

Henderson City-County
Planning Commission
April 2, 2019

The Henderson City-County Planning Commission held a meeting April 2, 2019 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, 3rd floor assembly room. Members present: Chairman Herb McKee, David Williams, Dickie Johnson, David Dixon, Gary Gibson, Bobbie Jarrett, Kevin Richard, Gray Hodge and Attorney Tommy Joe Fridy. Rodney Thomas, Doug Bell, Kevin Herron and Mac Arnold were absent. Staff present: Director Brian Bishop, and Theresa Curtis. Claudia Wayne, Heather Lauderdale and Chris Raymer were absent.

Chairman McKee: Let's call this April 2, 2019 meeting of the Henderson City-County Planning Commission to order.

Madame Clerk, will you please call the roll?

Chairman McKee: Madame Clerk, do we have a quorum?

Theresa Curtis: Yes.

Chairman McKee: The Chair will entertain a motion to go into **Public Hearing**.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY KEVIN RICHARD TO GO INTO PUBLIC HEARING.

Chairman McKee: We've got a motion and a second, any discussion?
All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: We are in Public Hearing.

The first item on the agenda are the minutes of the March 5 meeting, are there any additions or corrections?

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY GARY GIBSON TO APPROVE THE MARCH 5, 2019 MINUTES AS DISTRIBUTED.

Chairman McKee: We've got a motion and a second, any discussion? All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: The minutes are approved.

Next on the agenda, Henderson City-County Planning Commission Proposed 2019-2020 Fiscal Year Budget. Mr. Bishop, are you going to lead that discussion?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: The budget you have before you is actually down a little bit from last year. The previous years budget was \$731,197, the proposed budget is \$727,000, which is a decrease of nearly \$4,200. The only line that we saw an increase in would be personnel services, which was increased by \$12,648. This is largely due to the budget being required to account for retirement contributions; we will be budgeting 12% a year until 2028 to make sure all those needs are met. Just about every line item remains static, the only decreases we saw would be \$1,000 in supplies, a decrease of \$11,845 in services which is broad-

ranging, and we can discuss anything you would like. We saw a decrease of \$2,000 in office equipment/software, and then we saw a decrease in capital outlay of \$2,000.

We have met with the Finance Committee, and I'll do my best to answer any questions you may have about any particular line.

Chairman McKee: Questions for staff? I will report to you that the Finance Committee met over the proposed budget, and looked at it in great detail. Upon conclusion of that discussion, we recommend approval.

David Williams: Who's on the Finance Committee?

Chairman McKee: Who's on the Finance Committee?

Brian Bishop: Theresa, do you mind answering that so I don't forget?

I believe it would be the Chairman, Vice-Chairman, and then the Treasurer. Then also, Rodney Thomas, and Kevin Herron if I'm not mistaken.

Theresa Curtis: And Gary Gibson.

Brian Bishop: And Gary Gibson.

Chairman McKee: Any other questions for staff?

The Chair will entertain a motion.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY BOBBIE JARRETT TO APPROVE THE HENDERSON CITY-COUNTY PLANNING COMMISSION & GIS 2019-2020 COMBINED BUDGET.

Chairman McKee: We have a motion and a second, any discussion? All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: Thank you Mr. Bishop.

Brian Bishop: Mr. Chairman, just so everyone knows this will now be forwarded to the City and County for their approval as well.

Chairman McKee: Which is what always happens, correct?

Brian Bishop: Yes sir, that's correct.

Chairman McKee: Thank you sir.

That concludes the items for the Public Hearing, the Chair will entertain a motion to **go out of Public Hearing**.

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY KEVIN RICHARD TO GO OUT OF PUBLIC HEARING.

Chairman McKee: We have a motion and a second, any discussion? All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: Next on the agenda is the **March Finance Report**. Mrs. Curtis, are you going to share your thoughts with us about that?

Theresa Curtis: Yes sir.

Chairman McKee: Please do.

Theresa Curtis: For March 2019, we're at 71% of budget with three (3) months left to go. So, it all looks good.

Chairman McKee: Right on target.

Theresa Curtis: Right on target.

Chairman McKee: Any comments about the Finance Report?

The Chair will entertain a motion.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY DAVID DIXON TO APPROVE THE MARCH 2019 FINANCE REPORT AS PRESENTED.

Chairman McKee: We have a motion and a second, any discussion? All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: March Finance is approved as presented.

Next on the agenda is the **Bond Report**. Mrs. Curtis are you going to discuss that too?

Theresa Curtis: Yes, I will.

Chairman McKee: Please proceed.

Theresa Curtis: This is for Bob Cornbleet for the property at 1407 N. Adams for \$5,900. The recommendation is for sidewalk acceptance, and erosion control to be released.

Chairman McKee: Any questions for staff?

Hearing none, the Chair will entertain a motion.

MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DICKIE JOHNSON TO ACCEPT THE BOND REPORT AS SUBMITTED.

Chairman McKee: We have a motion and a second, any discussion? All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: The Bond Report is approved.

Next on the agenda, **Lot 6 Clarence Adams Subdivision Preliminary Plat**. Mr. Bishop, are you going to lead that discussion?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: This is submitted by Jason Hooper and Chelsea Daniel for the property located in Henderson County at 8756 W.N. Royster Rd (PID# 61-50). Applicants are requesting preliminary approval.

This is how the current property exists. This is W.N. Royster Rd, a 90-degree curve here, this is the existing residence here.

The applicant is proposing to cut out roughly 2.2 acres out of an existing 12 (twelve) acre tract. This is technically a Major Subdivision in that they've reached the number of lots allowed by a Minor Subdivision, but it is not a typical Major Subdivision that we would think of in that there would be public improvements. This is far outside the area of any existing sidewalks; they have also requested a sidewalk waiver.

There is currently a six-inch (6') water line, and an existing fire hydrant right here, so there will be no public improvements required.

Staff recommends approval, and I'll do my best to answer any questions you may have.

Chairman McKee: Questions for staff? Questions for staff?

Hearing none, the Chair will entertain a motion.

MOTION WAS MADE BY DAVID DIXON, SECONDED BY DICKIE JOHNSON TO GRANT PRELIMINARY APPROVAL TO LOT 6 CLARENCE ADAMS SUBDIVISION PRELIMINARY PLAT-SUBMITTED BY JASON HOOPER AND CHELSEA DANIEL FOR

***THE PROPERTY LOCATED IN HENDERSON COUNTY AT 8756
WN ROYSTER RD (PID#61-50).***

Chairman McKee: We have a motion and a second, any discussion? All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: The Preliminary Plat is approved.

Next on the agenda is the **Lighthouse Storage Site Plan.** Mr. Bishop, are you going to lead that one as well?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: This is submitted by Milestone Development for the property located in the City of Henderson at 2429 US Hwy 60 (PID #65-44). Applicants are requesting site plan approval for thirteen (13) mini-storage buildings.

You may remember this site which is located on US 60 near the entrance of Balmoral Subdivision. The Planning Commission approved the rezoning recommendation in November 2018; that was Rezoning #1088. They submitted a Development Plan with that rezoning.

This is what we have now, this is the site plan. As it was said before, there are thirteen (13) proposed structures, this is what it would look like.

The site is 4.81 acres. The applicant is proposing to operate the facility from 6:00 a.m. until 11 p.m., the lighting will be night-sky friendly, the screening will be provided by Green Giant arborvitae trees, if I'm saying that correctly, I'm not sure about that. But they will be five-feet (5') at planting and will grow to twenty-five (25') to thirty-five (35') feet in

height. You'll notice these are the type of trees around the perimeter of the property. They have been approved by the local Codes Department as far as proper screening. They have received approval from all the local utilities and governing agencies. The Site Plan still has to go to the full Board of Zoning Adjustment from the City so they still have another hurdle to accomplish and get through. The Site Plan will be subject to bonding, which I believe you have that we've handed out. Mrs. Curtis, does everyone have a copy of that?

Theresa Curtis: Yes, they do.

Brian Bishop: Are there any questions about the bonding? I know there is a lot there to take in. If you would like, Mr. Chairman, I can go over that to make sure everyone is clear.

Chairman McKee: Would you please?

Brian Bishop: Yes.

As I said before, it will be subject to bonding from the City's Board of Zoning Adjustment. There are two (2) phases because the site's will be developed in two (2) phases.

The first phase will require bonding for sewer, stormwater and erosion control, which totals \$86,520.

Screening, which will be a combination of fencing and plantings which will total \$21,600.

Phase II bonding will be for erosion control which is \$3,605. A grand total of \$111,725 in bonding.

Chairman McKee: Will this bond need to be posted before approval from the Board of Zoning Adjustments.

Brian Bishop: I believe it can be done concurrently.

Chairman McKee: Concurrently.

Any questions for staff?

David Dixon: All the roadways in this development are in the interior portion?

Brian Bishop: That is correct, sir.

David Dixon: Is there a fence all the way around it?

Brian Bishop: I believe that is the case, except for where the building itself could operate as a fence. For those types of questions, it would probably be better to let Mr. Nix answer that. He would be the one enforcing the screening requirement.

Chairman McKee: Mr. Nix, would you please come to the podium sir?

I don't need to swear you in on this item, so please proceed with your question for Mr. Nix.

David Dixon: It had to do with the fencing, is it enclosed by a fence?

Ray Nix: Yes. The buildings act as a fence, except for the break areas and there will be a six-foot, wood-slatted privacy fence that takes care of the rest of the screening.

David Dixon: Ok, thank you.

David Williams: And this is in addition to the trees that are planted around the property, right?

Ray Nix: That is correct, the trees will be outside of that.

Chairman McKee: Any other questions for Mr. Nix?

David Williams: I do have a question. If one of these trees dies, what's the procedure? I mean, in five years if one of these trees dies and you don't have that green, does someone come around and say, ok you have to replace this tree or what?

Ray Nix: It is part of the regulation and ordinance, and we would expect that the property owner takes care of the maintenance for the property.

Chairman McKee: Any other questions for Mr. Nix?

Does that answer your question, David?

Thank you, Mr. Nix.

Are there any other questions?

David Dixon: There's some discussion in the minutes from the Land Development Committee about drainage?

Brian Bishop: There was. Mr. Ferry, would you mind addressing that?

David Dixon: Having to do with this retention basin that is indicated on the map in the north-west area.

Brian Bishop: Yes sir. The detention pond that Mr. Dixon is referring to is right here. Ken, would you mind answering that question?

Chairman McKee: Thank you, Mr. Ferry.

Ken Ferry: What exactly was the question?

David Dixon: There was a discussion at the Land Development Committee about if this thing overflows, if the nearby ditch could handle it and etc.

Ken Ferry: I'm a belt and suspenders kind of guy so, the detention basin has this outfall structure that holds the water back and lets it out slowly. I made the engineer design an emergency overflow in case that gets clogged up. The outside chance that gets clogged up, there is an emergency overflow... I need a pointer.

Brian Bishop: There's one right there on the podium.

Ken Ferry: There's an emergency overflow area right there that in the event that any normal outflow structure clogs and comes over that overflow structure and into the swell system around the perimeter of this site, and I believe the outfall ditch is right about there. Yes, there was quite a bit of discussion about that (inaudible). That won't turn off (referring to the pointer).

Brian Bishop: It will turn off eventually.

David Dixon: So, is everyone satisfied that that issue has been dealt with.

Ken Ferry: Yes, I am.

David Dixon: Thank you.

Ken Ferry: You're welcome.

Chairman McKee: Thank you Mr. Ferry... or unless someone else has a question for you. Thank you, Mr. Ferry.

Ken Ferry: You're welcome.

Chairman McKee: Any other questions, for staff or anyone?

David Williams: Mr. Chairman, this plan was changed from what was presented to us initially, somewhat?

Brian Bishop: There was some changes. Some of the things we address would be drainage, obviously, turning radius for firetrucks. One thing, specifically we dealt with is the Zoning Ordinance requires that no doors face the exterior of the property, so the site was re-configured for that, and there have been tweaks along the way; we've met several times on this site.

Chairman McKee: Will we consider this application before we ask the applicant to notify the neighbors when they were coming back to the Planning Commission.

Brian Bishop: I believe it was a combination of us and them. I made a point to call the folks that I knew from the meeting, so we probably have some adjacent property owners that may have questions from the audience. Just so everyone knows, this was a non-public hearing item which means we are not required to notify the public like we were at the rezoning but I believe it is up to the Chairman's discretion if you guys would like to let anyone speak.

Chairman McKee: Is there anyone in the audience that would like to ask questions of the developer or about the site plan that you haven't already gotten answered?

We will do our best...please come to the podium.

Brian Bishop: Mr. Chairman.

Chairman McKee: Yes sir.

Brian Bishop: If I can inject one more thing. They will also have an opportunity to speak at the Board of Zoning Adjustment. The neighbors are notified via registered letter for that process as well.

Chairman McKee: If you don't mind, please state your name and address.

Michael Duncan: Michael Duncan, I actually live right here.

Chairman McKee: You're a next-door neighbor. Please proceed with your question.

Michael Duncan: My question is there is a fire hydrant here, did you all ever figure out where you're going to relocate that or what are we going to do?

Brian Bishop: Mr. Ferry, that's your department as well sir.

Michael Duncan: There's a water line that runs down through this side too, that's why (inaudible)....

Ya'lls setback, is there an easement for it? You're going to plant all these trees, so is the Water Department going to run over all of our new trees to (inaudible)?

Ken Ferry: There is a hydrant at the end of...

Brian Bishop: Anne Drive.

Ken Ferry: Anne Drive, thank you. It sticks about twenty-five feet (25') onto the property. We will move that because it will be underneath or in

that corner building so, we need to move that over a little bit. Our water line is on this property too. It does run down this north-east property line, and that stays where it is. So, in that stage it's out of everybody's way. We'll have to relocate that hydrant a little bit closer to Anne Drive so, it will actually be a little closer to...

Michael Duncan: Actually, it's going to be away from me (inaudible)

David Williams: So, Ken, his question was if they have to dig that line up...

Michael Duncan: Yeah, are you just going to run over the trees (inaudible)...

Ken Ferry: We're going to have to be very watchful of how they do that, so they don't plant the trees over top of (inaudible). We're aware of that, and (inaudible)....

Brian Bishop: Is it safe to say you guys will cooperate with the contractor when that's installed to make sure that's not damaged?

Ken Ferry: Yes, that's safe to say.

David Williams: I would say, from talking to Mr. Nix, if there is a problem report it to the Codes Department and they will take care of it.

Michael Duncan: Like I said, the only question I had... I knew about the fire hydrant back here so I was just wondering what they were going to do about that. And also, if you're going to put the buildings here, is there a plan to keep the water out of this area?

Ken Ferry: That's my question too.

Michael Duncan: So, right now, they're going to put a building all the way across this, all the water that runs out of the back of my house, that means all the water is going to sit in my back yard.

Ken Ferry: If I may. There is a swell designed that starts all the way up at US 60, comes down, around this corner, and then around this corner, all the way down here. I have been a pain in the engineer's backside

over that swell, to make sure it can carry all the water, and fall in a 100-year rainfall event.

So, if anything...

Michael Duncan: As of right now, the swell actually, it doesn't run (inaudible), actually it runs down here and goes about halfway through...

Brian Bishop: Ken, do you want me to go to one of the more detailed drawings, will that help?

Ken Ferry: That might help, sure. They're going to do a lot of regrading.

Michael Duncan: That's the only thing I'm worried about, I just don't want...

Ken Ferry: (Inaudible)

Brian Bishop: Do you remember what sheet it was by any chance Ken?

Gray Hodge: C-102.

Brian Bishop: Gray, what was that?

Gray Hodge: C-102.

Ken Ferry: Unless you look at these kinds of drawings a lot, it's kind of hard to look at because of all the wiggly, little lines.

These lines that come to a point, that point is the bottom of the swell and it's about a foot deep, and I had a heartburn with that until the engineer showed me numbers proving that would contain a one-hundred-year rainfall event. These herringbone lines come down around this corner ...

These herringbones continue around this corner all the way, like I said before, to the outfall ditch. That swell gets deeper and flatter as grade requires but there is, in this area, in your yard, this (inaudible)...

Michael Duncan: That's why I'm asking because (inaudible) back of my yard, very back it's gonna drop five feet (5').

Ken Ferry: Yeah. Then it will come back up a couple of feet.

Michael Duncan: So ya'll are going to make it deep?

Ken Ferry: Yes.

Michael Duncan: So, you're going to build a ditch in my backyard?

Ken Ferry: Well, behind your backyard. Yes, to carry all that water (inaudible) you or any of the neighbors.,

Michael Duncan: Well, the only problem I have then is will I have to watch...let's see Mrs. Kellough live right here, this water right here you better make sure this bank works because right now the water goes over the bank to her as it's built right now.

Ken Ferry: It's every bit of five-feet (5') of bank.

Michael Duncan: Well, according to, also just so ya'll know, the way they laid it out, the corner of this lot right now is actually, there's a fence right here now too, that they fenced in part of her property but it runs right through that fence and sticks over about four and a half feet (4.5').

Ken Ferry: Onto her property?

Michael Duncan: This corner house right here, there is a fence in their backyard that the property line runs right through the middle of their fence.

Ken Ferry: So, their fence is on her property?

Michael Duncan: Yes.

Ken Ferry: I don't see that being a problem because our water line is over there as well outside of her fence.

Michael Duncan: So, we're going to take all the trees down that are back there now, right?

Ken Ferry: That I don't know.

Michael Duncan: There are three (3) trees back (inaudible) take them out. There's two (2) maples and a big, old pine tree.

Brian Bishop: Mr. Chairman?

Chairman McKee: Yes sir.

Brian Bishop: That might be a better question for the applicant.

Chairman McKee: Is the applicant...

Ken Ferry: Before I leave, I was kind of light-hearted on this corner. This well runs close to the building right there, and this is all uphill. So, if there's going to be any flooding it's going to be in the storage units. It will flood this whole area out before it will ever get high enough... it will be halfway up these buildings before it will ever get high enough to get onto her property.

Michael Duncan: Well see her house, there's a four-foot (4') drop-off right here. I mean it just drops down.

Chairman McKee: Which question did you not get answered that we need to ask the applicants?

Michael Duncan: I'm fine with them, I just wanted to know if the trees (inaudible)...

Chairman McKee: So, is it safe to say you're satisfied at this point?

Michael Duncan: Yeah, I'm fine. I just didn't know how far the drop was going to be. I was worried about the water because when it rains now, my backyard is a swimming pool, we basically get all the water now from the road, the driveway me and her share and runs down. Basically, it's just a mud hole going down through there. I just didn't want ya'll to build it up level and that would mean all the water would come back toward me.

Chairman McKee: Sounds like they're going to solve that problem for you.

Thank you for your question's sir, we appreciate it. Is there anyone else who is left with not enough information to satisfy your curiosity? Anyone else?

Are there any further questions for staff from the Planning Commission? Any further comments by staff?

Brian Bishop: No sir.

Chairman McKee: Hearing none, the Chair will entertain a motion.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY DAVID DIXON TO APPROVE THE LIGHTHOUSE STORAGE SITE PLAN, SUBMITTED BY MILESTONE DEVELOPMENT FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 2429 US HWY 60 (PID# 65-44). SUBJECT TO THE APPROVAL BY THE CITY OF HENDERSON BOARD OF ZONING ADJUSTMENTS, BONDING PHASE I; SEWER, STORM WATER, AND EROSION CONTROL IN THE AMOUNT OF \$86,520. SCREENING, FENCING, AND PLANTING FOR \$21,600, FOR A TOTAL OF PHASE I BONDING OF \$108,120 AND; PHASE II BONDING FOR EROSION CONTROL \$3,605 FOR A TOTAL BONDING BALANCE FOR THE LIGHTHOUSE STORAGE SITE PLAN OF \$111,725.

Chairman McKee: We have a motion and a second, any discussion? Madame Clerk, will you please call the roll?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: The Site Plan is approved, and just a small reminder that this will go before the Board of Zoning Adjustments. You will get a registered letter, certified letter notifying you of the date, time and place

of that meeting. So, if you would like to make further comments, you will have an opportunity to do so at that time. Is that correct?

Brian Bishop: Yes sir. That will be all the neighbors who touch and are across the road.

Chairman McKee: Very good, thank you.

Next on the agenda, **German American Bank Site Plan**. Mr. Bishop, please lead that discussion.

Brian Bishop: Yes sir. This is submitted by Lochmueller Group, Inc., for the property located in the City of Henderson at 2 North Green Street (PID#2-6-6-8). Applicants are requesting site plan approval.

This is the current location, you may remember this as a former Taco Bell. It's at the intersection of Center and Green Street. The applicants are proposing to build a 5,800 square foot bank. They are proposing twenty-two (22) parking spots with two (2) of which being handicap. The entrance on this one is going to be right in and right only on Green Street. So, if someone is going north on Green Street, they will turn right, and if they are turning out they will go right as well. They will be able to enter both ways on Center Street. All lighting will be night-sky friendly. There is a proposed fence along here for the property adjoiners.

The Site Plan will be subject to bonding which you should have in front of you. They will also be subject-to an Encroachment Permit from the Kentucky Transportation Cabinet.

The first amount of bonding is for erosion control which is \$8,450. Screening, which is the fencing on the east side of the property is for \$3,665. Sidewalks and entrance for the Center Street side only is going to be \$20,900; which is located here. I will do my best to answer any questions you may have.

Chairman McKee: Sidewalk existing on Green Street?

Brian Bishop: It is.

Chairman McKee: So, they don't need to put those in.

Brian Bishop: That would be handled by KYTC if I'm not mistaken, and Mr. Boom can probably do a better job at answering that than I can.

Chairman McKee: Questions for staff? Hearing none, Mr. Boom will you please come to the podium and describe what's going to take place with regard to the sidewalks on Green Street.

Doug Boom: (Inaudible)...relocating the sidewalk. Basically, the sidewalk (inaudible) so we're going to shift it and make sure it meets the right in and right out configuration.

Chairman McKee: Any questions for Mr. Boom? Thank you, Mr. Boom, we appreciate it. Any other comments or questions for staff?

Staff recommends approval?

Brian Bishop: Yes sir, that is correct.

Chairman McKee: The Chair will entertain a motion.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY DICKIE JOHNSON TO APPROVE THE GERMAN AMERICAN BANK SITE PLAN, SUBMITTED BY LOCHMUELLER GROUP, INC., FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 2 NORTH GREEN STREET (PID# 2-6-6-8). SUBJECT TO AN ENCROACHMENT PERMIT ISSUED BY THE KENTUCKY TRANSPORTATION CABINET, AND BONDING FOR EROSION CONTROL IN THE AMOUNT OF \$8,450, SCREENING/FENCING \$3,665, SIDEWALKS AND ENTRANCE \$20,900 FOR A TOTAL OF BONDING FOR THE GERMAN AMERICAN BANK SITE OF \$33,015.

Chairman McKee: We have a motion and second, any discussion? Madame Clerk, will you please call the roll?

ALL IN FAVOR: AYE

OPPOSED: NONE

Chairman McKee: That concludes that portion of the agenda. Next on the agenda is Administrative Business, new aerial photography. Mr. Bishop, please lead us.

Brian Bishop: Yes sir. We finally have new aerial photography to show you guys, this has been an uphill battle to say the least. You may remember that we originally started this in June of 2017, we've dealt with extended leaf coverage that we didn't expect, flooding, shadows, things of that nature but we finally have a product that we can look at and show you guys.

This is a condensed version. So, the actual image that we will use on GIS will be a little better. This is condensed down and exported out so we could use it here. You'll notice, it's pretty good. Even at this compression rate, so to speak. This is next to the site we were just looking at, this is where Popeye's will be built, and you'll notice you'll see the two (2) gentlemen standing here and their shadows being cast in a north west direction which pretty cool and scary at the same time. So, if we can get that good, it's pretty scary to what else is out there.

But you'll notice this was taken in the fall of this year because this building has been taken down, also the church that was located on this parcel has been demolished and cleaned up. A couple of other spots that are really neat to look at, if you'll give me a minute and let me zoom out...

We were kind of checking around to see what you could really see. You'll notice some difference downtown with the Butch Branson property; that's Second and Green. But what was really cool when we got to digging into it was the Owensboro Health Building and how good it looks once you zoom in. You can see how well it shows up with the parking stripes, the handicap parking, signals and things of that nature.

Just to remind everybody, we paid \$18,600 for our portion of this. We had partnered with PVA, they had roughly \$30,000 that would have been taken back from the state but they wrote us a check so that the money was spent, we held it in our account, so we will get a bill for

\$48,600; \$30,000 of which will be from the PVA, \$18,600 is from us. You may remember that was money we would have given back to the City and County so, it's money that was spent. So, we have new aerial photography for roughly \$18,600. That's it, is there anything you guys would like to look at? Any particular site?

David Dixon: Is it complete for the whole county now?

Brian Bishop: It is. And we got even better resolution than we had in the past. On this aerial photography, one (1) pixel equals three-inch (3") of ground, so the resolution is really good.

Chairman McKee: We hope to have a more detailed report from the GIS Department at our next meeting?

Brian Bishop: Yes sir, we're going to do that in May.

Chairman McKee: We will, obviously get to go over this aerial photography again if you have questions or are curious about anything.

Brian Bishop: It's the one time we're actually ahead of GOOGLE.

Chairman McKee: For now.

Brian Bishop: Yes, for now. I'll do my best to answer any questions, and we can look at anything you would like, if there's been any changes.

Chairman McKee: Do you need approval?

Brian Bishop: No, I don't believe so. We're just finally happy to show you guys a product.

Chairman McKee: We already approved it, a long time ago.

Brian Bishop: We already approved the spending, so we're good.

Chairman McKee: Any questions for staff? Is there anything else to come before the Planning Commission? Hearing none, the Chair will entertain a motion to adjourn.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY BOBBIE JARRETT TO ADJOURN.

Chairman McKee: We've got a motion and a second, any discussion?
All in favor signify by saying aye.

ALL IN FAVOR: AYE

Chairman McKee: Are there any opposed?

OPPOSED: NONE

Chairman McKee: We're adjourned.

MEETING ADJOURNED AT 6:35 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, April 2, 2019 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

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