

Henderson City-County
Planning Commission
Special Called Meeting
March 9, 2022

The Henderson City-County Planning Commission held a special called meeting March 9, 2022 at 6:00 p.m., at the Peabody Building, 1990 Barret Ct., Suite F, and via teleconference. Members present: Chairman David Dixon, Vice-Chairman Kevin Richard, Bobbie Jarrett, Dickie Johnson, Gary Gibson, Mac Arnold, Stacy Denton, Kevin Herron, Doug Bell, X.R. Royster, Frank Boyett and Tommy Joe Fridy. Kevin Herron and Gray Hodge were absent. Staff present: Director Brian Bishop, Jennifer Marks, Theresa Curtis, Heather Lauderdale and Chris Raymer.

MEETING BEGAN AT 6:00 PM

Chairman Dixon: I would like to call this special called meeting of the of the Henderson City-County Planning Commission on this date, Wednesday, March 9, 2022 to order and read the following statement;

“Due to the emergency resulting from the Coronavirus (COVID19), and to help protect the community from the spread of COVID19 by limiting in person contact, this special called Wednesday, March 9, 2022 meeting of the Henderson City-County Planning Commission is being held by ZOOM video teleconference. This video teleconference meeting is being telecast live on Facebook at www.facebook.com/HendersonPlanning/live/ and elsewhere for the media and the public to view. The public may offer evidence, comments, positions, suggestions and questions, collectively referred to as comments in accordance with the meeting rules.

Chairman Dixon: Thank you all for joining us, Madame Secretary will you please call the roll?

Heather Lauderdale: Yes.

Chairman Dixon: Do we have a quorum?

Heather Lauderdale: We do.

Chairman Dixon: Very good.

There is one item on the agenda here, the **McDonald's Restaurant Site Plan**. Mr. Bishop, will you lead that discussion?

Brian Bishop: I will sir.

What we have is McDonald's Restaurant Site Plan submitted by McDonald's Corporation for the property located in the City of Henderson at 122 South Green Street. The applicants are requesting Site Plan approval.

Mr. Matt Allen is going to represent the project, he is the engineer of record. Mr. Allen if you would, bear with me one second and I will share your document so you can give your presentation.

Chairman Dixon: While we're doing that I'll swear the witness in.

Can I have your name sir?

Matthew Allen: Matthew Allen.

Chairman Dixon: Address?

Matthew Allen: 65 Aberdeen Drive, Glasgow, Kentucky, 42141.

Chairman Dixon: Do you swear to tell the truth, the whole truth and nothing but the truth tonight?

Matthew Allen: Yes sir.

Chairman Dixon: Very good, thank you.

Brian Bishop: Matt, is there a particular page you would like to concentrate on?

Matthew Allen: No, that one will be perfect.

Brian Bishop: Ok. The floor is your sir.

Matthew Allen: Again, I want to take just a second to thank you all for taking the time out of your day for this special called meeting. I know we greatly appreciate it and McDonald's does as well.

Again, my name is Matthew Allen. I'm with American Engineers, we're the civil engineering of record for this project representing McDonald's tonight.

McDonald's is proposing to convert the existing, single lane drive thru to a dual lane drive thru which will allow the potential of doubling the amount of stacking on the property.

This is a good thing because with COVID nowadays, we're seeing a lot more drive thru's at McDonald's facility.

Typically, pre COVID, McDonald's ranged around 75% of volume for the facility and even during COVID that number has increased. So, the additional stacking will only improve the site traffic flow around the property.

Due to the widening of the traffic via dual lane, the dual drive thru lanes, we are having to eliminate 9 parking stalls adjacent to the drive thru lane, and we are also having to eliminate or, I should say relocate the handicap stalls to the front of the property adjacent to South Green. This will also eliminate the conflict of that McDonald's typically has with accessibility crossing the drive thru traffic.

With that being said, that's pretty much the extent of the improvements that we are proposing tonight.

Chairman Dixon: It's my understanding that the entrances and exits are at their current locations?

Matthew Allen: Yes sir.

Chairman Dixon: Access by semi-trucks, what's been done in that regard?

Matthew Allen: No changes have been made to the access points to the McDonald's site. Obviously the graphic that you see here is a right turn for a WB62 and a dumpster truck which is typically the most restrictive turning point for one of those vehicles into the site and as you can see that it easily able to make the entrance in. They are currently using that same entrance for all their deliveries and dumpsters so we're really not changing the impact of that.

You will note that there is the potential for conflict with the drive thru with the delivery vehicle. However, the typical time frame that deliveries are made is after their premium or rush hours. So, the amount of stacking in there will be potentially non-existence during the delivery of food.

There is also a minor conflict with the dumpster when it is picked up at the dumpster pad. However, there is already a conflict in place so we're not really making the situation worse.

Chairman Dixon: Do any Commissioners have any questions for the applicant's representative?

Just out of curiosity, are there changes planned for the structure itself; to the building itself?

Matthew Allen: Not during this phase, no.

Brain Bishop: Mr. Chairman, Mr. Ray Nix is here to address the stacking and parking if anyone has any questions as well.

Chairman Dixon: Do the Commissioners have any questions for Mr. Nix?

Kevin Richard: I can't remember in Commercial....is there a required number of parking spaces if eliminating those nine (9) slots would cause any impact to required spots?

Chairman Dixon: Let me swear you in, sir.

Your name?

Ray Nix: Ray Nix.

Chairman Dixon: Your address?

Ray Nix: 2319 Sunset Lane, Henderson, Kentucky, 42420.

Chairman Dixon: Do you swear to tell the truth, the whole truth and nothing but the truth?

Ray Nix: I do.

Chairman Dixon: Thank you.

Ray Nix: We have reviewed the site plan under two or three different reiterations and the original site plan showed more than adequate parking spaces for the McDonald's restaurant by the count that they have and the new count is exactly what's required by our requirements for this site for parking based on the size of the structure.

So it is in compliance.

It also further complies by adding a space on there for a loading/unloading zone which did not show up on the existing site. Also on the stacking, all that does is improve the whole situation. Originally with only one drive thru lane the traffic was stacking up back towards Green Street which is a very unsafe situation.

They're going from nine spaces to potentially thirteen and the speed of the thru-put with having a double menu board only increases the safety and accessibility of the site so we nothing but positives.

Also relocating the handicap spots across from the main entry door is really a good positive as well so they don't have to cross a queuing lane.

Chairman Dixon: Very good, any other questions from the Commission?

Mac Arnold: Are the exit points the same as before?

Matthew Allen: Yes sir.

Mac Arnold: For leaving the building?

Matthew Allen: Yes sir.

Chairman Dixon: Other questions?

Have any Facebook activity? I'm seeing none.

Brian Bishop: No sir.

Chairman Dixon: Mr. Allen, is there anything you would like to add?

Matthew Allen: No sir. Again, I just want to reiterate we really appreciate you guys making the time to get this special called meeting together, McDonald's greatly appreciates your help in that.

Chairman Dixon: You're welcome.

If there are no further questions or comments, I'll entertain a motion in regard to the McDonald's Restaurant Site Plan.

What is the pleasure of the Commission?

Frank Boyett: I'll make a motion to approve it. I think it's an improvement on the traffic pattern they've got now.

MOTION WAS MADE BY FRANK BOYETT, SECONDED BY MAC ARNOLD TO APPROVE THE MCDONALD'S RESTAURANT SITE PLAN.

Chairman Dixon: We have a motion and a second to approve, any further discussion?

Madame Secretary, please call the roll.

Heather Lauderdale: May I verify if that was Dickie Johnson for the second, please?

Chairman Dixon: Who offered the second to the motion, please?

Mac Arnold: I think I did; Mac.

Heather Lauderdale: Mac, thank you Mac.

AYE: ALL

NAY: NONE

Chairman Dixon: Motion passes, thank you.

That concludes the business on the agenda. Before we adjourn I'll just remind everybody that our next meeting, which is believe is April 5, is that correct Mr. Bishop?

Brian Bishop: I believe that is correct.

Chairman Dixon: Our next meeting will be in person at City Hall in our old location. If a member of the Commission would prefer to use ZOOM or perhaps by necessity needs to use ZOOM but please let staff know if that is going to be your intent. I think that would help in their planning.

So, we all get to see each other on April 5 in person.

With that being said, I'll entertain a motion to adjourn.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY MAC ARNOLD TO ADJOURN.

Chairman Dixon: We have a motion and a second, all in favor say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: Thank you all very much, we stand adjourned.

MEETING ADJOURNED AT 6:13 P.M.

I, HEATHER LAUDERDALE, hereby certify that the foregoing is a true and accurate transcription of the Henderson City-County Planning Commission Special Called Meeting of, March 9, 2022 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

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