

Henderson City-County Planning Commission  
January 22, 2019  
Summary of Minutes

The Henderson City-County Planning Commission held a Special Called meeting January 22, 2019 at 6:00 p.m., at the Peabody Building, Conference Room F. Members present: Chairman Herb McKee, David Williams, David Dixon, Gary Gibson, Bobbie Jarrett, Rodney Thomas, Kevin Richard, and Kevin Herron. Mac Arnold, Gray Hodge, Dickie Johnson, and Doug Bell were absent. Attorney Tommy Joe Fridy was absent; connected via cell phone.

Staff present: Director Brian Bishop, Assistant Director Claudia Wayne, Theresa Curtis, Heather Lauderdale and Chris Raymer.

Chairman McKee brought the January 22, 2019 Special Called meeting to order with a roll call.

A quorum was present.

Chairman McKee entertained a motion to go into **Public Hearing**.

***MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY RODNEY THOMAS TO GO INTO PUBLIC HEARING.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee introduced and entertained a motion to approve the **January 2, 2019 minutes**.

***MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY BOBBIE JARRETT TO APPROVE THE MINUTES OF THE JANUARY 2, 2019 PLANNING COMMISSION MEETING AS SUBMITTED.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee introduced the next item on the agenda;

**Access Standards Manual Variance Request for Dollar Tree-**  
Submitted by Dollar Tree Stores and Ashley Construction for the property located in the City of Henderson at 2810 US Hwy 41 North. The applicant has requested variances to the HCCPC Access Standards Manual as follows:

- Variance to the 200-foot minimum frontage required to have two separated driveways on commercial property along US 41 North, which is classified as an arterial roadway. The existing commercial frontage on the subject property is 196.2 feet. The applicant is requesting a 3.8-foot variance to meet the minimum frontage requirement.

Chairman McKee entertained a motion to approve the request for a 3.8-foot variance to meet the minimum frontage requirement.

***MOTION WAS MADE BY DAVID DIXON, SECONDED BY KEVIN RICHARD TO APPROVE THE REQUEST FROM DOLLAR TREE STORES AND ASHLEY CONSTRUCTION FOR A 3.8-FOOT VARIANCE TO MEET THE MINIMUM FRONTAGE REQUIREMENT ACCORDING TO THE HCCPC ACCESS STANDARDS MANUAL.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee introduced the next item on the agenda;

**Access Standards Manual Variance Request for Dollar Tree-**

Submitted by Dollar Tree Stores and Ashley Construction for the property located in the City of Henderson at 2810 US Hwy 41 North. The applicant has requested variances to the HCCPC Access Standards Manual as follows:

Variance of the 200-foot minimum spacing between driveways on commercial property along US 41 North, which is classified as an arterial roadway. Based on the site plan, the spacing between driveways will be 80 feet. The applicant is also requesting a 120-foot variance to meet the minimum spacing requirement.

Chairman McKee entertained a motion to approve the request for a 120-foot variance to meet the minimum spacing requirement.

***MOTION WAS MADE BY DAVID DIXON, SECONDED BY RODNEY THOMAS TO APPROVE THE REQUEST FROM DOLLAR TREE STORES AND ASHLEY CONSTRUCTION FOR A 120-FOOT VARIANCE TO MEET THE MINIMUM SPACING REQUIREMENT ACCORDING TO THE HCCPC ACCESS STANDARDS MANUAL.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee entertained a motion to go out of **Public Hearing.**

***MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY KEVIN RICHARD TO GO OUT OF PUBLIC HEARING.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee introduced the first item of the Non-Public Hearing;

**Dollar Tree Store Site Plan**- Submitted by Dollar Tree Stores and Ashley Construction for the property located in the City of Henderson at 2810 US Hwy 41 North (PID# 55F-96). Applicants are requesting Site Plan approval.

Chairman McKee entertained a motion to approve the **Dollar Tree Store Site Plan**.

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DAVID DIXON TO APPROVE THE DOLLAR TREE STORE SITE PLAN. SUBJECT TO BONDING IN THE AMOUNT OF \$17,530 FOR EROSION CONTROL AND SEWER, AND AN ENCROACHMENT PERMIT FROM KYTC.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee, under Administrative Business, introduced the approval of the 2019 Planning Commission Committees. (SEE ATTACHED)

Chairman McKee, under Administrative Business, introduced Mindy Peterson and Gary Valentine of the Kentucky Transportation Cabinet to present an update on the I-69 route.

Chairman McKee entertained a motion to approve the presentation by Mindy Peterson and Gary Valentine regarding the updated I-69 route as one (1) hour of continuing education.

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY KEVIN HERRON TO APPROVE THE PRESENTATION BY MINDY PETERSON AND GARY VALENTINE REGARDING THE UPDATED I-69 ROUTE AS ONE (1) HOUR OF CONTINUING EDUCATION.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee introduced and entertained a motion to adjourn.

***MOTION WAS MADE BY RODNEY THOMAS, SECONDED BY GARY GIBSON TO ADJOURN.***

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

***MEETING ADJOURNED AT 7:16 P.M.***

**I, HEATHER LAUDERDALE, hereby certify that the foregoing is a true and accurate summary of the Henderson City-County Planning Commission Special Called Meeting of, January 22, 2019 to the best of my ability.**

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**Heather Lauderdale, HCCPC Clerk**

**X**

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**Herb McKee, HCCPC Chairman**