

Henderson City-County
Planning Commission
July 5, 2023

The Henderson City-County Planning Commission held a meeting July 5, 2023 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, Third Floor Assembly Room, Henderson, Kentucky. Members present: Chairman David Dixon, Vice-Chairman Kevin Richard, Gary Gibson, Bobbie Jarrett, Kevin Herron, Dickie Johnson, Stacy Denton X.R. Royster, Frank Boyett, Heather Toews and Tommy Joe Fridy. Staff present: Director Brian Bishop, Jennifer Marks Theresa Curtis, Heather Lauderdale and Chris Raymer. Gray Hodge was absent.

MEETING BEGAN AT 6:02 PM

Chairman Dixon: I want to call this July 5, 2023 meeting of the Henderson City-County Planning Commission to order. Welcome everybody, thank you all for coming. Thanks to the commissioners for joining us.

Madame Secretary, please call the roll.

Chairman Dixon: Do we have a quorum?

Heather Lauderdale: We do.

Chairman Dixon: Very good, thank you.

We've got some public hearing to deal with so, I'll entertain a motion to go into public hearing.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY KEVIN RICHARD TO GO INTO PUBLIC HEARING.

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

All in favor of entering public hearing say yes.

ALL: YES

Chairman Dixon: Any opposed?

Thank you, we are in public hearing.

The first order of business is to approve the June 6, 2023 minutes. I'll entertain a motion to approve as presented.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY X.R. ROYSTER TO APPROVE THE MINUTES FROM JUNE 6, 2023.

Chairman Dixon: I have a motion and a second. All in favor of approving the minutes say yes.

ALL: YES

Chairman Dixon: Any opposed? The minutes are approved.

The next item on our printed agenda, **Rezoning #1145** has been withdrawn.

We do expect that project to come before us soon but not tonight.

So, we're going to look at **Rezoning #1146**. Ms. Marks, do you want to help us with that?

Jennifer Marks: Thank you, Mr. Chairman.

So, Rezoning #1146 has been submitted by Henderson's First Baptist Church for the property located in the City of Henderson at 307 Center Street (PID# 1-20-3-6, 1-20-3-5, 1-20-3-4 & 1-20-3-2), containing approximately 1.25 acres. The applicants request are requesting a zoning change/map amendment from Medium Density Residential District (R-2) to Central Business District (CBD) for consolidation.

So, if you all will look in your packet there you will see the parcels that we are referring to with. Part of those parcels that are already purple are

also theirs. So, the main reason they want to rezone is to potentially consolidate the lots for further development later on.

The applicants are here if you all have any questions for them and I do have some findings to be read into the record if you guys don't have any questions.

Chairman Dixon: Any questions for staff on this item?

Would anybody like to hear from the applicants? Would the applicants like to address the commission?

(Unidentified man from crowd) Only if you have questions, sir.

Chairman Dixon: Thank you.

(Unidentified man from crowd) Just a matter of getting underneath one (1) set of laws so we know what we're going with.

Chairman Dixon: Okay, thank you. No questions for the applicants?

Ms. Marks, you say you have findings of fact?

Jennifer Marks: I do.

So, again for Rezoning #1146 submitted by Henderson's First Baptist Church for the property located in the City of Henderson at 307 Center Street (PID#1-20-3-6, 1-20-3-5, 1-20-3-4 & 1-20-3-2), containing approximately 1.25 acres. The applicants are requesting a zoning change/map amendment from Medium Density Residential District (R-2) to Central Business District (CBD) for consolidation purposes.

A proposed motion could include; I move that the Planning Commission recommend that the Henderson Board of Commissioners ("The City") APPROVE Rezoning Application #1146 changing the zoning classification from Medium Density Residential (R-2) to Central Business District (CBD) for the subject property. I leave the motion open for other members of the Planning Commission to add findings of fact in support of this motion because;

The proposed rezoning is in agreement with the future land use map of the comprehensive plan as it shows the area developing as part of the Central Business District.

Chairman Dixon: Thank you. Do the commissioners have any further comments or questions for anyone? Would anyone else like to speak to this proposal?

No questions, no comments? I'll entertain a motion in regard to Rezoning #1146.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY DICKIE JOHNSON TO MAKE THE PROPOSED MOTION THAT WAS READ INTO THE MINUTES BY MS. MARKS AS MY OFFICIAL MOTION.

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

Madame Secretary, please call the roll.

ALL: YES

Chairman Dixon: Very good, the motion passes.

That concludes the public hearing items on the agenda so, I'll entertain a motion to leave public hearing.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY X.R. ROYSTER TO GO OUT OF PUBLIC HEARING.

Chairman Dixon: We have a motion and a second. All those in favor signify by saying yes.

ALL: YES

Chairman Dixon: Anyone opposed?

Let's see, non-public hearing items; I understand there is no June Finance Report.

Theresa Curtis: That is correct.

Chairman Dixon: Okay. **The Bond Report**, Ms. Marks?

Jennifer Marks: Yes. We have two (2) items to discuss here on the Bond Report.

The first bond is for Kayak Lane which is part of the Canoe Creek Subdivision. We have recommendations to extend the bonding for the erosion control for one (1) year at the same amount which is currently \$7,350.00. We also have a recommendation to extend the sidewalk bond for one (1) year and reduce the amount to \$24,873.00. Then, the bonding for the roads will also be extended for one (1) year but the amount has increased due to the cost of construction. So, we have requested to raise that amount to \$13,563.00.

The second project we have is the Home Place project there and we would extend that bond for one (1) year but we will be reducing the amount to only cover the removal of an existing entrance on Green River Road. So, that bond amount would then be \$8,500.00.

Chairman Dixon: Any questions concerning the bond report?

I'll entertain a motion to approve as presented.

MOTION WAS MADE BY MAC ARNOLD, SECONDED BY DICKIE JOHNSON TO APPROVE THE BOND REPORT AS SUBMITTED.

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

All in favor say yes.

ALL: YES

Chairman Dixon: Any opposed? The bond report is approved, thank you.

We do have a couple of Administrative Business items, Ms. Marks?

Jennifer Marks: Yes. The first one you guys can see there; we have hired a new employee Jessa Brandon and she will be taking over for Theresa at the end of August. Jessa couldn't be here tonight; she's got a sick kid but we did want to let you know that we have made that hire and she is working in the office as of Monday so she will be shadowing Theresa for the next two (2) months to try to gain as much knowledge as she can. We're really excited about it and I think she's going to do a really good job.

Chairman Dixon: Very good, any questions.

Other Administrative Business?

Jennifer Marks: You guys will see in front of you there that you have got a little packet for the Executive Director Evaluation, it is that time of year.

This year I'm trying things a little different to hope that we can get some more participation in that so I have given it to you all right now. You can fill it out before you leave if you want to but there is also an envelope attached that is already stamped and ready to go back into the mail whenever you guys get that done.

In the letter you will see that we will need them back than no later than July 21 and that is so that the next week, the Executive Committee has time to review them and then we will have a recommendation to you all at the August 1 Planning Commission meeting.

Chairman Dixon: The evaluation form is the same as used in the past?

Jennifer Marks: Yes.

Chairman Dixon: Good, I think we're all familiar with that.

Any questions or comments in regard to this item?

Good. Any other business? Does anyone have any other business?

I'll entertain a motion to adjourn.

MOTION WAS MADE BY X.R. ROYSTER, SECONDED BY KEVIN RICHARD TO ADJOURN.

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

All in favor of adjournment say yes.

ALL: YES

Chairman Dixon: Any opposed? Very good, we stand adjourned. Thank you all.

MEETING ADJOURNED AT 6:11 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 5, 2023 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

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