



PLANNING COMMISSION AGENDA

TUESDAY, FEBRUARY 7, 2023 – 6:00 P.M.

*****MEETING TO BE HELD AT THE HENDERSON MUNICIPAL CENTER*****
222 FIRST STREET, THIRD FLOOR ASSEMBLY ROOM, HENDERSON, KY

2023 Planning Commissioners

David Dixon, Chairman
Kevin Richard, Vice-Chairman
Bobbie Jarrett, Treasurer
Mac Arnold
X.R. Royster
Dickie Johnson
Gary Gibson
Doug Bell
Stacy Denton
Kevin Herron
Gray Hodge
Frank Boyett

Planning Commission Staff

Executive Director, Brian Bishop
Assistant Director, Jennifer Marks

Executive Asst./Acct./GIS Technician, Theresa Curtis
Secretary Senior/ Address Technician, Heather Lauderdale
GIS Coordinator, Chris Raymer

Attorney, Tommy Joe Fridy

I. ROLL CALL

II. PUBLIC HEARING ITEMS

Approval of Minutes

- **January 3, 2023, Minutes**

- A. REZONING #1139** – Submitted by Gary and Debra Murphy for the property located in Henderson County adjacent to 11247 Hwy 351 (PID# 97-55) and containing approximately 52.86 acres. Applicants request a zoning change/map amendment from Surface Mining (SM) to Agricultural District (AG) to construct a Single-Family dwelling.
- B. REZONING #1140 With a Development Plan** – Submitted by River View Coal, LLC for the property located in Henderson County across from 6784 Sulpher Springs Road (***PID# 35-11, containing 8.36 acres and PID # 35-10 containing 46.64 acres***) for a total of 55 acres



combined. Applicants request a Zoning Change/Map Amendment from Agricultural District (AG) to Heavy Industrial District (M-2) to construct a new underground coal mine portal.

- C. **Alleyway Closure Request** - Submitted by Mark S. Carter of Christian Life Church to vacate a public alleyway located between Garfield Avenue and Roosevelt Street in the City of Henderson. The request is to vacate a 15-foot wide by 156+/- foot alley running from South McKinley Street in a SE direction between Garfield Avenue and Roosevelt Street and being approximately 2,340 square feet to consolidate properties. (*This item was tabled at the January 3, 2023 meeting.*)

III. NON-PUBLIC HEARING ITEMS

1. **JANUARY FINANCE REPORT**
2. **BOND REPORT**
3. **MET TOWER 4241 SITE PLAN** - Submitted by Cordelio Power for property located in Henderson County being a portion of PID# 106-41 (Latitude 37.820652 Longitude 87.419003 W). Applicants are requesting Site Plan Approval.
4. **MET TOWER 4242 SITE PLAN** – Submitted by Cordelio Power for property located in Henderson County being a portion of PID# 115-16 (Latitude 37.760362 Longitude 87.372096 W). Applicants are requesting Site Plan Approval.

IV. ADMINISTRATIVE BUSINESS

1. 2023 Planning Commission Committees

V. OTHER BUSINESS

VI. ADJOURNMENT

This meeting will also be conducted as a video teleconference meeting under KRS61.826. Any interruption in the video or audio broadcast at any location shall result in the suspension of the meeting until the broadcast is restored.

The meeting will be streamed live to the following locations:

- City of Henderson's Website: <https://cityofhendersonky.org/CivicMedia?CID=Live-Meetings-8>
- Facebook: <https://www.facebook.com/CityOfHendersonKY/>
- Twitter: <https://twitter.com/HendersonKY>
- YouTube: <https://www.youtube.com/channel/UCG62RxYhtheh8F5GYNEwN8A>