

Henderson City-County
Planning Commission
April 5, 2022

The Henderson City-County Planning Commission held a meeting April 5, 2022 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, Third Floor Assembly Room, Henderson, Kentucky and via teleconference. Members present: Chairman David Dixon, Vice-Chairman Kevin Richard, Bobbie Jarrett, Dickie Johnson, Gary Gibson, Mac Arnold, X.R. Royster, Frank Boyett and Tommy Joe Fridy. Stacy Denton present via ZOOM. Doug Bell, Kevin Herron and Gray Hodge were absent. Staff present: Director Brian Bishop, Jennifer Marks, Theresa Curtis, Heather Lauderdale and Chris Raymer.

MEETING BEGAN AT 6:00 PM

Chairman Dixon: I would like to call this Tuesday, April 5, 2022 meeting of the Henderson City-County Planning Commission to order.

Madame Secretary, please call the roll.

Chairman Dixon: Do we have a quorum?

Heather Lauderdale: We do.

Chairman Dixon: Very good. We've got some public hearing items on the agenda tonight, so I'll entertain a motion to go into **public hearing**.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY KEVIN RICHARD TO GO INTO PUBLIC HEARING.

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

All in favor say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: We're in public hearing.

The first item of business is the approval of the minutes from the March 1, 2022 meeting.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY GARY GIBSON TO APPROVE THE MARCH 1, 2022 MINUTES AS DISTRIBUTED.

Chairman Dixon: Do we have a motion to approve?

We have a motion and a second, any discussion?

All in favor say aye.

AYE: ALL

Chairman Dixon: Good.

The next item is a **proposed text amendment to the City Zoning Ordinance**. Mr. Bishop, would you like to introduce our presenter?

Brian Bishop: Yes, I would love to do that.

This is Mr. Steve Davis, he is the Codes Administrator for the City of Henderson now, Mr. Ray Nix has retired so Steve will be taking his place.

Chairman Dixon: Congratulations, Mr. Davis.

Steve Davis: Thank you.

Chairman Dixon: I'll need your name.

Steve Davis: Steve Davis.

Chairman Dixon: Address?

Steve Davis: 2354 Wilson Station Road, Henderson, Kentucky.

Chairman Dixon: And I will ask you to promise to tell the truth, the whole truth and nothing but the truth?

Steve Davis: I do.

Chairman Dixon: Very good, thank you. Please proceed.

Steve Davis: There are manufactured housing areas that have recreational vehicles being used as permanent dwellings in the City.

It is problematic because they are not designed for permanent residences, so we have made some amendments and I guess that's why I'm here today; to tell you about them.

So I guess the first area is in the Definitions, Appendix A-Zoning.

Under Recreational Vehicles, (7);

(7) Recreational vehicles shall not have connections to residential sewer systems or any permanent connections to other residential utilities.

(8) Recreational vehicles shall not be used as a residence and shall not be occupied for temporary use, except as may be provided in recreational vehicle communities or campgrounds.

(9) Recreational vehicles shall not be used as an accessory structure to a residence, nor to accommodate a residential accessory use.

Recreational vehicle community means a parcel of land available to the public in which two (2) or more recreational vehicle spaces are occupied or intended for occupancy by recreational vehicles for transient dwelling purposes and includes any service building, structure, enclosure, or other facility used as a part of the community, as regulated by Article IV. – General Provisions, Sec. 4.40 of this Code.

Recreational vehicle space means a parcel of land in a recreational vehicle community for the placement of a single recreational vehicle.

Chairman Dixon: Should we deal with these two (2) amendments separately, as they are listed on the agenda?

Tommy Joe Fridy: You can do them together or separately. The reason to do them separately is if you have an objection to one (1) you could

separate it out from the other one. I didn't say that very articulately but it's better separately but you do not have to.

Chairman Dixon: We're going to do them one at a time.

What Mr. Davis has presented, these are additions to the ordinance right?

Tommy Joe Fridy: Correct.

Chairman Dixon: We're not changing anything in the ordinance, we're just inserting a more, complete definition.

Steve Davis: To my understanding, yes.

Chairman Dixon: Commission have any questions for Mr. Davis?

Dickie Johnson: How long these recreational vehicles being used in the areas that you're targeting?

Steve Davis: How long are they being used?

Dickie Johnson: How long has it been going on?

Steve Davis: Long enough to build decks, and permanent structures. This is prior to my hire with the City, so I'm not exactly sure of the entire length but I know that they are being misused, if you will, as a permanent dwelling.

Chairman Dixon: And apparently have been for some time.

Steve Davis: That's my understanding.

Frank Boyett: Can you estimate how many of them there are?

Steve Davis: I would say probably over half a dozen in a couple of different parts that I've seen.

Frank Boyett: Would these be grandfathered?

Steve Davis: That's a good question.

Brian Bishop: That's probably something we would want to leave to Dawn since she would be the attorney for City BOZA and for the Codes Department. I don't feel comfortable with us answering that question.

Dickie Johnson: That was what I was getting to. Cause, I mean some of these recreational vehicles, you know have been used for years in the City of Henderson, you know. And like when we change Zoning Reg's, I mean if something has been there and been established for several years and hadn't been a problem then we grandfather those in and don't allow any new ones.

Brian Bishop: Let's speak in a hypothetical scenario if we will; so hypothetically if they are grandfathered in, as Dickie explained that's one thing.

Going forward, any new issues that Steve would deal with would be addressed by this ordinance.

So I think we should probably think of them as two (2), separate animals. One (1), you would have the grandfathered units and then you have the new units going forward. That's probably the best way to think about it.

I don't think it's a good idea for us to get wrapped up in grandfathering because that's not what we really discuss from a Planning Commission standpoint.

Gary Gibson: The only question I've got, you take a person that comes in and parks a mobile home by a trailer, and hook up to that trailer, how long can that be hooked up to that trailer before...

Brian Bishop: I want to make sure we're using the right definitions on this.

So you have camper and then you have mobile home and then you have manufactured homes.

So, camper, these are all legal terms, specifically with a manufactured and mobile homes, there is a code specific language we need to use there. If I remember the date, it's 1972...

Tommy Joe Fridy: 1976.

Brian Bishop: Is it 1976, ok...that those separate.

So, I think in Gary's case, if someone were to bring a camper next to an existing manufactured or mobile home is what you're asking. Is that right Gary?

Gary Gibson: Well, we've got a camper and also we've got motorhomes that have come in and got parked there running extension cords and running a water hose, do they have a set time they can visit without having to move out before they violate the rules?

Brian Bishop: I think what you're asking is if there is a time limit that these can be used and I think its six (6) months. At six (6) months they would need to physically move the unit and then they are allowed to come back.

But they have to physically move after a six (6) month window. If I remember Steve, that's the language.

Mac Arnold: I think what's in this second section, I think its thirty (30) days.

Brian Bishop: Oh, okay, sorry.

Jennifer Marks: That definition comes from short-term rentals. So the Air BNB's and things like that, the definition of a short-term rental; longer than thirty (30) days then becomes a permanent residence. So, that is where, I believe when we had that discussion that we landed on that thirty (30) days because at that point they could potentially make the argument of it being a permanent residence, adding those structures and things of that nature that we are trying to mitigate with this update here.

Mac Arnold: I understand the facts of people building decks and things like that, yeah they're probably...but I'm thinking a lot of times you've got construction people coming in, especially with Pratt coming in and all these others that are here for sometimes six (6) months and sometimes maybe a year and there a lot of guys...

Kevin Richard: So if I can jump in here real quick...as I understand the article we're looking at is only a definition, correct?

Brian Bishop: This section.

Kevin Richard: So any discussion about usage should be for the next...

Brian Bishop: That's probably wise.

Chairman Dixon: I think I understood your advice that we should be looking at this in terms of future activity.

Brian Bishop: Correct. I don't think it's wise for us to get into the grandfather issue because we would not enforce or interpret that.

Tommy Joe Fridy: As a Planning Commission.

Brian Bishop: Correct.

Dickie Johnson: It needs to be discussed I think, for just the openness of it.

Brian Bishop: I think you can discuss it but as a matter of reality but it's not anything this body would enforce is kind of what I wanted to make sure we understand.

We will not determine what's grandfather and what's not.

Tommy Joe Fridy: If you want an answer, we'll have to get Dawn to answer it, that's not our...

Dickie Johnson: But if we recommend these changes to the City and they adopt them, then we are a part of that decision making issue.

Brian Bishop: On which...grandfathering?

Dickie Johnson: No, of these issues.

They're not talking about grandfathering, they're talking about eliminating them.

Brian Bishop: I guess I'm not following your point, I'm sorry.

Dickie Johnson: If they establish these Zoning Reg's...

Brian Bishop: Okay.

Dickie Johnson: And there's not any discussion about grandfathering established recreational vehicles then they can just eliminate them.

So, you're going to have to move them.

Brian Bishop: I disagree there because the grandfathering issue would be covered under the City BOZA. So if someone felt like they were being unjustly picked on or that they were grandfathered in, they have the avenue of City BOZA to fight that battle, not the Planning Commission.

Tommy Joe Fridy: It's probably a statutory but I don't want to give an opinion about something that I don't represent.

Dickie Johnson: I understand.

Chairman Dixon: Are we being asked to make a recommendation to the City Commission in this regard or it's actually changing the ordinance by our action?

Brian Bishop: We are being asked to make a recommendation on the text provided. So, in this case, Commissioner Richard is right, the very first item on the agenda which is "A".

Kevin Richard: The definition of recreational vehicles.

Chairman Dixon: We will not be finalizing that definition, we will be recommending that the City Commission do so or not.

Brian Bishop: Correct. They would have the final say on the addition to the Zoning Ordinance.

Chairman Dixon: Thank you. Any other questions from the Commission on this issue?

Mr. Davis, do you have anything else you would like to share?

Steve Davis: No.

Chairman Dixon: Anyone else in attendance who might want to speak to this; for or against?

I'll entertain a motion in regard to this proposed amendment to Article II, Section 2.01.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD TO RECOMMEND TO THE CITY COMMISSION THE APPROVAL OF THE TEXT AMENDMENTS, ARTICLE II, SECTION 2.01 DEFINITIONS- RECREATIONAL VEHICLES; RECREATIONAL VEHICLE COMMUNITY; AND RECREATIONAL VEHICLE SPACE.

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

Madame Secretary, would you call the roll please?

AYE: ALL

NAY: NONE

Chairman Dixon: The motion passes, thank you.

Mr. Davis, can you help us with the next item? **Proposed amendment to Article XVI?**

Steve Davis: Sure.

So, we have amended the Conditional Uses of Article XVI, Manufactured Home District (R-MH) with (d) Recreational Vehicle Communities;

(d) Recreational vehicle communities, as defined in Article II-Definitions, Sec 2.01-Definitions, with the following limitations:

1. It shall be unlawful within the city limits of Henderson for any person to construct a recreational vehicle community without securing a permit from the Kentucky Cabinet for Health and Family Services (“Cabinet”) by application through the “Cabinet”, or its designated agency. All recreational vehicle communities shall have all lots numbered and posted in a manner easily identifiable by emergency personnel.
2. No recreational vehicle community shall be operated within the city limits of Henderson, except as provided in KRS 219.310 to 219.410, and 902 KAR 15:020 and in accordance with the provisions of all zoning regulations.
3. Review of plans for a recreational vehicle community shall be conducted by the “Cabinet”, or its designated agency, and by the appropriate Planning and Zoning staff and committees.
4. All plans for a recreational vehicle community shall receive final approval from the Planning Commission and shall be subject to all Planning Commission regulations including but not limited to bonding requirements.
5. All recreational vehicle communities shall have permanent paved roads meeting the applicable width and design requirements of the Henderson City-County Subdivision Regulations.
6. There shall be no permanent structures placed on a recreational vehicle space.
7. Recreational vehicle communities shall not be contained within manufactured housing parks unless constructed as a separate approved and permitted section.
8. Recreational vehicles shall not remain in the same recreational vehicle space for longer than thirty (30) days.
9. All recreational vehicle communities allowing placement of any recreational vehicle not equipped with a water-

flushed toilet, lavatory, shower or bath system shall provide permanent onsite restroom, lavatory and shower facilities.

Chairman Dixon: Thank you. What zone does this proposed Conditional Use apply to?

Steve Davis: Manufactured Home Districts (R-MH).

Chairman Dixon: That is the only zone?

Brian Bishop: That is correct.

Chairman Dixon: Do we have any of these recreational vehicle communities in our County right now?

Steve Davis: We do.

Brian Bishop: In the City.

Steve Davis: Not officially, that I know of.

Brian Bishop: There are some that are operating...that are...we were dealing with some other issues, specifically with the one in operation now, we are dealing with floodplain issues, not zoning issues.

So yes, there is one in operation that has other issues identified and are being addressed.

Dickie Johnson: What about Audubon Park?

Brian Bishop: Audubon State Park is currently not in operation...

Mac Arnold: It will be by June, it should be in operation.

Brian Bishop: My understanding is that it is a separate entity that it is not privately owned, it is a public purpose; a function of the State Park itself so it would not be subject to these regulations.

Chairman Dixon: It's not in this zone is it?

Brian Bishop: Correct. It is an AG zone and it is part of the park's function currently.

Chairman Dixon: Any other questions of Mr. Davis from the Commission?

Mac Arnold: Are you saying that where we have mobile home parks now that recreational vehicles can't be located in those?

Steve Davis: No. We're saying they can be located in those if there is a designated space.

Mac Arnold: It has to be separated.

Steve Davis: Yes because the nature of the recreational vehicle is made to be moved, it's transient. Mobiles homes, if you will are strapped down with a permanent foundations. Recreational vehicles are not as permanent by design, there is no way to strap it down typically.

Mac Arnold: Right.

Steve Davis: So it's not as safe of structure as a manufactured home would be.

Mac Arnold: I understand that, I'm just saying if you have a mobile home park and there is an empty lot right here, and another one down here that you have someone that comes in and that's the only place they have to go, you're saying that they would not be able to go...they would have to have a certain area specifically designed for them and that's probably going to lock a lot of them out because I don't think these mobile home parks would want to set up a side are that would be just for that.

Steve Davis: We're just trying to accommodate for that in that zone. We're trying to accommodate people who would work in construction...

Mac Arnold: Yes.

Steve Davis: If a mobile home park would allow someone like that to come in, they can designate a spot within their community.

Dickie Johnson: The way I read this they have to have approved permitting.

Steve Davis: Yes.

Dickie Johnson: So, if you've got a manufactured home park and they're going to have say one (1) spot for a recreational vehicle, do you think they're going to get a permit or a conditional use?

Steve Davis: It's more than one spot, it's more than one in the definition so it's going to be a section.

Dickie Johnson: I understand. They're going to have to put a whole section in just for recreational vehicles.

Steve Davis: If they choose to, it's not a requirement.

Dickie Johnson: No, I understand.

Steve Davis: Okay.

Dickie Johnson: But then they have to go through the permitting and proper...

Steve Davis: Which is what we have to do for any home.

Dickie Johnson: Yeah.

Gary Gibson: Do we have any places here in Henderson County that have that going now, where they can go to and park their motorhome?

Mac Arnold: The only area I know is out there behind Racetrack Road in that area over there. There are several mobile home parks or travel trailers...

Dickie Johnson: That's a manufactured home park.

Mac Arnold: Right but what they're saying is they won't be able to stay in those spots unless they have designated spot, you know "X" over here and that's the one place they can go.

Steve Davis: It's designed so people...we really want, if there is going to be an issue here, the real issue here is safety.

If someone is in a RV, recreational vehicle; camper, there's not an address sign on it, there is not a way to designate where this is located so when our fire trucks come in, they don't know where it is. There is no clear designation. There is no clear pathway or road a lot of times so what we're trying to do is take what's going on and make it just a little bit safer for everybody involved.

Sewer, electric, all those need to be provided in a mobile home park they're not provided unless they are going to be tapped into the mobile home park sewage.

So, there are a lot of things we're trying to kind of step up and make a little safer for everybody.

Dickie Johnson: I can understand it, and I appreciate it but I also understand there are a lot of people out here, I mean I'm not going to say hundreds or nothing like that but there are several people out here that have recreational vehicles that have been there for several years and those are the ones that I'm concerned about and if you say, "Well, you're going to have to move, we've got new Zoning Reg's"...

Jennifer Marks: Dickie, if you remember, the grandfather clause is actually in a different chapter of the Zoning Ordinance so it would be covered, and back to what Brian said that is not our decision, that would be the Board of Zoning but we wouldn't want to put that specific language in here because that is covered for the entire ordinance in a different section for any zone or anything that would be grandfathered at that point. I don't think what Steve is presenting here is that we're going to go out and start righting violations for every, little thing we're trying

just to bring everything either into compliance or make it so that there is, like he said a safer environment where they're able to get the utilities they need the way that they're supposed to be getting them, if that makes sense.

But I don't think at any point he means that we're going to go out and immediately start violating people who have been living like this. Our goal is just to create a safer more sanitary place for recreational vehicles to be and then want to invite more people to come in that do this camping stuff with Audubon Park and things.

Brian Bishop: Yes, going forward.

Jennifer Marks: Yes.

Steve Davis: So what we're trying to do is provide a place for that to happen, we don't have that; other than Audubon Park.

We want there to be a place where people can do that and have a good experience.

Mac Arnold: A lot of people that come in for construction reasons and they're here because they come in...and I'm a little concerned about this thirty (30) days because sometimes they're here six (6) months and sometimes a year they could be on the job site before they have to move on to the next site and that's really the only way they can...

Brian Bishop: Mac, I completely agree. I remember that specifically happening with the HWU sewer separation project. A lot of those guys did that but at some point that is going to be market driven. If the property owners feel there is a need for it, they will do this. But we also want to combat the fact that people are able to pull in campers that have no secure foundations, that are subject to high winds, their sanitary/sewer needs are not being met, they have no appropriate outlets when it comes to electricity, there are multiple things going on. We're

all for people doing that it just needs to be done in a safe, organized manner is what I think Steve is trying to get to.

Mac Arnold: I'm not against staying organized but I'm reading this and finding things to be a little more defined than they should be.

Like thirty (30) days, I'm concerned about that...

Gary Gibson: Well, I believe we need a park like that in Henderson County because don't have any. People coming in to visit for a month could park there and use their pick-up to travel around and come back there.

Brian Bishop: Can I jump in on that? So earlier I said six (6) months and I apologize because I confused that with the flood ordinance that we have so recreational vehicles in a floodplain have to be moved every six (6) months, this says they have to be moved every thirty (30) days. They can move and come back but they physically have to move so that way we prevent people from building porches and doing things they're not supposed to do.

They can move day 29, come back and start the clock all over again, nothing is preventing them from doing that. This is meant to secure viable and protective infrastructure for those communities when they are built.

Chairman Dixon: How long do they have to be moved?

Brian Bishop: They can do it within a matter of a few hours.

Chairman Dixon: So they could just drive around the block and come back.

Brian Bishop: Yes. It prevents them from building structures attached to those campers.

Chairman Dixon: Thank you. Any other questions or comments from the Commission?

Mr. Davis, anything to add?

Steve Davis: No.

Chairman Dixon: Anyone else here this evening who would like to comment or question anything?

Hearing none, I'll entertain a motion concerning City Zoning Text Amendments to Article XVI.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY BOBBIE JARRETT TO RECOMMEND A MOTION TO RECOMMEND APPROVAL TO THE CITY COMMISSION OF CITY ZONING TEXT AMENDMENTS ARTICLE XVI, MANUFACTURED HOME DISTRICT (R-MH) SECTION 16.03. CONDITIONAL USES, SECTION (D) RECREATIONAL VEHICLE COMMUNITIES.

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

Madame Secretary, please call the roll.

AYE: KEVIN RICHARD, BOBBIE JARRETT, DICKIE JOHNSON, GARY GIBSON, X.R. ROYSTER, FRANK BOYETT AND STACY DENTON.

NAY: MAC ARNOLD

Chairman Dixon: Very good, the motion passes.

Mr. Davis, I think we're done with you for this evening. We'll see you again, I'm sure.

Steve Davis: I'll be around.

Chairman Dixon: Thank you for your help, we appreciate it.

That concludes the public hearing items on our agenda tonight, I'll entertain a **motion to go out of public hearing**.

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

Chairman Dixon: We have a motion and a second, all those in favor signify by saying aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: We are out of public hearing.

Under non-public hearing items we will start off with the **Finance Report**. Mrs. Curtis?

Theresa Curtis: In the March Finance Report, we're 74% of budget and we have three (3) months left to go. If you have any questions, I'm here to answer and if not, we just need approval.

Chairman Dixon: Any questions concerning the Finance Report?

I'll entertain a motion for approval.

MOTION WAS MADE BY GARY GIBSON, SECONDED BY BOBBIE JARRETT TO APPROVE THE MARCH FINANCE REPORT AS READ.

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

All in favor say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: The Finance Report is approved. I understand we have no Bond Report this evening, is that correct?

Brian Bishop: That is correct.

Chairman Dixon: The next item on the agenda is **Creekside Condominiums Site Plan**. Mr. Bishop, can you help us with that?

Brian Bishop: I will sir. Jennifer is getting that drawing ready for us so if you would bear with us for one second.

Stacy, can you see the screen?

Stacy Denton: Yes I can.

Brian Bishop: Creekside Condominiums Site Plan submitted by Joe Mattingly, DBA Black Pearl Properties, LLC for the property located in the City of Henderson on Old Madisonville Road (PID#56-27).

Applicant is requesting Site Plan approval for twelve (12) condos.

Like I said, the applicant is requesting approval for twelve (12), individual condos. Each condo will still be subject to a site plan and subject to approval from City Codes.

So for example, when condo one (1) comes in for a building permit, they still have to go to Steve's office to get a building permit and make sure they meet all the applicable building codes, setbacks and everything to that nature. There will be approximately 286 feet of new sewer line constructed, which I believe the HWU guys are here so they can answer more questions about that if you have any.

We have received all approvals from the necessary technical advisors. And if it helps, all the driveways that you see on the site plan will be privately owned, this will not be a City street this will be a shared driveway for the folks that live in this community.

In a sense it's a small community they all would live in and share the maintenance of.

Kevin Richard: Brian, does that mean the connector street is private as well?

Brian Bishop: That is correct.

I believe Mr. Mattingly is here if you have any questions for the applicant.

Chairman Dixon: I see a letter here from the State Transportation Cabinet engineer concerning an Encroachment Permit, what is that about?

Brian Bishop: The road that the driveway will exit on to is a State Road, Hwy 285. The Encroachment Permit is giving them permission to have that entrance onto the public road.

Chairman Dixon: Old Madisonville Road is what we would call it.

Brian Bishop: That is correct.

It is near the Countryview Subdivision.

Chairman Dixon: Not too far south of Sand Lane, right?

I think we dealt with this site plan and rezoning?

Brian Bishop: Correct. We had a rezoning for this last month or the month before?

Jennifer Marks: Back in June or July.

Brian Bishop: So this has been previously seen by the Planning Commission. This is going to give us more technical details which is why you have the drawings from the Water Department in your packet as well. So, this is a more technical review of what we looked at before with the rezoning.

Chairman Dixon: Any questions for staff from the Commission on this project?

Would the Commission like to hear from the applicant?

Would the applicant like to address the Commission?

Joe Mattingly: No sir.

Chairman Dixon: No questions, no further comments?

I'll entertain a motion in regard to the Creekside Condominiums Site Plan as presented.

MOTION WAS MADE BY FRANK BOYETT, SECONDED BY MAC ARNOLD TO APPROVE THE CREEKSIDE CONDOMINIUM SITE PLAN SUBMITTED BY JOE MATTINGLY, DBA BLACK PEARL PROPERTIES, LLC, FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON ON OLD MADISONVILLE ROAD (PID#56-27).

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

Madame Secretary, please call the roll.

AYE: ALL

NAY: NONE

Chairman Dixon: Thank you, the motion passes.

The next item on the agenda is the **Pratt Paper Henderson, Kentucky Site Plan**. Who is going to present on this?

Brian Bishop: Mr. Tom Williams is going to do that for us.

Chairman Dixon: Mr. Williams I need your name.

Tom Williams: Tom Williams, my address is 111 Fifth Street, Henderson, Kentucky.

Chairman Dixon: Do you promise to tell the truth, the whole truth and nothing but the truth?

Tom Williams: I do.

Chairman Dixon: Thank you, sir.

Tom Williams: I'm here representing the City as owner of the property and with me is Mr. Ed Kersey, who is the GM for the mill project that Pratt is building.

This is not the first time you've seen this piece of property and it's probably not going to be the last either.

This is for the approval of the site plan, which is frankly still a work in progress. There is a lot of design work still going on. We will be back to you at some point with a plat that dedicates easements for streets and utilities as we're moving through this process.

Interestingly, a year ago today exactly is the day that we first had a phone call with people from Pratt, a virtual site visit where we told them all the great things about the community and they took the hook.

We're glad to have them here, it's a big development. If you've been out on 425 and seen what's going on out there, you will see a lot of activity.

Chairman Dixon: I can say that I drove by that site and you are really starting to get a sense of the scale of things and I've never seen so many bulldozers in one place.

Tom Williams: The thing about that is as we move through the summer only about half of the construction has started, the mill constructed has started, and a lot of earth work but the box plant, which is going to be in operation by the end of this calendar year has not even started construction.

Brian Bishop: Tom, do you care to explain the difference on the drawing on what you are referring to there?

Tom Williams: Yes. You can see 425 there at the bottom, two roads coming off of 425. The ones to the right will have truck scales that weighs trucks going in and out, the one to the left which will be a City street attaches to a ring road that goes partially around the site...it goes

to the west up around the curve and then to the east it goes along the railroad tracts to the northeast corner of the site. Just in the middle of the site there is a large building and that is the mill, where the kind of long....right there, that's the paper mill.

Next to that, to the left is a roll room where rolls of paper that are made in the milling process are stored, and then up to the upper left is the box plant, which is where the corrugated boxes will be made.

Chairman Dixon: What's just to the right of that, is that parking?

Tom Williams: That is parking for a lot of trucks.

Chairman Dixon: Ok, ok.

Tom Williams: Pratt will have about two-hundred (200) semi-truck loads of materials coming in and going out every day.

They also have rail access on this site which is one of the selling points for Henderson, we're located on a CSX mainline track here.

Ed, do you have anything you want to add about anything.

Ed can answer any questions you have specifically about the project.

Ed Kersey: I can approach and discuss any questions you may have about the project.

Chairman Dixon: Would we like to hear from Mr. Kersey? Any questions for him?

Thank you for being here.

Tom Williams: Any questions for me?

Chairman Dixon: Any questions from the Commission?

Dickie Johnson: You done a good job. Always do.

Tom Williams: It's not over yet. (Laughter)

We're working on, just the Water Utility, we're working on six (6) separate projects that are involved with this and the utilities. We're going to have to build for this but it is well worth it.

The Gas Department is doing the same thing. They're making a huge investment to bring gas from over near the BRACO building all the way to this site.

The State Highway Department is going to be building turn lanes on 425 at that location for safety in and out of the site.

There is a lot going on.

Big Rivers is building a sub-station on the site. Last month you approved a subdivision that cut out that lot for the sub-station. They're also building a line from their other sub-station into this site. There is a massive amount of public and private investments in this project.

I believe when Mr. Pratt was here for the groundbreaking he quoted a figure of five-hundred (500) million; that's just their investment. It's a huge amount.

Chairman Dixon: Well Mr. Kersey, I hope you're enjoying or have enjoyed your time in Henderson. We're happy to have you.

Ed Kersey: Thank you.

Chairman Dixon: Any other questions regarding this project?

I'll entertain a motion in regard to the Pratt Paper Henderson, Kentucky Site Plan as presented.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY MAC ARNOLD TO APPROVE THE PRATT PAPER HENDERSON, KENTUCKY SITE PLAN SUBMITTED BY PRATT PAPER KENTUCKY, LLC, FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON ON HWY 425 (PID#46-19).

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

Madame Secretary, please call the roll.

AYE: ALL

NAY: NONE

Chairman Dixon: Very good, thank you.

Administrative Business, I'm not aware of any.

Brian Bishop: No sir.

Chairman Dixon: I'm not aware of any other business unless members of the Commission have another topic they want to bring forward for the good of the cause?

Anyone else here with us this evening that would like to bring something forward?

Well, in that case I will entertain a motion to adjourn.

Kevin Richard: I will say, before I make that motion, it's been nice being face to face tonight.

Chairman Dixon: Indeed it is.

Kevin Richard: With that said, I would like to make a motion to adjourn.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY DICKIE JOHNSON TO ADJOURN.

Chairman Dixon: All in favor?

AYE: ALL

NAY: NONE

Chairman Dixon: Very good, we stand adjourned.

MEETING ADJOURNED AT 6:42 P.M.

I, HEATHER LAUDERDALE, hereby certify that the foregoing is a true and accurate transcription of the Henderson City-County Planning Commission Meeting of, April 5, 2022 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

X
