDERSON CITY-COUNTY COMPREHENSIVE PLAN.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Motion to close the public hearing.

MOTION WAS MADE BY TAUNYA EYRE, SECONDED BY KEVIN RICHARD TO CLOSE THE PUBLIC HEARING.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda non- public hearing is ***River's Edge Preliminary and Master Plan***, Mr. Freese.

Curt Freese: The River's Edge is seeking preliminary and master plan approval. You have the plans in your packet but we have also passed them out so you can get a good look at them. They are doing it in two sections as you can see on the plan. Looking at all the comments from LDC, everyone was satisfied with everything. The only comments we had were if they do just Section 1 first they will have to do a temporary cul-de-sac at the end of the Section 1 that will have to be done with the final plat, obviously when you approve it you will approve it with bonding as well. The only other comment was from the School District they just mentioned the students will have to walk to the end of Hackberry to South Main to catch the bus. We did have a meeting with the School District after this proposal and they are part of the review process now for all new subdivisions. The Staff is very happy with the plan and is probably the best example of good planning we've seen and I know we've done quite a bit to help this along from a new district; we've changed the Subdivision Regulations and did a variance as well for the road. So, we are definitely very happy with it.

Chairman McKee: Questions for staff?

David Dixon: So what we're considering in Phase One is Lot 1, 2, 3, 4, 26, 27 and 28?

Curt Freese: And the common area as well, correct. As you can see, the dark line separates them. The other five lots were just done as a Minor Subdivision. They didn't require a Preliminary subdivision approval so that's the difference, they were just allowed by Staff.

Chairman McKee: Other questions? Is the developer present, would you like to speak? Would anyone like to speak? We don't have to swear you in but please tell us your name and who you represent.

Matt Calvert: Matt Calvert with Morley & Associates, I am the engineer on this project.

Chairman McKee: Thank you sir, please proceed.

Matt Calvert: I am just here to answer any questions you may have.

Kevin Richard: One question to clarify, the little section designated Common Area, is that another way of saying green space?

Matt Calvert: That's where they are going to have their signage for the subdivision.

David Williams: Who is going to maintain that, as far as cutting the grass?

Matt Calvert: I believe it's going to be part of the HOA.

David Dixon: It will not be maintained by the City?

Matt Calvert: Not that I am aware of, no.

Chairman McKee: So there will be a Home Owners Association?

Matt Calvert: The developer will have to answer that for sure, I believe so. Yes, they are saying yes.

Chairman McKee: Thank you, any other questions? Would anyone else like to speak? Any other questions or comments? Hearing none, the Chair will entertain a motion.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY TAUNYA EYRE TO APPROVE THE RIVER'S EDGE PRELIMINARY AND MASTER PLAN

SUBMITTED BY HACKBERRY DEVELOPMENT, LLC FOR THE PROPERTY LOCATED ON HACKBERRY DRIVE AND SOUTH MAIN STREET, WITH THE CONDITION OF A TEMPORARY CUL-DE-SAC IN SECTION 1, THE COMMON AREA BE MAINTAINED BY THE HOME OWNERS ASSOCIATION AND PROPER BONDING SUPPLIED.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda is the ***Henderson City- County Planning Commission Finance Report for April 2015.***

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY GARY GIBSON TO APPROVE THE HENDERSON CITY-COUNTY PLANNING COMMISSION FINANCE REPORT FOR APRIL 2015 AS SUBMITTED.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Next on the agenda is the ***Bond Report for April 2015.***

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY TAUNYA EYRE TO APPROVE THE HENDERSON CITY-COUNTY PLANNING COMMISSION BOND REPORT FOR APRIL 2015 AS SUBMITTED.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Other business, Mr. Freese?

Thad McCormic: Mr. Chairman, I have other business if I may take the floor.

Chairman McKee: Yes sir.

Thad McCormic: I would like to announce my resignation tonight effective immediately from the Henderson City-County Planning Commission.

Chairman McKee: I would like to entertain a motion to thank Thad McCormic for his years of service on the Planning Commission.

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DICKIE JOHNSON TO THANK THAD MCCORMIC FOR HIS YEARS OF SERVICE ON THE PLANNING COMMISSION.

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: Anything else under other business?

David Williams: Mr. Chairman I would like the minutes to reflect my accommodation, I hope the rest of the commission, on the award the Planning Commission Staff, I think, richly deserves.

Curt Freese: If anyone would like to attend the Kentucky American Planning Association is giving the award at 2:30p.m., next Thursday in Owensboro at Owensboro Convention Center. It will be three months since our last training session next month so we were planning on doing our training session at 5pm again an hour before the June 2 Planning Commission meeting.

David Dixon: What is the topic?

Curt Freese: The topic will be making motions and findings.

Gary Gibson: I would like to bring up the passing of Karen Bryant; she did so much for this board. She did a great job and we should remember her for her service as a member of the staff of the Henderson City County Planning Commission.

Chairman McKee: Any other, other business? Any administrative business? I will entertain a motion for adjournment.

MOTION WAS MADE BY THAD MCCORMIC, SECONDED BY TAUNYA EYRE TO ADJOURN.

ALL IN FAVOR: AYE

OPPOSED: NONE