



AGENDA

TUESDAY, JULY 3, 2018 – 6:00 P.M.

*****MEETING TO BE HELD AT THE HENDERSON MUNICIPAL CENTER*****

222 FIRST STREET, THIRD FLOOR ASSEMBLY ROOM

2018 Planning Commissioners

Herb McKee, Chairman
David Williams, Vice-Chairman
Bobbie Jarrett, Treasurer
Mac Arnold
Kevin Richard
Dickie Johnson
Gary Gibson
Rodney Thomas
David Dixon
Kevin Herron
Gray Hodge
Doug Bell

Planning Commission Staff

Executive Director, Brian Bishop
Assistant Director, Claudia Wayne
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**
 - June 5, 2018 Minutes
- A. **Hoskins Farm AG Division & Consolidation** – Submitted by owners; David & Allison Pieper, Marilyn Willett, Donnie & Judith Baxter, John Bruce Hoskins, and Timothy & Mary Jane Hoskins for the property located in Henderson County at 2309 Greenlick Baptist Church Road. Applicants are requesting approval for an Agricultural Division & Consolidation.
- B. **HWU Wastewater Pump Station Tech Standards Revisions 2018**
- C. **Amendments to Henderson City Zoning Ordinance, Appendix A Zoning, -** The Planning Commission will consider zoning text amendments to the following articles:



1) Article II – Definitions, Section 2.01: Adding;

Self storage (a shorthand for "self-service storage", and also known as "mini storage") is an industry in which storage space (such as rooms, lockers, containers, and/or outdoor space), also known as "storage units" is rented to tenants, usually on a short-term basis.

2) Article XVIII. - NB, Neighborhood Business District, Sec. 18.03. - Conditional uses: Adding;

(h) Self Storage Rental Units (must meet all of the following conditions):

i) No development within 150 feet of wetlands;

ii) 1 parking space for every 1000 square feet;

iii) site geometry so that doors (overhead and person) face to the interior of drives;

iv) all driving aisle shall be a minimum of twenty-four (24) feet wide and hard surfaced;

v) all other associated driving areas shall be hard surfaced;

vi) all buildings must meet Kentucky Building Codes;

vii) exterior of buildings must be compatible to surrounding areas (example brick, siding, stucco, or eifs) and exterior paint colors, including roof, to be in harmony with other homes and or building (not bold colors) in area.;

iiix) one monument type sign no higher than six (6) feet with only accent lighting (no backlit);

ix) night sky friendly lighting only;

x) heavy planting to serve as softscaping; and

xi) hours of operation shall be limited to no earlier that 6 a.m. and no later than 11 p.m.

3) Article XXI. – H-C, Highway Commercial District, Sec. 21.03. – Conditional uses: Adding;

(e) Self Storage Rental Units (must meet all of the following conditions):

i) No development within 150 feet of wetlands;



ii) 1 parking space for every 1000 square feet;

iii) site geometry so that doors (overhead and person) face to the interior of drives;

iv) all driving aisle shall be a minimum of twenty-four (24) feet wide and hard surfaced;

v) all other associated driving areas shall be hard surfaced;

vi) all buildings must meet Kentucky Building Codes;

vii) exterior of buildings must be compatible to surrounding areas (example brick, siding, stucco, or eifs) and exterior paint colors, including roof, to be in harmony with other homes and or building (not bold colors) in area.;

viii) night sky friendly lighting only; and

ix) heavy planting to serve as softscaping on perimeter.

III. NON-PUBLIC HEARING ITEMS

IV. ADMINISTRATIVE BUSINESS

V. OTHER BUSINESS

1. GIS Report and Website Update

VI. ADJOURNMENT