

Henderson City-County
Planning Commission
Special Called Meeting
September 14, 2022

The Henderson City-County Planning Commission held a special called meeting September 14, 2022 at 6:00 p.m., at the Henderson Municipal Center, 222 First Street, Third Floor Assembly Room, Henderson, Kentucky. Members present: Chairman David Dixon, Bobbie Jarrett, Mac Arnold, Kevin Herron, Dickie Johnson, Gary Gibson and X.R. Royster. Doug Bell and Frank Boyett were present via ZOOM. Kevin Richard, Stacy Denton, Gray Hodge and Tommy Joe Fridy were absent. Staff present: Director Brian Bishop, Jennifer Marks, Theresa Curtis and Chris Raymer. Heather Lauderdale was absent.

MEETING BEGAN AT 6:00 PM

Chairman Dixon: I would like to call this Special Called meeting of the Henderson City-County Planning Commission being held on September 14, 2022 to order. I want to welcome everybody here and thank you for coming. I would like to thank all the members of the Commission who could make this special called meeting.

Could you please call the roll?

Do we have a quorum?

Theresa Curtis: Yes, we do.

Chairman Dixon: Very good, thank you.

Mac Arnold: Mr. Chairman, I need to recuse myself from this meeting.

Chairman Dixon: Let the record show that Commissioner Arnold is standing down from the podium and will join the audience. He will be abstaining from any vote taken this evening.

Do we still have a quorum?

Theresa Curtis: Yes, we do.

Chairman Dixon: Very good.

Tonight's one item is a consideration of the **Barret Place Site Plan**.

Mr. Bishop, are you going to help us with this?

Brian Bishop: I believe Ms. Marks is, sir.

Chairman Dixon: Very good, thank you.

Jennifer Marks: Thank you, Mr. Chairman.

The Barret Place Site Plan submitted by P&I Investments, LLC for the property located in the City of Henderson at 2003 Stapp Drive (PID#65L-6). Applicants request Site Plan approval for additional parking behind the building.

So, if you all will look here on the screen or in your packet, you can see the Site Plan they have submitted. As you'll see the current lot consists of where that row of trees, they're going to extend back so they can provide more parking. As some of you all may know, there is a bit of a traffic issue during the day when they are at their most busy hours because of the parking on Stapp Drive, the parking of other lots close with people walking back and forth across the street so this will help significantly with that traffic issue.

The approval of this Site Plan will be subject-to screening around the dumpster, if you see up here in the top right corner is where the dumpster will be because it is going to be adjoining a residential area, it will need screening on that.

It will also be subject-to an approved consolidation plat which we do already have that in the office. So, that will be forthcoming shortly.

Both the applicant as well as his agent are here if you have any questions for them but we have received all technical advisor approvals on this moving forward.

Chairman Dixon: The subject-to the consolidation plat approval, does that come back to us?

Jennifer Marks: It does not. Consolidation are done in house.

Chairman Dixon: Very good.

Any questions from the Commission for staff?

Would the Commission like to hear from the applicant?

Would anyone like to address the Commission? Questions from the audience, comments?

I need your name sir.

Mac Arnold: Mac Arnold: 2329 Sunset Lane, Henderson, Kentucky.

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

Mac Arnold: Yes, I do.

Chairman Dixon: Thank you.

Mac Arnold: Agaves, I do a lot of business with them myself so I'm glad to see them get some extra parking in there.

My concern is that the property at the back corner, right where the dumpster is, I own a piece of rental property there.

Now, the concerns I have are that if they're paving all of this parking lot and the drainage is going to go in that direction toward my property, it's going to right through where the dumpster is...I'm kind of concerned

we're going to get a lot of debris and stuff in that. I would like to see them take that dumpster pad and at least raise it six inches (6") and put a curb around it so that if there is anything that spills in there, it doesn't get flushed through and on down into the ditch because there is enough debris down there as it is and it would be nice if the City could work on the drainage through there; they improve that somehow because I know there have been times I've seen the water three feet (3') deep back there in that corner when we have torrential rains.

That's my concern and we want to make sure we avoid all that.

Chairman Dixon: Any questions for Mr. Arnold?

None?

Dickie Johnson: You've said all the agencies have signed off on this?

Jennifer Marks: P&I Investments is also the owner of Agaves and so they are... I do believe they have spoken with all of your agents in there; State Farm and the speech therapy place, and they're all...

Dickie Johnson: I'm talking as far as the City.

Brian Bishop: The utilities.

Jennifer Marks: Oh yes, they have all.

Brian Bishop: They have and I believe Mr. Mattingly from HWU is here, he is aware there were additional drainage concerns.

Warner, do you care to address that?

Chairman Dixon: Thank you.

I need your name sir.

Warner Mattingly: Warner Mattingly.

Chairman Dixon: Your address?

Warner Mattingly: 8388 Tscharner Road.

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

Warner Mattingly: I do.

Chairman Dixon: Thank you.

Warner Mattingly: There is a twenty-foot (20') drainage easement on the back, I know it's not shown on this plat but if there is a drainage issue that we notice as the utility we can go in and create a ditch back there to kind of help get that water out of there.

As far as the issue about the dumpster, there's not much from our standpoint that we can do. That's probably more up to the owner's decision but we can get that water out of there with that drainage easement we have.

Brian Bishop: Is HWU agreeable to doing that?

Warner Mattingly: Yes.

Jennifer Marks: I will say that the drainage easement he is referring to is on the Consolidation Plat. We have to move some stuff around so that way the easements would remain with that parking lot and so there is still that twenty-foot (20') drainage easement on the back.

Chairman Dixon: And the City is saying that if there is an issue detected they are willing to address it?

Warner Mattingly: Yes sir.

Chairman Dixon: Any other questions for this gentleman?

Thank you.

Warner Mattingly: Thank you.

Chairman Dixon: Would the applicant reply to any of these concerns?

I need your name.

Rodolfo Ivan Ayala: Rodolfo Ivan Ayala.

Chairman Dixon: Your address?

Rodolfo Ivan Ayala: 206 Crestmont Drive, Vincennes, Indiana.

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

Rodolfo Ivan Ayala: I do.

Chairman Dixon: Thank you very much.

Do you have any kind of response to the concerns expressed about the drainage or the possible spillage of trash around the dumpster?

Rodolfo Ivan Ayala: I'm all for doing a curb around the dumpster and screening it in as we talked about.

Also, my contractor is pitching everything in the middle so it drains right into that ditch like it is now.

Chairman Dixon: Ok, thank you sir. Any other questions for this gentleman?

Very good, thank you.

Anyone else here this evening have a comment or a question?

Anything to add to what we've heard?

Staff do you have anything to add?

Brian Bishop: No sir.

Jennifer Marks: No.

Chairman Dixon: Any questions from the Commission?

Very good, I'll entertain a motion in regard to the Barret Place Site Plan as it's been presented and discussed.

We have two (2) subject-to's; subject to screening around the dumpster and should we add in the elevation that's been talked about?

Brian Bishop: I believe so, sir.

Chairman Dixon: So, screening and elevating the dumpster.

Brian Bishop: I would say elevating and curbing the dumpster so that way it's clear.

Chairman Dixon: Let's get these subject to's down pat please. Screening, elevating and curbing the dumpster...

Brian Bishop: The dumpster enclosure.

Chairman Dixon: The dumpster enclosure and the Consolidation Plat approval; two (2) subject-to's.

Dickie Johnson: Yes.

Chairman Dixon: Very good, thank you.

What is the pleasure of the Commission?

MOTION WAS MADE BY DICKIE JOHNSON, SECONDED BY X.R. ROYSTER TO APPROVE THE BARRET PLACE SITE PLAN SUBMITTED BY P&I INVESTMENTS, LLC FOR THE PROPERTY LOCATED IN THE CITY OF HENDERSON AT 2003 STAPP DRIVE (PID#65L-6). SUBJECT TO THE SCREENING, ELEVATING AND CURBING THE DUMPSTER ENCLOSURE AND CONSOLIDATION PLAT TO BE RECORDED.

Chairman Dixon: We have a motion and a second, any further discussion? Do the Commissioners have any further questions or further discussion?

Please call the roll.

AYE: ALL

Chairman Dixon: Very good, the motion passes.

I believe that is the single item on the agenda so I will entertain a motion to adjourn.

MOTION WAS MADE BY X.R. ROYSTER, SECONDED BY DOUG BELL TO ADJOURN.

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

All in favor of adjournment say aye.

AYE: ALL

Chairman Dixon: Any opposed?

We stand adjourned. Thank you all very much.

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, September 14, 2022 to the best of my ability.

Heather Lauderdale, HCCPC Clerk

X
