

Henderson City-County
Planning Commission
May 2, 2023

The Henderson City-County Planning Commission held a meeting May 2, 2023 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, Third Floor Assembly Room, Henderson, Kentucky. Members present: Chairman David Dixon, Vice-Chairman Kevin Richard, Gary Gibson, Bobbie Jarrett, X.R. Royster, Frank Boyett and Tommy Joe Fridy. Gray Hodge, Stacy Denton and Dickie Johnson were present via ZOOM. Staff present: Director Brian Bishop, Jennifer Marks Theresa Curtis, Heather Lauderdale and Chris Raymer. Kevin Herron was absent.

MEETING BEGAN AT 6:00 PM

Chairman Dixon: I would like to call this May 2, 2023 meeting of the Henderson City-County Planning Commission to order.

I would like to welcome everybody and thank you all for coming, we appreciate your help.

Madame Secretary, will you call the roll?

Heather Lauderdale: Yes, thank you.

Chairman Dixon: Very good, do we have a quorum?

Heather Lauderdale: We do.

Chairman Dixon: Excellent.

We have a couple of public hearing items to attend to; I'll entertain a motion to go into public hearing.

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

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

All in favor of entering public hearing say yes.

ALL: YES

Chairman Dixon: Any opposed?

We are now in public hearing.

The first item in public hearing is the approval of the minutes from the April 4, 2023 meeting. I'll entertain a motion to approve.

MOTION WAS MADE BY X.R. ROYSTER, SECONDED BY KEVIN RICHARD TO APPROVE THE MINUTES FROM APRIL 4, 2023.

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

All in favor of approval say yes.

ALL: YES

Chairman Dixon: Any opposed? Thank you.

Then we have the minutes from the April 12 meeting.

MOTION AS MADE BY MAC ARNOLD, SECONDED BY X.R. ROYSTER TO APPROVE THE MINUTES FROM APRIL 12, 2023.

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

All in favor of approval say yes.

ALL: YES

Chairman Dixon: Any opposed?

I need a motion to leave public hearing.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY GARY GIBSON TO LEAVE PUBLIC HEARING.

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

All in favor of leaving the public hearing say yes.

ALL: YES

Chairman Dixon: Any opposed?

Very good. The next item is the **April Finance Report**. Mrs. Curtis?

Theresa Curtis: Yes sir. For the April Finance Report, we're at 84% of budget and we have two (2) months left to go. I just need approval.

Chairman Dixon: Any questions? I'll entertain a motion to approve the April Finance Report.

MOTION AS MADE BY BOBBIE JARRETT, SECONDED BY X.R. ROYSTER TO APPROVE THE APRIL FINANCE REPORT AS SUBMITTED.

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

All in favor of approval say yes.

ALL: YES

Chairman Dixon: Any opposed?

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

Jennifer Marks: Yes, thank you Mr. Chairman. We have one (1) bond item to discuss and it is the Ollie Wash Car Wash. We currently hold bonds for the streets, erosion control and screening on that. The recommendation is that we release all the bonding that we have on that project.

As you know, if you all approve that we then send the recommendation with the streets to the City for their approval.

Chairman Dixon: Any questions? I'll entertain a motion in regard to the Bond Report.

MOTION AS MADE BY MAC ARNOLD, SECONDED BY BOBBIE JARRETT TO APPROVE THE BOND REPORT AS SUBMITTED.

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

All in favor of approval say yes.

ALL: YES

Chairman Dixon: Any opposed?

The Bond Report is approved.

The next item is a site plan...

Brian Bishop: Mr. Chairman? I'm sorry, looks like Commissioner Johnson just popped on. **(DICKIE JOHNSON ENTERED THE MEETING AT 6:04 P.M. VIA ZOOM)**

Chairman Dixon: Okay, thank you.

Dickie Johnson: I'm sorry I had to leave; I have a daughter brought up here to the emergency room; she ain't here yet.

Chairman Dixon: Okay, well thank you for joining us.

So, we have a site plan for East End Eddie's Repair Shop, Ms. Marks?

Jennifer Marks: Thank you. East End Eddie's Repair Shop site plan, submitted by Eddie Ross for the property located in the City of Henderson at 1503 N. Green Street (PID#55C-48). The applicant is requesting site plan approval.

As you can see, that is the location of the site. The applicant plans to build a 2,100 square foot building with four (4) bays and ten (10) parking spots. The building will be used for maintenance for cars the applicant purchases which they then intend to sell at their car lot which is adjacent to this parcel.

The applicant has requested a variance from the Access Standards Manual and because of that...

Brian Bishop: Theresa, can you go to the site plan?

Jennifer Marks: Yeah, go to the site plan for me.

I would like to read a little bit of information into the record as well as our City Engineer's, Doug Boom's response to that variance request so that you guys do have all the information.

You did see the variance request in your packet; you all did receive that letter but then the City's response to that.

“Dear Mr. Bishop,

The petitioner has requested a variance from the Henderson City-County Planning Commission Access Standards manual requiring the minimum corner clearance requirement of eighty-five feet (85') along the alley on the north property.”

Jennifer Marks: So, if you will look at your site plan there, if you're looking to the north, they are requesting a variance on that side there where you see that entrance that's kind of going in there....so, along the alley north property;

“from North Green Street to the alley access under stop-sign intersection control on the alley.

The petitioner is requesting a forty-seven-foot (47') variance. This will allow inner-connectivity between the car lot on 342 Richardson and the proposed repair shop located on 1503 North Green Street without entering onto North Green Street.

It is the opinion of this office that the variance be granted.

Sincerely,

Doug Boom, City Engineer”

So, I just wanted you all to have all the information on that variance request.

The bonding for this project will, of course, be required for the screening in the amount of \$12,529; erosion control in the amount of \$3,710 and bonding for the entrance on Herron Avenue in the amount of \$5,750.

The approval of this project will be subject-to submitting the bonding and they are also requesting setback variance's that will be going through the City Board of Zoning Adjustment later this month.

If you guys have any questions, I believe the applicant as well as their agent if you all have more detailed questions for them.

Chairman Dixon: Basically, the existing building is coming down and the new site is going from the front of the lot to the back.

Jennifer Marks: Correct.

Chairman Dixon: What's the next...what's on this next lot over in the back?

Jennifer Marks: I believe that is a residence...or it is zoned Residential and that's where the screening comes into play. So, they are going to be required to put screening along any residentially zoned property.

Chairman Dixon: Thank you. Does the commission have any questions for staff?

Would the commission like to hear from the applicant? Would the applicant like to address the commission?

Eddie Ross: (from the audience) Please?? (Laughter)

Chairman Dixon: Would anyone else like to speak to this project in any way?

No one has any questions? Do we have the necessary information to make a motion?

Brian Bishop: We do. Staff would just request that you make the motion subject-to the bonding as Jennifer has read into the record and

subject-to the appropriate variance from the City Board of Zoning Adjustments.

Chairman Dixon: Very good, I'll entertain a motion in regard to the site plan concerning East End Eddie's Repair Shop at 1503 North Green Street.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY FRANK BOYETT TO APPROVE EAST END EDDIE'S REPAIR SHOP SITE PLAN SUBMITTED BY EDDIE ROSS FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 1503 NORTH GREEN STREET (PID#55C-48). SUBJECT TO THE BOND, EROSION, SCREENING AND ENTRANCE CONTROL THAT WAS READ INTO THE RECORD BY MS. MARKS AND SUBJECT TO THE VARIANCE BEING APPROVED BY THE CITY BOARD OF ZONING ADJUSTMENTS.

Chairman Dixon: What variance are we talking about?

Jennifer Marks: They are requesting a setback variance.

Chairman Dixon: The same variance we're talking about?

Jennifer Marks: The variance that was requested through the Planning Commission is a variance to our Access Standards Manuel so, that is why we see it here but there will be another variance they are requesting for their setback, I believe it is on the west side of the property; so, they are going to request a setback variance there. When it abuts a residential property, I do believe, well, we don't have Steve here but I believe they have to have a twenty-five-foot (25') setback to be able to fit the building there with their unloading zone and things like that. I think it's fifteen (15) on there and so they're asking for a ten-foot (10') variance from the setback requirement.

Mac Arnold: The Board of Zoning Adjustments has not been heard yet?

Jennifer Marks: No, it has not. It happens later this month.

Frank Boyett: Now, are we ready for a second?

Chairman Dixon: I believe that we are.

Frank Boyett: Okay, second.

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

Madame Secretary, please call the roll.

ALL: YES

Chairman Dixon: Very good, thank you. The motion passes.

The next item is under Administrative Business having to do with the **Findings of Facts in regard to Rezoning #1142**. Mr. Bishop?

Brian Bishop: Yes sir. As you may remember, the Planning Commission directed staff to come back with findings of facts in favor or Rezoning #1142 which was submitted by the City of Henderson and Deer Valley Subdivision, LLC.

Staff has provided those to you and I will do my best to answer any questions that you may have.

Chairman Dixon: Does the commission have any questions in regard to these findings of facts?

I will entertain a motion in regard to adopting these proposed findings of facts.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY MAC ARNOLD TO ADOPT THE REZONING #1142 MOTION AND FINDINGS OF FACTS FOR THE CITY OF HENDERSON AND DEER VALLEY SUBDIVISION, LLC. ADOPTED AS PRESENTED.

Chairman Dixon: We have a motion and a second...

Tommy Joe Fridy: Could you change your motion to say motion and findings of fact? It's a proposed motion and findings of fact. We all say short-hand, findings of facts.

Kevin Richard: I will adjust my motion as Tommy Joe just pointed out; the motion and findings of fact.

Mac Arnold: I'll re-second it.

Chairman Dixon: Okay. So, we've re-motined and re-seconded; do we have any further discussion?

Madame Secretary, please call the roll.

ALL: YES (DICKIE JOHNSON WAS NOT PRESENT TO VOTE)

Chairman Dixon: Very good, the motion passes. The findings of facts have been approved. Any other business?

Brian Bishop: No sir.

Chairman Dixon: I think our next meeting is June 6, does that sound right?

Brian Bishop: I believe that is accurate.

Chairman Dixon: Is there anything upcoming we need to be aware of?

Brian Bishop: We will be bringing our proposed budget, that's the big-ticket item. We may be seeing some other site plans coming forward, I'm not sure how aggressive we're going to be with the subdivision that we just voted on but that will be coming in the near future via the preliminary plat and construction drawings.

Chairman Dixon: Very good.

Does anybody have anything else for the good of the cause? Anyone that's joined us here tonight have something they would like to bring before us?

I'm hearing nothing so I will entertain a motion to adjourn.

MOTION WAS MADE BY X.R. ROYSTER, SECONDED BY KEVIN RICHARD TO ADJOURN.

Chairman Dixon: We've got a motion and a second, any discussion?

All in favor of adjournment say yes.

ALL: YES

Chairman Dixon: Any opposed? Very good, we stand adjourned and I thank you all.

MEETING ADJOURNED AT 6:14 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, May 2, 2023 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

X
