

Henderson City-County
Planning Commission
September 7, 2021

The Henderson City-County Planning Commission held a meeting September 7, 2021 at 6:00 p.m., at the Henderson Municipal Building, 222 First Street, 3rd Floor, and via teleconference. Members present: Chairman David Dixon, Vice-Chairman David Williams, Bobbie Jarrett, Dickie Johnson, Gary Gibson, Mac Arnold, Stacy Denton, Kevin Herron, Kevin Richard, Gray Hodge, Doug Bell and Tommy Joe Fridy. 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 Tuesday, September 7, 2021 meeting of the Henderson City-County Planning Commission to order and read the following message;

“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 regular September 7, 2021 meeting of the Henderson City-County Planning Commission is being held by ZOOM video teleconference as well as in person.

This video teleconference meeting is being telecast live on Facebook at www.facebook.com/HendersonPlanning/live/ page and elsewhere for the media and the public to view. During the public hearing segments of the meeting, the public may offer evidence, comments, positions, suggestions and questions in accordance with the meeting rules.

Chairman Dixon: Madame Secretary, will you please call the roll?

Chairman Dixon: Do we have a quorum, Madame Secretary?

Heather Lauderdale: We have a quorum.

Chairman Dixon: Ok, we've got some other folks joining us. We still not heard from Stacy. I think all we're missing is Stacy.

Heather Lauderdale: Correct.

Chairman Dixon: Ok, we have a quorum, we will proceed.

We have some public hearing items to attend to, I will entertain a motion to go into public hearing.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY GRAY HODGE TO GO INTO PUBLIC HEARING.

Chairman Dixon: We have a motion and a second, any discussion? All in favor say aye.

AYE: ALL

NAY: NONE

Chairman Dixon: We're in public hearing.

The first item of business is approval of the Minutes from the August 3, 2021 meeting.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY BOBBIE JARRETT TO APPROVE THE MINUTES FROM AUGUST 3, 2021 AS DISTRIBUTED.

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

All in favor of approving the minutes, say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: The minutes are approved.

We'll move on to the next public hearing item which is **Rezoning #1124**. Ms. Marks, are you going to help us with that?

Jennifer Marks: Yes, thank you.

We have Rezoning #1124 submitted by RDM Land, LLC; Roger Meuth, Delbert Meuth, who are the owners for the property located in Henderson County at 1890 LST Drive (PID #52-9), containing approximately 89.73 acres. Applicants are requesting a zoning change/map amendment from Agricultural District (AG) to Heavy Industrial District (M-2) to store materials used in the production of ready-mix concrete.

Can everyone see that parcel there? (Referring to the map projected on the screen)

Chairman Dixon: Can everyone see where we're at?

Jennifer Marks: As you guys can see here, its right here on the Ohio. If anyone has any questions or anything I can entertain those.

I do believe the applicants are on if they would like to speak on behalf of the rezoning and then we'll go from there.

Chairman Dixon: Ok. I supposed I neglected to swear you in.

So, I need your name.

Jennifer Marks: Jennifer Marks.

Chairman Dixon: Address?

Jennifer Marks: 1990 Barret Court, Henderson, Kentucky, 42420.

Chairman Dixon: Do you promise to tell the truth, the whole truth and nothing but the truth this evening?

Jennifer Marks: I do.

Chairman Dixon: Very good, thank you.

Does the Commission have any questions for staff in this matter? Does the Commission have any questions for the applicants? Would the applicants like to address the Commission?

Ken Kasacavage: Mr. Chairman, this is Ken Kasacavage and I represent RDM, Land and I believe the petition is pretty much a speaking application; it pretty much sets out the reasons for the rezoning request and I believe they're well taken.

Chairman Dixon: Excuse me Counselor, let me swear you in for the record.

Your name?

Ken Kasacavage: Ken Kasacavage.

Chairman Dixon: Your address?

Ken Kasacavage: 224 Washington Street, Henderson, Kentucky.

Chairman Dixon: And do you promise to tell the truth, the whole truth and nothing but the truth?

Ken Kasacavage: Very good, thank you sir.

Any questions on this matter from the Commission?

Do we have anybody joining us by other means?

Facebook? Otherwise? Any questions from the public?

Anyone wishing to speak in favor of this rezoning?

Anyone that has questions or would like to speak in opposition?

Do we have any input from outside? We're not seeing any?

I'm seeing no activity on Facebook, I'm hearing no questions from the Commission for any party.

I'll entertain a motion in regard to Rezoning #1124.

Jennifer Marks: Mr. Chairman?

Chairman Dixon: We need to get some Findings of Facts into the record please. Ms. Marks, I'm sorry.

Jennifer Marks: REZONING #1124 – Submitted by RDM LAND, LLC (Roger Meuth and Delbert Meuth, Owners) for the property located in Henderson County at 1890 LST Drive (PID #52-9), containing approximately 89.73 acres (the “subject property”). Applicants are requesting a zoning change/map amendment from Agricultural District (AG) to Heavy Industrial District (M-2) to load, unload (ship) and store materials used in the production of ready-mix concrete.

I move that the Planning Commission recommend that the Henderson County Fiscal Court (the "County") APPROVE Rezoning Application #1124 changing the zoning classification from Agricultural District (AG) to Heavy Industrial (M-2) 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 existing AG zoning classification is inappropriate and the proposed M-2 zoning classification is appropriate, because:

- The subject property is located in a flood zone.
- The subject property is located across the Ohio River from Henderson.
- The bank elevation, slope and other physical characteristics make the subject property more suitable for loading, unloading (receiving and shipping), and storing materials via barge, than a lot of other river parcels.
- This proposed development will provide a positive infill.
- Although zoned Agricultural the subject property has been used for industrial purposes in the past.
- The use would not be detrimental to surrounding parcels.

- The rezoning (the proposed use) would provide an economic boost to Henderson County in that it allows for an industrial business that would contribute to the tax rolls.

Chairman Dixon: Very good. Do you intend for those Findings of Facts to be entered into the record?

Jennifer Marks: I do.

Chairman Dixon: Ok, now we have a proposed motion...

Tommy Joe Fridy: Did you adopt those factual parts of you just read as your testimony?

Jennifer Marks: Yes.

Tommy Joe Fridy: Thank you.

Chairman Dixon: Thank you, T.J.

I think we have a proposed motion, we have findings of facts entered into the record, any other questions?

Do we have someone asking a question?

Brian Bishop: Chris do you see anything?

Chris Raymer: I do not see anything.

Chairman Dixon: I think we're at a point now where we can entertain a motion in regard to Rezoning #1124.

What is the Commission's pleasure?

Heather Lauderdale: David's muted.

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY KEVIN RICHARD TO MOVE THAT THE PLANNING COMMISSION RECOMMEND THAT THE HENDERSON COUNTY FISCAL COURT (THE "COUNTY") APPROVE

REZONING APPLICATION #1124 CHANGING THE ZONING CLASSIFICATION FROM AGRICULTURAL DISTRICT (AG) TO HEAVY INDUSTRIAL (M-2) 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.

Chairman Dixon: We have a motion and a second, do we have any further discussion? Madame Secretary, please call the roll.

AYE: ALL

NAY: NONE

Chairman Dixon: I believe the motion passes, thank you all.

That concludes the Public Hearing items. I will entertain a motion to leave public hearing.

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

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

AYE: ALL

NAY: NONE

Chairman Dixon: Very good, we are out of public hearing.

The first non-public hearing item is the **August Finance Report**, Mrs. Curtis can you help us with that?

Theresa Curtis: I sure can.

We are two (2) months into the new fiscal year budget and we are at 24%. If you have any questions, I'm here to answer them.

Chairman Dixon: Questions for Theresa about our Finance Report?

I'll entertain a motion to approve.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY DOUG BELL TO APPROVE THE AUGUST FINANCE REPORT AS PRESENTED.

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

AYE: ALL

Chairman Dixon: Do we have any opposed?

NAY: NONE

Chairman Dixon: The motion passes.

Next is the **Pratt Paper Site Plan**, and Mr. Bishop is going to lead that discussion.

Brian Bishop: Pratt Paper Site Plan is submitted by Ed Kersey with Pratt Paper Industries for the property located in Henderson County on Highway 425 Bypass, being Parcels 1, 2 and Revised Lot 1 of the A.G. and Mary Pritchett Subdivision and Consolidation, (PID#46-19; 46-19.1); (PID#46-19.2) and portions of Old Corydon Road and Kentucky Highway 425 Right of Ways, containing approximately 200.00 acres. Applicants are requesting Site Plan approval.

If you would, bear with me one second while I share the screen.
(Referring to the Site Plan projected on the screen)

Can everyone see the Site Plan? How about now?

Brian Bishop: The applicant has submitted a conceptual site plan for the construction of an approximately 1 million square foot paper recycling facility and paper corrugator.

The current plan shows approximately 88 vehicle parking spaces and 200 semi-trailer parking spaces. The project is most likely going to expand so we will see this again.

The applicant will use approximately 200 acres of the 3 parcels shown in the map. So the site plan is going to look a little different than what you have in your packet and the reason for that is they do not need all three (3) parcels, they will only use the 200 shown on the plan that you see before you. The remaining portion of the lot will be re-purposed for development and the City of Henderson will actually be the owner of that.

There will be two (2) entrances on Highway 425 that you'll see. The one to the eastern portion of the property is going to be for truck traffic you can see the weigh station here.

This entrance and roadway will be built to public specifications if not above that and will be publicly opened by Henderson County so that is part of the reason why it's going to be a public road. If I say anything that doesn't make sense, please feel free to stop me.

A detail site plan will come back to the Planning Commission with these drawings and the reason why you're seeing that is this project is going to be on such a tight schedule, we did not want to hold the project up and wanted to be flexible. So, once you see more specific engineered drawings, this will be coming back to the Planning Commission.

Mrs. Missy Vanderpool, the Executive Director of the Henderson Economic Development is with us and Mr. Ed Kersey who is the General Manager; is that the correct term?... for Pratt Industries, and they are here for a short presentation and unless you have any questions of me I will be quiet and turn it over to those guys.

Chairman Dixon: Any Commissioners have any questions for Mr. Bishop?

Good, I'll swear in the next speakers.

Missy Vanderpool: Missy Vanderpool, 8018 Martin Martin Road, Henderson, Kentucky, 42420.

Chairman Dixon: And do you promise to tell the truth, the whole truth and nothing but the truth?

Missy Vanderpool: I do.

Chairman Dixon: Very good, welcome.

And you, sir?

Ed Kersey: Ed Kersey, address is 19422 The Place Blvd, Estero, Florida but I will soon be relocating up here to Henderson.

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

Ed Kersey: I do.

Chairman Dixon: Very good, welcome to Henderson.

Ed Kersey provided a review of the Pratt Paper Site Plan. (Recording available in the office of The Henderson City-County Planning Commission)

Chairman Dixon: Does the Commission have any questions for Mr. Kersey?

Perhaps it might be helpful, I'm having trouble in reading that...what's going on in the general area?

Ed Kersey: Yes, very simply.

We bring fiber in through the truck scale, the trucks will bring in the fiber and they will take it into the fiber storage area; storage yard. Some trucks will be offloaded into the fiber storage area directly and at that point what will happen is the paper will be conveyed up a conveyer in bales, and then broken apart. Then what we do inside our pulper is re-pulp it again and it's just like a giant washtub; in that goes hot water and agitation. From that point, we agitate it up for 15-20 minutes and then from there we remove any of the impurities that are in it like purine or

plastic or glass and things like that that can get into the fiber storage. So, our goal there is to get all of that out of it.

What we do from that point is break down the fibers even further back into the long fiber and short fibers that have microscopically; you can only see them under a microscope to see that. Then, from there it goes into our stock preparation system where it's held in tanks for about 45 minutes or so and then cleaned and screened, and then the raw stock is then put back upon the paper machine; you can see where the little green block is, that's the paper machine. It's pretty big, it's about 300 feet long and this machine will represent the largest machine we have done so far. The machines that we have in Ohio are about 200 inches wide, this one is going to be a 300 inch wide machine. So, it's 1/3 larger; a big machine. 1,500 tons a day is what we will be producing.

From there, the paper is then dried, pressed and then dried and then rolled at the end where it shows the little boiler stack, that's the end of the line for the paper mill. From there it goes into large rolls. Those rolls are then conveyed down the conveyer and then you can see them in the warehouse that's next to it. That's where they'll be stored, right there in that warehouse.

Then, from there they'll sit for about 5-7 to cure, some of that paper will be shipped off; probably about 1/2 of that paper will be shipped out. Shipped out via rail, shipped out via truck to other sites here in Kentucky and then Ohio and Indiana to our other facilities that we have where we make boxes but then the other half will remain right here and we'll put it onto our corrugator. From there will corrugate it, turn it back into a corrugated sheet and then to our finishing machine where it turns into boxes.

That's the point where they are actually printed on like the Domino's Pizza box or a Home Depot box, whatever it might be.

From there they are loaded on trucks and taken to either their distribution centers or directly to the customer in some cases.

Chairman Dixon: Ok, thank you.

Employee parking, we have a large number of parking.

Ed Kersey: We do, actually we'll set that up for three (3) different employee parking areas. One will be where it says 72 parking stalls in the north that will be predominately for the paper mill. The one to the south will probably double that, and then to the west of that there will be more employee parking. The area that you see at the top where it shows parking, that's predominately trailer parking because we do hire a lot of truck drivers, local area truck drivers that work for or the arm called Pratt Logistics; which will also be located here to. What we do is actually hire over the road drivers and those people will take our product and take it to the final destination. So, we deliver the boxes also.

We have a big arm of our company called Pratt, again like I said, Pratt Corrugated Logistics actually do the delivery of boxes.

Chairman Dixon: Ok, thanks.

Ed Kersey: Yes sir.

Chairman Dixon: Very interesting. Any Commission members have any questions for Mr. Kersey while he's here?

Mac Arnold: Yes. Just a question here. Our local recycling that is done by the City and I think the County also, would the paper recycling part of that be applied to their industry or is it committed somewhere else?

Ed Kersey: Very possibly. Right now we have an arm of the Pratt Industries called Pratt Recycling, actually the representative is here, I flew up with him today on the plane. We're going to be looking for some warehousing area in this area and Missy has elected to help out with that too. So, we'll probably put a small plant somewhere around this area and then that will be what we call a baling operation. They will

look at does is make sense to enter into an agreement...we do this, for example in the city of Wapakoneta. We don't do the actual collection, the city does the collection but they do bring some of their product to our plants that we have there.

So, the goal at the end of the day should be to set up a local recycling plant here or utilize the existing one if you have it, and then we would buy that fiber directly from that plant. We need to also advance our own recycling in this area too so our plan would be to go ahead and open up that footprint because for us that fiber is vitally important for our operation; we need those recyclables in our operations.

Does that answer the question?

Mac Arnold: Yes, it should be a good thing for us as a city to know. As far as the City ourselves being applied to, you know, promoting this industry here by having our recycled products be able to be used by them.

Ed Kersey: That's a great thing because what you see, what we'll see here at this site is that in our fiber yard, we're going to see boxes that will come back and it's a thing I see every single day; when you turn the box over, we what's called the "Cert Stamp" and that "Cert Stamp" tells where it was built, where it was made. It will say, Pratt Industries, Henderson, and then you'll know the recycling effort has really worked.

So, we bring in that fiber, we make a new box out of it again and it goes back out to the community, it gets recycled again and again. That's when you really see where the rubber meets the road and it makes a lot of sense in how the whole process works.

Kevin Richard: I had a question as far as logistics.

You mentioned the trucking, I noticed also you're tied into the rail spur there. Will the rail be used mainly for import of your bulk material or will you also ship out material via rail as well?

Ed Kersey: Our plan, in this case is to use it for inbound fiber from external sources. Also inbound starch because we buy a tremendous amount of corn starch to support our facility; that's the glue that holds boxes together, cornstarch. So, we buy tremendous amounts of corn starch and then we also bring in white top paper through that rail line, so that's the inbound side.

The outbound side, we will ship actually outbound via rail too. We do that successfully at all other facilities. So we have inbound traffic via rail and outbound traffic via rail.

Kevin Richard: Thank you.

David Williams: What grade of papers do you recycle? Will it be strictly cardboard or newsprint and other types of paper?

Ed Kersey: So, Pratt Industries are the largest users of mixed paper in the United States. Europe is a little ahead of us because they do use a lot more but here in the United States, Pratt Industries is the largest user of mixed paper.

What we call mixed paper is what we call anything that's white that you see; newsprint, magazine stock, cup stock and things like that as to most of our competition will not use that. They may use 5%, we can use upwards of 75% to 80% of the paper that typically goes into a landfill and that's where the really cool part of this...if you look at what goes into a landfill, 80% of it; 70%-80% of that is fiber that can be reutilized. Whether it's an egg carton, you know the pressed eggs cartons down to paper, newspapers, magazines, things like that, the white paper that many times is tossed aside, we can utilize that. But, we put in about, depending on the grade that we're making, 25%-50% of OCC or old corrugated containers; the brown boxes that you normally see.

The grade paper that will actually be produced at the end of the day, we make anything from a 23 pound medium up to a 56 pound liner and those are paper weight grades.

Chairman Dixon: Other questions?

David Williams: I do have one, and this... I have not recycled pizza boxes because they tell me the oils in the pizza box from the pizzas disturb the recycling process, is that true?

Ed Kersey: In our industry, we believe that's a misknown. What they're most concerned about is having food product in there. So if you have a pizza box and you're done with it, just take the food products out of it and we recycle pizza boxes all the time, all the time.

Sometimes there is a plastic (inaudible) in the middle of it and we would rather not see that but the actual boxes....the Domino's Pizza boxes, put those in the recycle bin because we can take that. We take it all day long.

David Williams: Great, good news.

Chairman Dixon: Yes, good to know.

Any other questions?

Do we have anybody on Facebook who has any questions? Do we have anybody at all joining us on Facebook this evening, just out of curiosity?

Chris Raymer: Looks like six people.

Chairman Dixon: Ok.

No questions from them?

Any other observations from the Commission? You termed this a conceptual site plan, Mr. Bishop?

Brian Bishop: That is correct.

Chairman Dixon: Is that another word for preliminary or what?

Brian Bishop: It is. I would relate it to a Development Plan that we would see with a rezoning. Typically you guys would be used to seeing a Development Plan with the rezoning and then you would see the

detailed site plan later. This is not exactly like that but this is the precursor to the engineered site plan that we will see; with the contours, water lines, detention ponds and things of that nature. This is just a preliminary plan to help get these guys rolling.

Chairman Dixon: Very good. Any other questions, comments?

I'll entertain a motion in regard to the Platt Paper Site Plan as presented.

MOTION WAS MADE BY BOBBIE JARRETT, SECONDED BY MAC ARNOLD TO APPROVE THE PLATT PAPER COMPANY KENTUCKY SITE PLAN SUBMITTED BY ED KERSEY WITH PLATT PAPER INDUSTRIES FOR THE PROPERTY LOCATED IN HENDERSON COUNTY ON HWY 425 BYPASS, BEING PARCELS 1 AND 2 AND THE REVISED LOT 1 OF THE A.G. AND MARY PRITCHETT SUBDIVISION AND CONSOLIDATION.

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

We have no discussion, Madame Secretary please call the roll.

AYE: ALL

NAY: NONE

Chairman Dixon: Ok, thank you. Thank you all very much for being here, Mr. Kersey.

Ed Kersey: Thank you.

Chairman Dixon: Thank you for taking the time to help us learn a little bit tonight. We learned a lot tonight, actually.

Moving on to Administrative Business. We have a resolution to approve a Joint and Cooperative program for Self-Insurance with Kentucky League of Cities Insurance Services.

Mrs. Curtis, can you explain that to us?

Theresa Curtis: Yes I can. Each budget, I usually check around to see where we can get our liability insurance package for a good price and over the past years we've been with Traveler's Insurance and planning has paid out over \$16,000 a year. This year, our insurance agent with Field and Main suggested to try out Kentucky League of Cities.

So, I've been working with them, getting all the paperwork done and they gave us a quote, which was \$11,000. So, the Kentucky League of Cities Insurance includes the same liability insurance for the property, cyber; which is the crime policy and everything we have with Traveler's. This will save the Planning Commission this budget here for 2021 and 2022, it will save us over \$4,000.

So, I just need approval from the board for the resolution to (inaudible) which the Chairman and Bobbie, the Treasurer will sign the resolution and then I will send it back to Kentucky League of Cities.

Chairman Dixon: Thank you.

In your packet, you have a copy of Resolution 09-2021...Counselor, do we need to read this resolution in to the record?

Tommy Joe Fridy: It could be adopted as presented.

Chairman Dixon: Ok. So, I'll entertain any questions, discussion about this guys.

It appears to be a significant savings in public funds.

If there are no questions, I'll entertain a motion in regard to this resolution.

David Williams: I would like to make the motion and I would also like to congratulate Theresa for finding this savings.

***MOTION WAS MADE BY DAVID WILLIAMS, SECONDED BY
MAC ARNOLD TO APPROVE THIS RESOLUTION AS
PRESENTED BY THERESA.***

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

Madame Secretary, please call the roll.

AYE: ALL

NAY: NONE

Chairman Dixon: Very good, the resolution passes.

The next item on the agenda is the updated committee members for the **US 41 North Revitalization Committee**.

You have this list in your packet, it has been updated since the packet was presented. The new appointees starting tonight are Michelle Chappell, Charles Johnson, Brent Joyce representing the City. Isaac Church joins as a County representative. That brings the committee members up to 14.

When might this committee begin work?

Brian Bishop: We actually have our first meeting a week from today. We will be meeting at The Lumberyard which is just up the road. It's the same building as Firedome Pizza. We are meeting there so we can spread out and have lots of room. The meeting invite went out today so everyone should have that meeting invite in their mailbox. 5 p.m. is what the invite will say.

Chairman Dixon: What was the date again?

Brian Bishop: One week from today, so the 14th.

Chairman Dixon: September 14, 5 p.m.

Brian Bishop: Correct.

Chairman Dixon: The consultant will be in attendance?

Brian Bishop: That's correct.

Chairman Dixon: That's good news that this committee can finally start on this project.

Once again, I want to thank everybody, Planning Commission members, staff and everyone else who've agreed to serve.

Any other business?

Staff have any other business?

Brian Bishop: No sir.

Chairman Dixon: Does anyone on the Commission have any other business to attend to for the good of the cause?

I guess we don't have any Facebook folks wanting to bring stuff up?

Well, I guess I will entertain a motion to adjourn.

MOTION WAS MADE BY KEVIN RICHARD, SECONDED BY GARY GIBSON TO ADJOURN.

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

All in favor say aye.

AYE: ALL

Chairman Dixon: Any opposed?

NAY: NONE

Chairman Dixon: Very good, we stand adjourned. Thank you all so much for your patience and cooperation as we continue to meet virtually.

MEETING ADJOURNED AT 6:44 PM

I, HEATHER LAUDERDALE, hereby certify that the foregoing is a true and accurate transcription of the Henderson City-County Planning Commission Meeting of, September 7, 2021 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

X
