



PLANNING COMMISSION AGENDA

TUESDAY, MARCH 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

- February 7th & 8th, 2023, Minutes

- A. City Zoning Text Amendments, Section 2.01 Definitions, and Section 11.03 Permitted uses (d), adding Model Homes. City of Henderson's Board of Commissioners requesting that the Planning Commission consider these text amendments.
- B. REZONING #1141 With a Development Plan – Submitted by SMN Properties, LLC for the property located in the City of Henderson at 313 Yeaman Avenue (**PID# 56B-18**, containing approximately 2.547 acres. Applicants request a Zoning Change/Map Amendment from Medium



Density Residential District (R-2) to Multi-Family Residential District (R-4) to construct Apartment Buildings.

III. NON-PUBLIC HEARING ITEMS

1. **JANUARY FINANCE REPORT**
2. **BOND REPORT**
3. **IRON DOGS RECYCLING, LLC SITE PLAN** – Submitted by Henderson County Riverport Authority for the property located in Henderson County at 1010 Port Plaza (PID# 39-1-17). Applicants are requesting Site Plan approval.

IV. ADMINISTRATIVE BUSINESS

1. **Rezoning #1140 Findings of Fact for River View Coal, LLC**

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>