

Henderson City-County  
Planning Commission  
January 5, 2016

The Henderson City-County Planning Commission held their regular meeting January 5, 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, Gary Gibson, David Dixon, Kevin Herron, Mac Arnold, Dickie Johnson Kevin Richard, Rodney Thomas and Penny Hahn.

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

*(A summary of the minutes from the meeting on January 5, 2016. A recorded audio tape is on file at the Planning Commission Office)*

**MEETING BEGAN AT 6:00PM**

Chairman McKee: I would like to bring the January meeting of the Henderson City-County Planning Commission to order, Madame Clerk, would you please call the roll? We have a quorum. Have you had an opportunity to review the **minutes of the December 1, 2015 meeting?**

***MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY MAC ARNOLD TO APPROVE THE MINUTES FROM THE DECEMBER 1, 2015 PLANNING COMMISSION MEETING AS DISTRIBUTED.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: Next on the agenda is **Lot #1 of the Jeryl King Subdivision**, Mrs. Wayne are you going to lead that discussion?

Claudia Wayne: Yes sir.

Chairman McKee: Please proceed.

Claudia Wayne: This was submitted by Jeryl King for the property located in the City of Henderson at 783 Van Wyk Rd. Applicant is requesting approval of a minor subdivision that is located in a Special Flood Hazard area. This is required to come to the Planning Commission by the Flood Damage Prevention ordinance. It's a simple, two acre lot. If this wasn't in the flood area, it would be approved by staff in-house. If you have any questions, I'll try to answer them for you.

Chairman McKee: Any questions for staff? Is the applicant here?

Claudia Wayne: No.

Chairman McKee: No, the applicant is not here. Hearing none, the Chair will entertain a motion.

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DAVID DIXON TO APPROVE LOT #1 OF THE JERYL KING SUBDIVISION SUBMITTED BY JERYL KING FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 783 VAN WYK RD, LOCATED IN A SPECIAL FLOOD HAZARD AREA.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: Next on the agenda, **Re-zoning #1054, Assignment of Zoning Classification in Conjunction with Annexation**, Mr.

Bishop, are you going to lead that discussion?

Brian Bishop: This is submitted by Clark and Cynthia Merrill and Frances O'Sullivan for the property behind Wal-Mart on Barret Blvd., and Kimsey Lane, containing 61.343 acres. Applicants are requesting a zoning change from County Agricultural to City Highway Commercial. Staff recommends approval in that the rezoning request is in agreement with the Comprehensive Plan and Future Land Use map also shows this developing in a commercial nature. You may remember that we specifically discussed this property during the Future Land Use map adoption process. We looked at this area because we knew that the road was going to continue to develop out in this fashion. We also considered this area here; we thought that may develop Residential. So, at this point it's working as we thought it would so at this point we would like to request that you approve this rezoning. This is required by State statute and that the Planning Commission has to assign zoning before the City can officially accept it. You should also know any subdivisions or site plans for the lots developed from here on will also come back to the Planning Commission for approval.

Chairman McKee: Questions for staff? Would you like to hear from a representative of the developer? No questions, hearing none the Chair will entertain a motion. Do we need more time?

David Williams: Mr. Moderator on this motion, do we have to say that it's a motion to approve the Rezoning #1054 assignment of zoning classification in conjunction with the annexation, say that?

Tommy Joe Fridy: You should and the finding which should be in agreement with the Comprehensive Plan.

Chairman McKee: Is this a recommendation?

Tommy Joe Fridy: I think we, do we assign or we recommend assigning or recommend like we would a normal rezoning?

Brian Bishop: My understanding is that we assign zoning.

David Williams: Counselor, do we need to, (**inaudible**) findings of facts?

Tommy Joe Fridy: Yes.

David Williams: Ok, have we had sufficient testimony to establish those facts?

Tommy Joe Fridy: The testimony is in agreement with the Future Land Use map and the Comprehensive Plan by staff if adequate.

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DAVID DIXON TO APPROVE REZONING #1054, ASSIGNMENT OF ZONING CLASSIFICATION IN CONJUNCTION WITH ANNEXATION, SUBMITTED BY CLARK AND CYNTHIA MERRILL AND FRANCES O’SULLIVAN FOR THE PROPERTY BEHIND WAL-MART ON BARRET BLVD AND KIMSEY LANE CONTAINING 61.343 ACRES AND APPROVE THE REQUEST FOR ZONING CHANGE FROM COUNTY AGRICULTURAL TO CITY HIGHWAY COMMERCIAL AND GIVE AS FINDINGS OF FACTS THE REPORT GIVEN BY THE STAFF THAT RECOMMENDS APPROVAL OF THIS ZONING.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: Will you entertain further findings of facts?

David Williams: Yes I will.

Chairman McKee: Are there any additional findings of facts? Any discussion? Madame Clerk, please call the roll. Thank you gentlemen, have a good evening. Next on the agenda is the election of officers. The

first officer to be elected is the Chair. Do we have nominations for the office of Chair?

Dickie Johnson: Mr. Chairman I would like to nominate Herb McKee as Chairman.

David Williams: Second.

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY RODNEY THOMAS TO CLOSE NOMINATIONS FOR CHAIR.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: Next on the agenda will be the office of Vice-Chairman.

Tommy Joe Fridy: Wait, you need to vote, you either need to vote or make a motion that you be elected by acclamation. You voted to close nominations, you didn't vote on...

Chairman McKee: Thank you sir.

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY BOBBIE JARRETT TO ELECT HERB MCKEE BY ACCLAMATION FOR CHAIRMAN.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Tommy Joe Fridy: That needs to be more than a voice vote. You can do it by a show of hands and the clerk needs to record how each person voted.

Chairman McKee: Madame Clerk, will you please call the roll?

Heather Lauderdale: David Williams, yes. Bobbie Jarrett, yes. Mac Arnold, yes. Kevin Richard, yes. Dickie Johnson, yes. Gary Gibson, yes. Rodney Thomas, yes. David Dixon, yes. Kevin Herron, yes. Penny Hahn, yes.

Mac Arnold: Do we need to raise our hands so she can...

Tommy Joe Fridy: No, no, no.

Chairman McKee: Next on the agenda will be the election of Vice-Chair. Do we have nominations?

Mac Arnold: Mr. Chairman I make a motion we accept David Williams as Vice-Chairman.

Bobbie Jarrett: Second.

Chairman McKee: Are there any other nominations?

***MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY MAC ARNOLD TO ELECT DAVID WILLIAMS AS VICE CHAIRMAN, CLOSE NOMINATIONS AND ELECT DAVID WILLIAMS BY ACCLAMATION.***

Tommy Joe Fridy: You're still going to have to do a vote; you're still going to have to take a vote on the motion.

Chairman McKee: Can we close and add acclamation to it?

Tommy Joe Fridy: You can.

Chairman McKee: We have a motion and a second to close nominations and elect David Williams by acclamation.

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Tommy Joe Fridy: Now you have to do a roll call.

Chairman McKee: Now we have to do a roll call. Madame Clerk, will you please call the roll.

Heather Lauderdale: David Williams, yes. Bobbie Jarrett, yes. Mac Arnold, yes. Kevin Richard, yes. Dickie Johnson, yes. Gary Gibson, yes. Rodney Thomas, yes. David Dixon, yes. Kevin Herron, yes. Penny Hahn, yes.

Chairman McKee: Next on the agenda is the Treasurer. Do we have a nomination for Treasurer?

Dickie Johnson: Mr. Chairman I would like to nominate Bobbie Jarrett for Treasurer.

Rodney Thomas: Second.

Chairman McKee: Do we have other nominations?

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DICKIE JOHNSON TO ELECT BOBBIE JARRETT AS TREASURER, CLOSE NOMINATIONS AND ELECT BOBBIE JARRETT BY ACCLAMATION.***

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

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: Madame Clerk, will you please call the roll?

Heather Lauderdale: David Williams, yes. Bobbie Jarrett, yes. Mac Arnold, yes. Kevin Richard, yes. Dickie Johnson, yes. Gary Gibson, yes. Rodney Thomas, yes. David Dixon, yes. Kevin Herron, yes. Penny Hahn, yes.

Chairman McKee: Thank you for that vote of confidence, I will continue to do my best as I'm quite sure David and Bobbie will as well. Next on the agenda is the presentation of the **2015 Annual Report**, Mr. Bishop are you going to lead that discussion.

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: I'll briefly go over the annual report and the work program. If you have any questions in the process please feel to stop me and we will address whatever questions you may have. Before we get started, I'd like to ask if you guys feel if you have enough time to review the document. I know we give you guys a lot of information, we try to email it out before the meeting but there is a lot of information to digest. I would kind of like some input if you don't mind. Do you feel like you've had enough time to read it, would you like more time to look at it?

Chairman McKee: One brief comment to add to that statement is if there was anything on the program of work that is not on the program of work that you would like to see on the program of work this would be a good time to bring that up as well.

David Williams: Mr. Chair I have been out of town and I have not had a chance to really review this document, so if it would be ok with staff and the other commissioners I would recommend we go ahead and review this and then intercede between now and February and vote on approval then.

Kevin Richard: Is there any statute that says we have to approve it this month?

Tommy Joe Fridy: No.

Chairman McKee: Is this a motion to table?

Tommy Joe Fridy: I thought you said go ahead and present it but not approve it until next month.

David Williams: Yes.

Tommy Joe Fridy: Is that what you're saying?

David Williams: Yes.

Chairman McKee: Present but not vote on. Would we vote to table it or just not vote?

Tommy Joe Fridy: I think you would be voting to table it after the presentation.

Chairman McKee: After the presentation? Is anybody not in agreement with that? Everybody likes it?

Mac Arnold: The only question I have is, this basically also deciding the committees? Will that affect anything by not approving this until next month?

Theresa Curtis: We do the meeting in February anyway.

Mac Arnold: Do you? Ok, alright.

Penny Hahn: What do with the committee?

Mac Arnold: Theresa?

Claudia Wayne: The Chair does his committees.

Brian Bishop: Assigns the committees.

Claudia Wayne: They assign the committees in February. These committees that's on there is from 2015.

Chairman McKee: While we're talking about committees, if there is a committee that you are not on, anybody would like to be on that is not on please let me know. If anybody is on one that does not want to be on that committee and would like to be taken, please let me know. We will try to accommodate all of your wishes.

Theresa Curtis: Here is the one for next month so you can be ready for it.

Chairman McKee: Thank you.

Brian Bishop: If everyone is ok I'll go ahead and start with the presentation if everyone is good.

We will start off with the letter from the Director. Basically, what I discussed in the letter is how the Planning Commission has changed in the past year. The most obvious thing that we dealt with over the last twelve (12) months is the Comprehensive Plan. I will give you a brief description of what we did, obviously you guys all know. We have not only updated the Comprehensive Plan, we have added two (2) new chapters. The first chapter is Re-Engaging the Downtown chapter, the Riverfront and Downtown chapter, excuse me, which basically is a way for us to try to re-invigorate the downtown area. The second chapter we added was Enabling I-69 and we have discussed at length that we don't know a defined route for I-69 yet but we have reserved Chapter Ten (10) for this for when we do have a defined route so hopefully that is done in the near future and we will bring Chapter Ten (10) to the Planning Commission for approval as well.

The one thing that I am really proud of, that I think the Planning Commission is doing better now than we ever have is public outreach. We have made numerous attempts to reach the public; the most obvious in day to day outreach is Facebook. Social media is changing the world

and everyone's lives so we have been trying to keep up with that trend. Staff has also begun going on local radio programs such as Speak-Up. We try to have a good relationship with the gleaner and other media outlets and we have also made numerous presentations to local civic groups such as the Lions Club. We have been in continuous contact with GRADD and we've even made presentations to GRADD at regional planning meetings. So we are trying to get the Planning Commissions name and its brand, for lack of a better word, out to the public.

From there I would like to go ahead and discuss the staff. We have been operating down a person from what we normally would and I think things are going well. Everyone has stepped up and everyone has been doing a great job. Everyone buckled their belts and we basically have just been getting the job done is basically the best way to say it. I'm proud of everyone, they do a great job and that's it. Obviously I was promoted to the Director when Curt decided to move on, so that's been the Planning Commissions year in a nutshell.

From there I would like to address the major changes in regulations and ordinances. Obviously, again we're going to talk about the Comprehensive Plan, it took up a lot of time and effort. We have also revised the Public Improvement Specifications. Chapters Two (2) thru Seven (7) were changed and those were approved in May of 2015. This covers topic-like building materials; it also covers sidewalks and storm sewers. We also updated Article V (Five) which also discusses road and street construction. We amended the City Zoning Ordinance to include craft distillery and micro-breweries and we updated the County Zoning Ordinance to add mouse production, small wineries and activities such a horse riding, this is listed under permitted uses Section 23.02.

From there we had three (3) major site plans. The first was the Colonial Assisted Living. We rezoned thirty-two (32) acres from Agricultural to Planned Unit Development. The second largest was the Hackberry Development rezoning on South Main. We rezoned 11.75 acres from R-2 to RF-4. And the third is the Dempewolf properties located on Merritt Drive where we rezoned the property from R-1 to RF-4.

The next page you will see the Administration Flow Chart, this has not changed this has been the same from day one (1) and it's never going to change I assume.

The next page we have the Planning Commission and it's the committees that we just talked about a few minutes ago and this will be subject to change if you choose.

On page eight (8), we have the plat distribution list. Basically this is page describes how plats and construction drawings are distributed to all the offices that we deal with. You will see that we have the Codes Department, Fire Department, City and County Engineers and things like that. That is the first section. The second section is how we distribute Preliminary Plats and Master Plans and this is after it's approved by the Planning Commission.

Then on page nine (9) it discusses and shows who we distribute final plats and this is basically everyone who will get a copy of the final plat. So a lot of times some of the developers are not real happy with the number of plats they have to submit but we have to provide them to a lot of people which is why we require such a large number of plats.

On page ten (10) it briefly describes the number of public hearings we've had for 2015. We had twelve (12) public hearings as opposed to last thirteen (13) last year. We had seventeen (17) hours of public hearings as opposed to twenty-two (22) hours last year. The average

meeting was one (1) hour and twenty-five (25) minutes, our longest meeting was three (3) hours and our shortest was thirty (30) minutes. We had eight (8) rezoning requests, six (6) of which were in the City and two (2) were in the County and we approved three (3) Master Plans.

On page eleven (11) you are going to see various amendments that are updates to the Subdivision Regulations, Personnel Regulations that describes a lot of how we updated the regulations as we progressed thru the year. We approved six (6) site plans, we approved five (5) subdivisions in the special flood hazard area and we approved two (2) Ag Divisions.

Then on page eleven (11) we start discussing the Land Development Committee. We had eight (8) LDC meetings that averaged one (1) hour each. During these committees we've had twenty (20) sites that were reviewed, four (4) were development plans and six (6) were regular site plans that the Planning Commission would approve, three (3) preliminary plats, one (1) master plan and two (2) variance requests that the Planning Commission also approved.

On page twelve (12), we have the subdivision re-cap and these are all subdivisions that were approved by the Planning Commission. There were sixty-eight (68) minor subdivisions, fifty-one (51) were in the county and seventeen (17) were in the city. There were seventy-four (74) lots created in total for the year of 2015, forty-one (41) were in the county and thirty-three (33) were in the city.

The next section deals with the Board of Zoning Adjustment for the county only. The Board of Zoning Adjustment heard twenty-two (22) conditional use hearings and five (5) variance hearings. The Board of Zoning Adjustments only denied one (1) variance request.

Page thirteen (13) describes the Preliminary Conference. There were a total of forty-two (42) meetings held in 2015 which is more than the thirty-five (35) meetings we had in 2014 so we saw an increased number of people come to site review which is a good thing. It hopefully means more people are looking to develop land. Of the forty-two (42), thirty (30) were in the city and twelve (12) were in the county.

Addressing is mainly Heathers domain. She assigned ninety-five (95) total new addresses for the year and she also updated three thousand eight hundred sixty-one (3861) addresses which ranges anywhere from making sure the address matches the official road name to entering the parcel id or updating the use of the building.

One page fourteen (14), it shows the number of lineal feet that the city accepted for the year. There was five thousand two hundred seventy-one (5271) feet which is just under a mile. All of those streets were in Gray Stone Subdivision except for Sterling Creek. The county did not accept any new streets. And in the next section we see amount of sidewalks that the city accepted a total of one thousand six hundred eight (1608) lineal feet was accepted into the city's system and the county did not accept any new sidewalks.

On the next page you're going to see the total lineal feet of water and sewer that was accepted into the system. As you can see, we did not have any accepted for the year.

On page sixteen (16) we have the bond re-caps. The Planning Commission is holding a total of one million, thirty-six thousand eight hundred seventy-seven (1,036,817) dollars in bonding. One million, twenty-one thousand seventy-one (1,021,071) dollars of that is for city projects which range anywhere from Murphy's Oil and their erosion control then you have Merrill Place which is for all the public

improvements which includes streets, sidewalks, water and sewer. Another project is for Hackberry which also covers all of the public improvements. We are holding fifteen thousand, eight hundred six (15,806) dollars for the county and that is for Bent Creek Section 2 which is for erosion and sidewalks.

On page seventeen (17) you have the total receipts that the Planning Commission received. The bottom line is that at the end of last year, the Planning Commission received eight hundred sixty thousand, seven hundred eighty-nine dollars and sixty-eight cents (\$860,789.68) and our checking balance at the end of the last calendar year is two hundred seven thousand, four dollars and fifty-nine cents (\$207,004.59).

The fees collected are on page eighteen (18). Altogether for the city only the Planning Commission collected four thousand, three hundred fifty-four (\$4,354), the Planning Commission returned excess fees of forty-two thousand, nine hundred two dollars and fifty cents (\$42,902.50) to the city.

On page nineteen (19) shows the fees collected for the county. The Planning Commission collected three thousand, five hundred thirty-four (\$3,534) dollars and we returned excess fees of thirty-three thousand, one hundred fifty dollars and fifty cents (\$33,150.50)

On page twenty (20) are the major projects that the Planning Commission completed. The Comprehensive Plan which is the guiding document for land development in Henderson was approved and we also worked a lot on just getting the city and the county into CRS Program which is a program that FEMA provides that allows discounted flood insurance premiums for anyone that has a flood insurance policy in the city or the county.

Page twenty-one (21) are some of the projects we would like to work on in the coming year. Specifically the Plan Unit Development Section of the City Zoning Ordinance needs to be updated. Mainly the parking, there are currently no table or guides for parking aisles or angled parking widths in the Zoning Ordinance and it's something we would like to work with the city and the Codes Department to work on and get updated just to provide more guides.

The County Zoning Ordinance, the Surface Mining section of the zoning ordinance is no longer applicable. The State legislation has changed, basically got rid of that section, we can no longer oversee coal mining as we did in the past. We would also like to see an update to the County Zoning Ordinance, it has not been updated since 1982, there have been small, incremental changes here and there but it's probably time that we take a look at that as well.

The City of Corydon zoning ordinance would serve well to be updated and the main reason is that it has minimum lot sizes that can't possibly met by current lots in the City of Corydon. It's very similar to the East End of Henderson you have large lots requirements and lots simply can't be developed.

Filing and archiving, we would like to come up with a system that would allow us to digitally archive all of our documents that way we can actually scan and back up all the hundreds and thousands of plats that we already have. It's something that we would like to look at in the future and we will have to address in next year's budget. It is not anything that can be done cheaply but it is something we are going to explore in the future. Another thing that we would like to address to keep up with the times so to speak are digital submittals. With AutoCAD, PDF files there are ways we can expedite the review process and it's something we're going to look at and we are not the first planning commission address

this so we are going to look at what technology is available and something we will probably address in the future as well.

On page twenty-three (23) we discussed GIS ongoing projects. It seems like there is always some kind of software upgrade that Chris is dealing with. ESRI is always putting out a new version of ArcMap just like a lot of companies that have programs, the auto-cad, the Microsoft they always have to have a new product. Chris has made a real concerted effort to work with the web and mobile technologies that go hand and hand with ArcMap. He's also going to be really instrumental in the new 911 system. This is going to GIS based and will use our infrastructure heavily. Then digital and elevation data in the right of way and easement, these are all GIS projects that we are going to try to keep up with. Another thing that Chris and the rest of the staff has done a really good job with is we try to work with KYNDLE and David a whole bunch so if they have a potential client or potential project, we try to make sure they have the most up to date data when it comes to GIS so that way they can make good, accurate decisions.

One page twenty-four (24) we discussed the GIS projects that are completed. Department software integration, Chris has been helping work with HWU. They have purchased a new program called City Works and this is how they are going to keep track of all their assets, billing so GIS is constantly being interwoven to anything the City does. Henderson Municipal Gas has also purchased a similar program called Flow GIS; Chris has worked heavily with their representatives. I don't know how we would have done the Comprehensive Plan without GIS when we were looking at the Future Land Use map, it was very helpful. The parcel right of way and easement layers are constantly being updated.

On page twenty-five (25) I won't bore you guys to death but this gives everyone a list of all of the continuing education that the Planning Commission staff has gone to.

Then on page twenty-six (26) is the ongoing activities of the Planning Commission staff. Would you guys, I know this is long winded, do you guys just want me to hit the high points or would you like me to kind of gloss over this. How do you guys want to, I don't want to bore you to death with this?

Dickie Johnson: Whatever you're comfortable with is the way I look at it.

Brian Bishop: Obviously the most important thing is that we provide assistance to the local legislative bodies and the City and County Codes Departments. We will supply technical information to builders, developers, attorneys, realtors and general citizens with anything that deals with Planning Commission business. We serve as liaison between the county and city government, we provide technical assistance to the County Board of Zoning Adjustment, we will constantly be evaluating local regulations regarding development and zoning to make sure that they are up to date and not a hindrance to development. We will ensure bonding files are kept updated and recommend release when such bonds are no longer needed. We will continue to update zoning, subdivision and other databases. We will ensure regular maintenance of the Planning Commissions website and administer and try to, basically, spread and educate people about GIS because we really think it's going to help how everyone does things in their community. We will regularly attend Fiscal Court, City Commission and Planning Commission meetings. We will make recommendations that we see fit to the planning commission members themselves and we will also provide

accurate flood plain information to the property owners and real estate agents in the area.

On page twenty-eight (28) the ongoing activities of the GIS staff will be to promote and extend the reach of the GIS to both city and county. Keep abreast a professional development in the GIS field by attending projects, demonstrations, seminars, workshops and other professional opportunities to maintain the necessary level of GIS expertise. We will assure that all GIS projects meet objectives and allow progress of those GIS projects. Provide technical advice and assistance to other departments and produce maps, reports and other related GIS products and services as needed.

Ok, on page twenty-nine (29) we're going to get into the Planning Commission staff work program. The most pressing thing that you are going to see from us is the physical map revision. This is the DFIRM update process. Basically the flood maps will finally update all of the work that has been done on Canoe Creek, that is going to be coming in the near future. On January 26 we are going to meet with the staff of the engineering firm that provided the study. So, once we get a more defined timeline, the Planning Commission will hold a public hearing for those people that are affected by those changes in the flood maps to have input. We will continue site plan inspections; the staff will conduct on-site inspections of all developments approved by the Henderson City-County Planning Commission. We will still attend and provide Thursday morning Preliminary Conference meetings. We will continue to address streets as needed. We will begin preparation of the 2016 budget in the near future and we will continue to update Subdivision Regulations as needed. In the near future we are probably going to re-address the sidewalk chapter of the Subdivision Regulations because I think we've hit a wall, it's something we're going to need to look at

when subdivisions require sidewalks. So we're probably going to have that in the next couple of months as well. Zoning Ordinance is something we would like to address with the county. Community outreach, this is something we're going to do a lot. I have recently joined the Rotary and we're going to look at joining the Lions Club so that way we have a better presence in the community. We will start to host more training opportunities like we have done in the past. In the future we will address flood plain issues, making motions and things like that.

Page thirty (30) is the continuation. We are going to constantly look for ways to streamline and to innovate the development process. Office operations we will continue to improve customer and citizen services and all potential matters, provide sound stewardship on all financial matters of the organization and create a cost savings plan for future purchases of all equipment and supplies. We will also have bi-weekly staff meetings to keep everyone abreast of what's going on so that way staff can educate the commission on such matters.

The GIS work program begins on page thirty-one (31). GIS system upgrades, staff will continually research, evaluate and implement any necessary system upgrades or improvements. The GIS website is something that we are going to start pushing, we would like to take it to the school system so that way we can try to start teaching kids about GIS and I think it would be something really good for Geography classes or Social Studies. We are going to continue to update the base maps and continue to develop the right of way and easement layers and continue to work on the parcel layer because that is the base that all of this, of everything we use. We are going to continue to work with other government agencies and departments to incorporate GIS into their workflow.

That's everything in a nutshell and I know there is a lot to take in and I glossed over a lot. Are there any questions I can try to answer or shed some light on anything?

Mac Arnold: Brian is there going to be any plans for another fly-over as far as for mapping on GIS?

Brian Bishop: That's something we would always like to do but it is something that is very expensive. The last fly-over was actually done in 2009, so it's something we would like to do but it really comes down to money and if we can get the City and County to give us money to do it.

Mac Arnold: It's good when you pull it up and look at it and you can see what's there now instead of seeing something that isn't there from 2009.

Brian Bishop: It is something we will probably put in and propose in the budget but it's something that may not make the cut.

Kevin Herron: Has drone technology changed the cost?

Brian Bishop: On small projects, yes. For example, last year we worked with a company, Geo-Spatial Technologies I believe is what it's called with KYNDLE and basically the Sandy Lee Watkins property out at Four Star, they were able to fly that entire area and give them updated topography for roughly one thousand dollars. So, for small projects it's fantastic but for large projects such as the county which is four-hundred sixty (460) square miles, it's just not caught up to that yet.

Bobbie Jarrett: Do you know what the cost was the last time we did it in 2009?

Brian Bishop: Roughly, three hundred thousand (300,000) I believe.

Chairman McKee: The question is how much of the topography has changed since the fly-over and if it's significant then you ought to be thinking about it.

Mac Arnold: I would think most of the changes would be in the city.

Chairman McKee: When you do the thing with GEO Spatial was that done with one of those four (4) engine things, what are they called?

Brian Bishop: They don't like the word drone. That's not very politically correct now, it's unmanned aerial vehicle. Drone has a negative connotation, they don't like that. Theirs was not a copter, theirs was basically an airplane, and I think they actually called it a Bumblebee.

Chairman McKee: The question is the result of that fly-over, were you able to snap that into GIS?

Brian Bishop: No. What we did is we have a separate layer. It cannot be blended into the current ortho, let me re-phrase that, I don't believe it can be. What we would do is have it loaded as a separate layer and we would turn the layer on and off or you can turn up like blinds. Say you turn one layer off and one down so you can see the comparison.

Chairman McKee: Is it viewable by the public as a separate layer?

Brian Bishop: No, because that was purchased by KYNDLE, it's not...

Chairman McKee: But if we did it. For example, we wanted to take an unmanned aerial vehicle up Canoe Creek?

Brian Bishop: We discussed that with the gentlemen and they think that would be difficult to do just because you're going to be crossing so many different property lines that you don't have approval. You don't

have their approval to fly over their property. It's not that it couldn't be done; it's just an uphill battle so to speak.

Chairman McKee: Really?

Brian Bishop: According to that vendor.

Chairman McKee: So when we did the big flyover, did we violate some trust?

Brian Bishop: I'm going to leave that to Mr. Fridy.

Tommy Joe Fridy: No they did not.

David Williams: You would have to be above a certain altitude but after a certain altitude the property owners don't have any rights to that air space, that is the way I understand it.

Brian Bishop: I believe that's correct and the vendor that we used with KYNDLE, they didn't really feel comfortable approaching it with the altitude they... Because what their unit does is actually reach a flying altitude and it will fly then cut its engine off and as it's falling its taking the pictures and then the motor will kick back on and it flies some more, shuts itself off and takes pictures and does that. You can actually watch it on their computer screen, the pattern that it's flying. It's a neat technology; it's just not very conducive to the entire county.

Chairman McKee: So at the end of the day you can't add it to the public GIS site for people to look at?

Brian Bishop: I think we could, it's just how we do it. It wouldn't be as easily viewable as the ortho that we have no because it's one large picture. We would have to have separate layers that they could turn on and off.

Chairman McKee: As I recall, you can also do sections. Update sections where you have significant topographical changes and both go into the system for a lot less money than a complete flyover.

Brian Bishop: That is above my area of expertise. I'm not saying it can't be done, it's just I don't know how to do it, I'll put it that way.

Chairman McKee: I just threw it out there for those who are curious about a new flyover because they are expensive.

Brian Bishop: It's something we would definitely like to see, it's just if the funds would allow it.

Chairman McKee: We have had the presentation, are there any comments or questions before we get to David's motion? Mr. Vice-Chair, did you want to make a motion?

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DICKIE JOHNSON TO TABLE THE REPORT UNTIL THE FEBRUARY 2016 MEETING TO BETTER REVIEW THE REPORT BEFORE VOTING.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Kevin Richard: So, with that said, even though we are going to table it we appreciate the work that went into this because this is well put together.

Brian Bishop: It also gives Mr. Dixon time to see if we have any grammatical mistakes.

Kevin Richard: I only found one.

Chairman McKee: Kevin already found one?

Kevin Richard: I only found one.

Chairman McKee: Please read and think about it between now and the next meeting to see if you like to add amend or make any reaction to the report before we finally approve it.

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: Before we close the public hearing, I've had at least a half dozen, significant comments made about the Planning Commission in the last month and I want to share them with you because I think they're significant. The response that folks are getting from staff today sound more like how can we help you achieve the goal that you came in here with rather than how can we find a turn you down. That is a significant statement being made out there in the general public. So I want to commend not only the Planning Commission, but the staff for that and I hope that it will continue in that fashion, excellent work, thank you.

Brian Bishop: Thank you, I appreciate it.

Chairman McKee: Chair will entertain a motion to close the public meeting.

***MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY KEVIN RICHARD TO GO OUT OF PUBLIC HEARING.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: First item in the non- public hearing is the **financial report for December 2015**, Mrs. Curtis are you going to lead that conversation?

Theresa Curtis: Bobbie is going to make a recommendation.

***MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY MAC ARNOLD TO APPROVE THE FINANCE REPORT FOR THE PLANNING COMMISSION FOR DECEMBER 2015, IT IS 45% OF THE BUDGET.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: Thank you. Next on the agenda is administrative business, do we have any.

Brian Bishop: No sir.

Chairman McKee: Do we have any other business? Do we need to adjourn?

David Williams: Yes sir.

Chairman McKee: The Chair will entertain a motion to adjourn.

***MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY KEVIN RICHARD TO ADJOURN.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

***MEETING ENDED AT 6:45 P.M.***

