

Henderson City-County
Planning Commission
February 1, 2022

The Henderson City-County Planning Commission held a meeting February 1, 2022 at 6:00 p.m., at the Peabody Building, 1990 Barret Ct., Suite F, and via teleconference. Members present: Chairman David Dixon, Vice-Chairman Kevin Richard, David Williams, Bobbie Jarrett, Dickie Johnson, Gary Gibson, Mac Arnold, Stacy Denton, Doug Bell, Gray Hodge, X.R. Royster and Tommy Joe Fridy. Kevin Herron was absent. Staff present: Director Brian Bishop, Jennifer Marks, Theresa Curtis, Heather Lauderdale and Chris Raymer.

MEETING BEGAN AT 6:00 PM

Chairman Dixon: Very good. I would like to call this Tuesday, February 1, 2022 meeting of the Henderson City-County Planning Commission to order and read the following statement;

“Due to the emergency resulting from the Coronavirus (COVID19), and to help protect the community from the spread of COVID19 by limiting in person contact, this regular January 4, 2022 meeting of the Henderson City-County Planning Commission is being held by ZOOM video teleconference as well as in person.

This video teleconference meeting is being telecast live on Facebook at www.facebook.com/HendersonPlanning/live/ page and elsewhere for the media and the public to view. During the public hearing segments of the meeting, the public may offer evidence, comments, positions, suggestions and questions, collectively referred to as comments in accordance with the meeting rules.

Chairman Dixon: Madame Secretary, could you please call the roll?

Do we have a quorum?

Heather Lauderdale: We do now.

Chairman Dixon: Ok, very good.

Brian Bishop: Heather, Mac is about to join as well, he is a tad late.

Chairman Dixon: Before we begin our business tonight, I would like this body to honor its former Chairman Herb McKee. Herb did tremendous service to this organization and many others. He touched many lives in many positive ways and our community is going to miss his service greatly.

I want us to take a moment of silence to remember Herb and his good works and also to remember his family who has suffered a great loss.

Thank you all.

We do have some public hearing items on the agenda tonight, 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: Very good, we are in Public Hearing.

The first item of is the approval of the **Minutes from the January 4, 2022 meeting**.

Do we have a motion to approve?

MOTION WAS MADE BY X.R. ROYSTER, SECONDED BY BOBBIE JARRETT TO APPROVE THE MINUTES FROM JANUARY 4, 2021 AS DISTRIBUTED.

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

All in favor of approving the minutes, say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: The minutes have been approved.

The next item is the public hearing for **Annexation of Right of Ways**.

The City of Henderson has requested that the Planning Commission hold a public hearing, for the properties which are currently located in Henderson County, at the west end of the City of Henderson near the intersection of the Old Corydon Road and KY Hwy 425 By-Pass, to proceed with annexation of these portions of right-of-ways only.

Then, as your agenda will describe the three areas under discussion. I'm told that we are not being asked to take action on these annexations. Our duty tonight is conduct a public hearing.

With that being said, who would like to lead this discussion?

Brian Bishop: I will read the legal description Mr. Chairman.

The City of Henderson has requested that the Planning Commission hold a public hearing, for the properties which are currently located in Henderson County, at the west end of the City of Henderson near the intersection of the Old Corydon Road and KY Hwy 425 By-Pass, to proceed with annexation of these portions of right-of-ways.

Proposed Annexation Area 1 - portion of Old Corydon Road Right-of-Way_containing approximately 5.272 acres.

Proposed Annexation Area 2 - portion of Kentucky Hwy 425 By-Pass Right-of-Way_containing approximately 16.850 acres.

Proposed Annexation Area 3 - portion of Un-incorporated Kentucky Hwy 425 By-Pass Right-of-Way_containing approximately 0.647 acres.

And I believe, sorry to interrupt but Mr. Hodge has just jumped in with us Heather and I believe Mr. Denny Branson is on the call who is the surveyor of record on this project.

Denny are you there still?

Dennis Branson: Yes.

Brian Bishop: Denny, is there anything we left out that we need to address?

Dennis Branson: No, you've covered it all.

Chairman Dixon: Is there any other information you want to address on this?

Brian Bishop: Jennifer, do you want to address the road..?

Jennifer Marks: Yes. A majority of this would have been annexed in our original annexation of this property, I believe that was a few months ago.

However, Old Corydon Road was awarded grant money through the County to have it re-paved. If you've driven out there you'll notice it's much better.

So, that is why we could not move forward with annexing that portion because it did need to remain a County Road to be eligible for the funding they received. So, part of that is mostly because of that little caveat they needed to follow there.

Brian Bishop: And to add to what Jennifer just said, this is the property that we have been calling the Pratt Property lately. So, this is Old Corydon Road, you have 425 here to the west of Denny's drawing and then this is the large area that was annexed and re-zoned a short time ago.

So this will be adjacent to City property and now will be City Right-of-Way.

Chairman Dixon: Now it is County Right-of Way?

Brian Bishop: That is correct.

David Williams: Mr. Moderator, can we clear up something on the map here? I see that there is a proposed AG area 3 and two proposed annexed area's 1. Which one is 2?

Brian Bishop: Commissioner Williams...

David Williams: Oh, there it is.

Brian Bishop: The area here...

David Williams: I'm sorry, it wasn't on my screen.

Brian Bishop: Do you need me to zoom out more, Dave?

David Williams: That's fine, I saw two but I didn't see the other. Thank you.

Brian Bishop: Is that better?

David Williams: Yes.

Chairman Dixon: I believe 2 is on both sides of the 425 By-Pass.

Brian Bishop: That is the case I believe.

Chairman Dixon: That's the new location of Pratt Industries.

Brian Bishop: Directly west of that. This is the Pratt property here, and then that's the Right-of-Way area being annexed.

Chairman Dixon: Ok. Does the Commission have any other questions of staff?

Is there anyone on the ZOOM meeting that would like to address this matter in any way?

Do we have any Facebook participants?

I'm seeing none.

Brian Bishop: No sir.

Chairman Dixon: Very good. Since we are not asked to take any action, we just declare the public hearing to be concluded?

Brian Bishop: I believe that is the case but I would respect Mr. T.J.'s opinion on that.

Chairman Dixon: Counselor, how best should we proceed?

Tommy Joe Fridy: That's accurate. Just put in the record that the public hearing is concluded. We're not going to go out of public hearing or do we? Is that the only public hearing item?

Chairman Dixon: It is, yes.

Tommy Joe Fridy: So you can move to go out of public hearing.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY GARY GIBSON TO CLOSE THE DISCUSSION AND EXIT THE PUBLIC HEARING.

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

All in favor of concluding the public hearing portion of the meeting say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: Very good, we are out of public hearing.

The next item is the **January Finance Report**, Mrs. Curtis?

Theresa Curtis: Yes sir.

In January, we are at 61% of budget and we have five (5) months left to go. If you have any questions, I'm here to answer them. We just need approval.

Chairman Dixon: Any questions from the Commission in regard to the January Finance Report?

I'll entertain a motion to approve.

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

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

All in favor of approval of the Finance Report say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: January Finance Report is approved.

The next item on the agenda is the **Bond Report**, Ms. Marks?

Jennifer Marks: Thank you, Mr. Chairman.

This month we have two (2) Bond Extensions. Both are a part of Gray Stone.

The first is for JM Development, the current amount of bond that we do hold for sidewalks on that is \$52,109, and we are requesting to reduce that bond to \$50,096 and extend it for one (1) year.

The second, again, is Gray Stone but this is for Brad Hazelwood. The recommendation on this one is to extend the bond for one (1) year. The bond amount will actually increase from \$24,529 to \$25,135 due to the increase of cost of work and then no work being completed over the last year.

So, if you guys have any questions I can answer those and I just need approval to extend those bonds out for a year.

Chairman Dixon: Any questions or discussion?

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY X.R. ROYSTER TO ACCEPT THE BOND REPORT AS SUBMITTED.

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

All those in favor of approval say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: The Bond Report is approved, thank you.

The next item on the agenda is the **Whitman & Feil Property Agricultural Division** submitted by Paul and Marsha Feil and Thomas Whitman for the property located in Henderson County at 12500 Hwy 1078 South (PID#98-4). Applicants are requesting approval for an Agricultural Division.

Ms. Marks, are you going to lead that discussion?

Jennifer Marks: Yes.

Since the Chairman just read the description into the record, I'm not going to repeat that unless you all have any further questions on it.

In reviewing the Ag Division, it does meet all the requirements that we do have in place there. Including that they are the owners and they will maintain it as an Agricultural use moving forward.

If you all have any questions, I will answer those but staff does recommend approval of this Ag Division.

Chairman Dixon: Questions? Any comments of any kind?

I'll entertain a motion in regard to this Agricultural Division.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY MAC ARNOLD TO APPROVE THE WHITMAN & FEIL PROPERTY AGRICULTURAL DIVISION SUBMITTED BY PAUL AND MARSHA FEIL AND THOMAS WHITMAN FOR THE PROPERTY LOCATED IN HENDERSON COUNTY AT 12500 HWY 1078 SOUTH (PID #98-4).

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

Madame Secretary, please call the roll.

AYE: ALL

NAY: NONE

Chairman Dixon: Motion passes, thank you.

Next item is under Administrative Business. We have our **2022 Planning Commission Sub-Committees.**

Commissioners you find attached, I think it's the last page of your packet; the updated committee list.

I appreciate everybody who is contributing and participating on these, if anybody else has an interest in any of these let me know.

I think that's all the action that we need to take, just to advise you that these committees have been set up in that fashion.

Other business....the only item I know of in other business; I wonder if Commission Williams would like to update us on your status?

David Williams: Ok. I have submitted my letter of recommendation effective at the closing of my property on, actually it's been moved up now to February 10.

So, I can remain with you for a few more days but not much longer. So, I say goodbye to everyone, I love you all. I have enjoyed thoroughly working with each and every one of you...staff, commissioners and everyone.

So thank you for making this a very enjoyable period of my life. Thank you so much.

Heather Lauderdale: Thank you!

Theresa Curtis: We'll miss you David.

Tommy Joe Fridy: Thank you, David.

Gary Gibson: You've done a good job, David.

David Williams: This isn't the last you'll see of me, we're flying out for the closing that week so I'll be by the Planning Commission office to pick my plaque and say good bye to you guys.

Brian Bishop: Commissioner Williams, would you like to tell everybody where that plaque will be placed?

David Williams: I think I would just assume it be out in front of my house. I thought about it a long time and I couldn't think of any place else it should go and I told the future owner, don't be surprised if you see a bunch of people out digging up the sidewalk out front. (Laughter)

(Laughter)

David Williams: They are expecting it, and I'm still flabbergasted you guys, I didn't expect that. Thank you so much for that recognition and that honor, I appreciate it.

Brian Bishop: Dave, just remember Admiral Kimmell is still on the table.

Chairman Dixon: David, we're going to miss you but at the same time we want to congratulate you on this new adventure and we are wishing your family nothing but the best.

David Williams: Thank you.

Dickie Johnson: It's been a pleasure working with you, David. You were recommended by a good friend of both of us, and you've been admirable in the position you have taken with the Planning Commission.

David Williams: Well I'm not so sure he would have approved of everything I've done.... (Laughter)

(Laughter)

Dickie Johnson: Well, maybe not but he was a unique individual... you know who it was.

Chairman Dixon: Ok, very good. Do we have any other business anybody would like to bring forward this evening for the good of the cause?

Brian Bishop: No sir.

Heather Lauderdale: I would like to mention that I sent out an email regarding some continuing education. If you're interested for this continuing education, please let me know as soon as possible so I can get you registered before they fill up.

Kevin Richard: If it will be snowing that day, will there be dog sled transportation?

(Laughter)

Heather Lauderdale: You can ask David, he'll be there. He could probably swing through Henderson on his way to Hopkinsville and pick you up, Kevin. He won't be late.

Chairman Dixon: Heather, do you think there will be other opportunities? I hope there will be.

Heather Lauderdale: I'm sure there will be.

Mac Arnold: Is everybody needing their hours right now?

Heather Lauderdale: We could use them, yes.

Chairman Dixon: How many do we need?

Heather Lauderdale: It varies from member to member and I keep up with two (2) committees so forgive me for not knowing that off the top of my head but this class is good for eight (8) hours.

Brian Bishop: Heather, could you email everyone the hours they need?

Heather Lauderdale: I sure will.

Chairman Dixon: Please do that at your convenience, thank you.

Heather Lauderdale: Thank you.

Bobbie Jarrett: Thank you.

Chairman Dixon: Any other business?

Ok, I will entertain a motion to adjourn.

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY KEVIN RICHARD TO ADJOURN.

Chairman Dixon: We have a motion and a second, all in favor say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: Alright, we stand adjourned. Thank you all for your help.

MEETING ADJOURNED AT 6:21 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, February 1, 2022 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

X
