

Henderson City-County  
Planning Commission  
April 7, 2020

The Henderson City-County Planning Commission held a meeting April 7, 2020 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, 3rd floor assembly room *via teleconference*. Members present via teleconference: Chairman Herb McKee, David Williams, Bobbie Jarrett, Kevin Herron, David Dixon, Gary Gibson, Rodney Thomas, Dickie Johnson, Gray Hodge, Kevin Richard, Mac Arnold, Doug Bell and Tommy Joe Fridy. Staff present: Director Brian Bishop, Claudia Wayne, Heather Lauderdale and Chris Raymer.

***MEETING BEGAN AT 6 PM***

Chairman McKee: Let's call this April 7, 2020 meeting of the Henderson City-County Planning Commission to order. Madame Clerk, will you please call the roll?

Brian Bishop: Hey Doug? Is your microphone on? I can see you but it says you have no audio.

We may have technical difficulties with Doug.

Chairman McKee: What do you want to do about Doug?

Brian Bishop: Doug is on, we can see him, he's moving...

Chairman McKee: Can't hear him so he can't vote.

Tommy Joe Fridy: Send him a text.

Brian Bishop: Ok. Doug is trying to turn on his microphone.

Doug, can you just go in and turn the audio on, on your computer?

Doug, would it be possible for you to call in with your phone so that way you can use that as a microphone? I can give you the phone number really fast.

I think Doug is calling in on his phone now.

Chairman McKee: Ok.

Brian Bishop: Hey Doug, is that working? Doug is shaking his head.

Chairman McKee: It's not working?

Brian Bishop: It doesn't appear to be.

Chairman McKee: What do you want to do?

Brian Bishop: T.J., can we proceed without Doug being able to vote?

Tommy Joe Fridy: You can. You have a quorum.

Brian Bishop: I just sent Doug the message that has the call in number, and let's see if he can call in. If not, we'll have to proceed.

The joys of technology.

Alright Doug, any luck? We need to get moving.

Chairman McKee: Go ahead?

Brian Bishop: Mr. Chairman, I think we need to proceed.

Chairman McKee: Alright, sir. Let me read a statement prepared by legal counsel;

*“Due to the emergency resulting from the Corona Virus (COVID-19) and to help protect our community from the spread of COVID-19 by limiting in-person contact, this regular, April 7, 2020 meeting of the Henderson City-County Planning Commission is being held via video teleconference.*

*This meeting is being telecast live, as it normally is, on Spectrum Local Cable Channel 200 for the media and public to view.”*

The items on the agenda tonight are non-public items.

The first item of the agenda is the approval of the **March 3, 2020 minutes**. If you've had time to review those, are there any additions or corrections?

***MOTION WAS MADE BY KEVIN RICHARD AND SECONDED BY MAC ARNOLD TO APPROVE THE MARCH 3, 2020 MINUTES AS DISTRIBUTED.***

Chairman McKee: Any discussion? Madame Clerk, will you please call the roll?

***AYE: ALL***

***OPPOSED: NONE***

Chairman McKee: Does that include Commissioner Bell?

Doug Bell: Yes.

Chairman McKee: Next is the **March 2020 Finance Report**.

Mrs. Wayne, do you have information you would like to share with us?

Claudia Wayne: Yes, I'm playing Theresa tonight. The Finance Report, we're 72% of budget with three (3) months left.

If you have any questions I'll try to answer them for you.

Chairman McKee: Any questions for Mrs. Wayne?

We need a motion to approve.

***MOTION WAS MADE BY BOBBIE JARRETT AND SECONDED BY DOUG BELL TO APPROVE THE MARCH 2020 FINANCE REPORT.***

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

Heather Lauderdale: Who was the second, please?

Doug Bell: Doug.

Chairman McKee: Madame Clerk, will you please call the roll?

***AYE: ALL***

***OPPOSED: NONE***

Chairman McKee: The Finance Report is approved as presented.

Next on the agenda is the Bond Report, and there is no Bond Report.

Moving on, we have the **Ellis Park HHR Facility Site Plan.** Mr. Bishop, are you going to lead that discussion?

Brian Bishop: Yes sir.

Chairman McKee: Please proceed.

Brian Bishop: Before we get started, I would like to thank everyone for working with us on this I know this is a difficult situation to deal with but staff felt like this was an important project that needed to stay on track.

So, if you would... if you have any questions, please mute your microphone until it's time to ask that, and we also have the design team online with us. We have John Stewart, Joshua Gedney. Then from the Water Department we have Ken Ferry and Tom Williams. So, we still have some technical folks here to answer questions. Matt Calvert is here from the design team is here as well, Morley and Associates. So, with that I will get started.

The site plan is submitted by Ellis Entertainment, LLC, for the property located at 3820 Hwy 41 North, being parcel ID# 63-3. The applicants are requesting a site plan approval for the construction of a 61,000 square foot structure that will house historic horseracing, gaming, a food court, and a restaurant.

The site plan will be subject to a Stream Construction Permit from the Kentucky Division of Water, and a parking width variance from the Henderson County Board of Zoning Adjustment.

This is required because the applicant has submitted the site plan with a 9' width parking spot, and the County Zoning Ordinance requires a 10' parking spot. So, they have already appealed this to the Board of Zoning Adjustment and will meet at the next meeting.

So, our site plan approval will be subject-to those two (2) items. We have received all necessary approvals from the technical advisors being the Codes Department, County Engineer, and city water as well because they will ultimately serve the site via underground water and sewer lines.

So, with that staff recommends approval, and I'll do my best to answer any questions you may have.

Chairman McKee: Questions for staff?

Hearing none, are there questions for anyone else?

Hearing none, would anyone like to speak for or against this project?

Am I missing anything or (inaudible)?

Brian Bishop: At this point we have not heard any objection or comments from anyone.

Chairman McKee: Inaudible.

Brian Bishop: I'm sorry, Mr. Chairman?

Chairman McKee: Inaudible.

Brian Bishop: Could you repeat that please?

Chairman McKee: Anyone who is not ready for the (inaudible).

In that case, the chair will entertain a motion.

***MOTION WAS MADE BY DAVID DIXON AND SECONDED BY MAC ARNOLD TO APPROVE THE SITE PLAN AS SUBMITTED BY ELLIS ENTERTAINMENT, LLC FOR THE PROPERTY LOCATED AT 3820 HWY 41 N, PID# 63-3. APPLICANTS ARE***

**REQUESTING SITE PLAN APPROVAL FOR A 61,000 SQUARE FOOT STRUCTURE THAT WILL HOUSE HISTORIC HORSE RACING, GAMING, FOOD COURT, AND A RESTAURANT. SUBJECT TO A STREAM CONSTRUCTION PERMIT FROM THE KENTUCKY DIVISION OF WATER AND A PARKING WIDTH VARIANCE FROM THE HENDERSON COUNTY BOARD OF ZONING ADJUSTMENTS. THE APPLICANT HAS REQUESTED A PARKING WIDTH VARIANCE FOR THE PROPOSED PARKING SPOTS. THE REQUIRED WIDTH IS 10' AND THE PROPOSED PARKING SPOTS ARE 9'.**

Chairman McKee: Do we have a second?

Brian Bishop: Yes sir.

Chairman McKee: Is there any further discussion? Madame Clerk, will you please call the roll?

**AYE: ALL**

**OPPOSED: NONE**

Chairman McKee: It is approved (inaudible).

Brian Bishop: Mr. Chairman will you repeat that, we're getting some feedback?

Chairman McKee: I said, Mr. Fridy is there anything else you would like us to do before we adjourn?

Tommy Joe Fridy: No sir.

Chairman McKee: Is there anyone else who would like say before we adjourn?

The chair will entertain a motion to adjourn.

**MOTION WAS MADE BY DICKIE JOHNSON AND SECONDED BY RODNEY THOMAS TO ADJOURN.**

Chairman McKee: All those in favor, signify by saying aye?

Heather Lauderdale: Who was the second, please?

Brian Bishop: Rodney.

***AYE: ALL***

Chairman McKee: Are there any opposed?

***OPPOSED: NONE***

Chairman McKee: The meeting's adjourned, thank you.

***MEETING ADJOURNED AT 6:16 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 7, 2020 to the best of my ability.**

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**Heather Lauderdale, HCCPC Clerk**

**X**

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