

Henderson City-County  
Planning Commission  
July 3, 2018

The Henderson City-County Planning Commission held their regular meeting July 3, 2018 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, 3rd floor assembly room. Members present: Chairman Herb McKee, David Williams, Mac Arnold, David Dixon, Gary Gibson, Bobbie Jarrett, Dickie Johnson, and Attorney Tommy Joe Fridy. Kevin Richard, Kevin Herron, Gray Hodge, and Doug Bell were absent.

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

*(The following minutes were transcribed from an audio recording of the meeting on July 3, 2018. The audio recording is on file at the Planning Commission office and will be retained)*

**MEETING BEGAN AT 6:00PM**

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

Barely have a quorum. The Chair will entertain a motion to go into **Public Hearing**.

***MOTION WAS MADE BY MAC ARNOLD, SECONDED BY DAVID DIXON TO GO INTO 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: Any opposed?

***OPPOSED: NONE***

Chairman McKee: We are in Public Hearing.

Please review the minutes from the **June 5, 2018** meeting and see if there are any additions or corrections.

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY MAC ARNOLD TO ACCEPT THE MINUTES 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: The minutes are approved.

First on the agenda is **Hoskins Farm AG Division & Consolidation.**

Mrs. Wayne, are you going to lead that discussion?

Claudia Wayne: I am.

Chairman McKee: Please proceed.

Claudia Wayne: The Hoskins Farm AG Division & Consolidation was 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.

This is New Tract 1, which is 26.016 acres and New Tract 2 is 39.024 acres. They are settling an estate on this, so they are dividing the property. The plat does all meet all the requirements of KRS 100, and our Subdivision Regulations require us to bring this to the Planning Commission for approval.

If you have any questions, I'll do my best to answer them.

Chairman McKee: Staff recommends?

Claudia Wayne: Staff recommends approval.

Chairman McKee: Questions for staff?

Hearing none, would you like to hear from the applicant? Hearing no calls, the Chair will entertain a motion.

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY DAVID DIXON TO APPROVE THE HOSKINS FARM AG DIVISION AND CONSOLIDATION, SUBMITTED BY THE 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 REQUEST APPROVAL FOR AN AGRICULTURAL SUBDIVISION & CONSOLIDATION.***

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

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: So mote it be.

Next on the agenda is the **HWU Wastewater Pump Station Tech Standards Revisions 2018.**

Will you please state your name and address for the record sir?

Tom Williams: Tom Williams, my business address is 111 Fifth Street.

Chairman McKee: Do you swear the statements you are about to make are the truth to the best of your knowledge?

Tom Williams: Yes sir.

Chairman McKee: Please proceed sir.

Tom Williams: About two (2) years ago, we came to you with revisions to our Potable Water Standards. We have three (3) manuals that we use to inform developers, engineers and those kinds of people for what they need to do to add on to our water, wastewater, and storm-water systems.

This is the second part of that, this is the Wastewater Manual. It has pretty extensive revisions, it's taken us a long time to get through it. We're bringing this to you, our board has already approved this.

We bring it to you because you enforce under Chapter 100 of course, the Subdivision Regulations and the Public Improvement specs; this is really part of that so, I'll be happy to answer any questions about the revisions we've made. We'll probably be back here in two (2) years with the storm water manual.

Chairman McKee: Questions for Mr. Williams?

Tom Williams: I hope none of you read it. (laughter)

Chairman McKee: It was well-written I thought.

Tom Williams: I appreciate that.

David Dixon: I'm just referring to your summary. Paragraph; "we've added a few new requirements in these revisions, and there is nothing, to our knowledge, that would add significant cost factors for a Developer."

Tom Williams: Exactly.

David Dixon: Are there portions of this that actually give builders more latitude?

Tom Williams: There are some things. We added some things like allowing flowable fill as an alternative back fill material and made things; I think most of the changes we did were to make things clearer instead of just saying install "some kind of valve", we named the type of valve that we like to use, and then we put after that "or an improved equal."

So, we're giving people the option to suggest different things than what we specify. So, in that way I think we probably make it easier and allow a developer or contractor to price shop things.

Brian Bishop: Mr. Williams, can I piggy-back what you said?

Tom Williams: Sure.

Brian Bishop: To address what Tom said, flowable fill is basically a really, runny concrete that sets up really fast and I think it's important that the Subdivision Regulations and Public Improvement specs keep up to date with modern construction technology which is something that would have never been addressed in the past in the old standards.

So, I think Mr. Williams and HWU are doing a good thing.

Tom Williams: We're trying to do this more often. These three (3) manuals were first adopted in 2004 and its now been fourteen (14) years since we've made revisions. So, we're going to do it on a more regular

schedule, just like we've been doing with the Public Improvement specs too.

Chairman McKee: Are you just informing us or do we need to accept it and put it in the record?

Tom Williams: You need to accept this, a motion, second and vote.

Chairman McKee: Mr. Bishop, do you recommend that we do that?

Brian Bishop: We do.

Chairman McKee: With recommendation from staff, the Chair will recommend a motion to accept these HWU Wastewater and Pump Station Technical Standards 2018.

***MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY MAC ARNOLD TO APPROVE THE HWU WASTEWATER AND PUMP STATION MECHANICAL STANDARDS 2018.***

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

***ALL IN FAVOR: AYE***

***OPPOSED: NONE***

Chairman McKee: So, mote it be. Thank you, Mr. Williams, enjoy your vacation.

The next item on the agenda has been pulled by the City Manager for further review before it comes back to us.

That's it. That's it in the Public Hearing, Brian?

Brian Bishop: Yes sir, that's it.

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

***MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY DICKIE JOHNSON TO CLOSE THE PUBLIC HEARING.***

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

***ALL IN FAVOR: AYE***

Chairman McKee: Any opposed?

***OPPOSED: NONE***

Chairman McKee: We are out of Public Hearing.

Next on the agenda is Administrative Business, do you have any?

Brian Bishop: No sir, not at this time.

Chairman McKee: Then the next thing on the agenda is the GIS Report and Website update. Mr. Raymer, you're on stage and you have the mic.

***CHRIS RAYMER GAVE AN ORAL PRESENTATION REGARDING THE GIS REPORT AND WEBSITE UPDATE. THIS INFORMATION MAY BE FOUND IN THE ATTACHMENTS OF THE JULY 3, 2018 PLANNING COMMISSION MINUTES AND AN AUDIO RECORDING IS ON FILE AT THE PLANNING COMMISSION OFFICE.***

Chairman McKee: Thank you, Chris. Is there anything else that needs to come before this body? I wish everyone a very safe and Happy Fourth of July; this meeting is adjourned.

***MEETING ADJOURNED AT 7:05 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, July 3, 2018, to the best of my ability.**

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**Heather Lauderdale, HCCPC Clerk**

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**Herb McKee, HCCPC Chairman**