

**KENTON COUNTY PLANNING COMMISSION  
PUBLIC HEARING**

**Minutes**

Ms. Weldon, Chair, called a joint hearing with the Northern Kentucky Area Planning Commission (NKAPC) to order at 6:38 PM on Wednesday, December 13, 2006, and opened the proceedings with the Pledge of Allegiance and an invocation by Mr. Eilerman. The meeting was held in the Commission Chambers of the NKAPC Building in Fort Mitchell. Attendance of members (for this meeting as well as those during the year to date) was as follows:

Member	Jurisdiction	2006												Comp Plan
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Mark Barnett	Taylor Mill	X	X	X	X	X	X	X	X	X	X	X	X	X
Barbara Carlin	Kenton Co	X	X	X	X	X	X	X	X	X	X	X	X	X
Barry Coates	Covington	X	X	X	X	X	X	X	X	X	X	X	X	X
James Cook	Kenton Co	X	X	X	X			X	X	X	X	X	X	X
Paul Darpel	Edgewood	X	X	X	X	X	X	X	X	X	X	X	X	X
Chuck Eilerman	Covington	X	X	X	X	X	X	X	X	X	X	X	X	X
Tom France	Ludlow	X	X	X	X	X		X	X	X	X	X	X	X
Al Hadley	Elsmere	X	X	X	X	X	X	X	X	X	X	X	X	X
David Hilgefurd	Villa Hills	X	X	X		X			X	X	X	X	X	X
Lynn Hood	C'view Hills		X	X	X	X		X		X	X	X	X	
Kent Marcum	Ft Wright		X										X	
Phil Ryan	Park Hills	X	X	X	X	X	X	X	X	X	X		X	X
Maura Snyder	Indepndnce	X	X	X	X	X	X	X	X	X	X	X	X	X
Paul Swanson, Treas	Erlanger	X		X		X	X	X	X	X		X		
Joe Tewes	Bromley	X	X	X	X	X	X	X	X	X	X		X	X
Alex Weldon, Chair	Covington	X	X	X		X	X	X	X	X	X		X	X
John Wells, V Chair	Ft Mitchell		X	X	X	X		X	X		X	X	X	X
Bernie Wessels	Cres Spgs	X	X	X	X	X	X		X	X		X	X	X
Gil Whitacre	L'side Park	X	X	X	X	X	X	X	X		X		X	X

Also present were the following NKAPC members: Bill Goetz, Chair; Tom Kriege, Vice Chair; Tom Litzler, Treasurer; Lou Noll; and, Gene Weaver. Also present were Garry Edmondson, NKAPC Legal Counsel, and the following NKAPC staff: Michael Schwartz, AICP, Deputy Director for Current Planning, and Keith Logsdon, AICP, Deputy Director for Long-Range Planning.

**AGENDA:**

There were no changes noted to the agenda.

**PUBLIC HEARING**

**FILE NUMBER:** P-06-11-01/1853R

**APPLICANT:** Kenton County Planning Commission per Alexandra K. Weldon, Chair

**REQUEST:** Review and adoption of *Comprehensive Plan Update 2006-2026: An Area-Wide Vision of Kenton County*

Staff presentation and recommendations by Mr. Michael Schwartz and Mr. Keith Logsdon.

**NKAPC STAFF RECOMMENDATION:**

To approve the proposed comprehensive plan update subject to the following conditions:

1. That the land use plan designation for the area located at the end of Benton Road, east of Monte Lane, be changed from Residential Development at a density ranging from 7.1 to 14.0 dwelling units per net acre to Residential Development at a density ranging from 4.1 to 7.0 dwelling units per net acre (see Attachment A – Item 16 and Attachment B).
2. That the land use plan designation for the area located at the intersection of Greenup Street with East 10<sup>th</sup> Street be changed from Commercial – Retail/Service to Residential Development at a density ranging from 14.1 to 30.0 dwelling units per net acre (see Attachment A – Item 21 and Attachment C).
3. That the land use plan designation for the area located along the west side of Scott Street, approximately 100 feet south of East Robbins Street, be changed from Commercial – Retail/Service to Residential Development at a density over 30.0 dwelling units per net acre (see Attachment A – Item 21 and Attachment C).
4. That the land use plan designation for the area located along the east side of Greenup Street, between Bush Street and East 12<sup>th</sup> Street, be changed from Commercial – Retail/Service to Residential Development at a density ranging from 14.1 to 30.0 dwelling units per net acre (see Attachment A – Item 21 and Attachment C).
5. That comments from the Student Advisory Council be included in text boxes in various chapters (see Attachment A – Item 30).

**Comprehensive Plan Documentation:**

- Date of Adoption by the Kenton County & Municipal Planning & Zoning Commission: December 18, 2001.

**Supporting Information/Bases For NKAPC Staff Recommendation:**

1. The proposed comprehensive plan meets the requirements of Kentucky Revised Statute 100.183 through 100.197.
2. Kentucky Revised Statute (KRS) 100.187 states that the Comprehensive Plan shall contain as a minimum the following elements: (1) a statement of goals and objectives to act as a guide for the preparation of the remaining elements of the plan; (2) a land use plan element; (3) a transportation plan element; and (4) a community facilities element.

KRS 100.187 (1) states: “A statement of goals and objectives, which shall serve as a guide for the physical development and economic and social well-being of the planning unit.” Shall be adopted by the planning commission.

In addition, KRS 100.193 requires that the planning commission prepare and adopt the goals and objectives element to act as a guide for the preparation of the remaining elements of the plan.

In preparation of the *Comprehensive Plan Update 2006-2026*, the KCPC determined that there was no need for change to the “Statement of Goals and Objectives” previously adopted as part of the 2001 Area-Wide Comprehensive Plan Update and, therefore, readopted these goals and objectives for the *Comprehensive Plan Update 2006-2026* on April 6, 2006. Additionally, the NKAPC staff conducted the remaining research relative to socioeconomic data, land usage, traffic flow, changes to existing facilities, and other topics, per the requirements of KRS 100.191.

3. As part of the comprehensive plan update process, the KCPC/NKAPC Joint Task Force was established. This task force, through the NKAPC staff, sought out and received input regarding all elements of the plan from the Northern Kentucky Area Planning Commission, the Kenton County Planning Commission, local legislative bodies, special districts (i.e., Sanitation District No. 1, Northern Kentucky Water District, etc.), the public, and others.

The KCPC/NKAPC Joint Task Force reviewed information and preliminary assessments of the NKAPC staff, ultimately approving a ‘final draft’ of the *Comprehensive Plan Update 2006-2026*.

4. Public participation into the *Comprehensive Plan Update 2006-2026* was begun with meetings between NKAPC staff and representatives of the legislative bodies within Kenton County. Three public meetings were held to gather additional information on November 14, 2006 at Simon Kenton High School, November 16, 2006 at Covington Catholic High School, and on November 21, 2006 at the NKAPC offices. To provide further public participation, the public was invited to view a draft of the text and maps, along with the availability of providing comments, via the NKAPC’s website at [www.nkpc.org](http://www.nkapc.org).

Mr. Logsdon gave an overview of the goals and visions for the Comprehensive Plan Update as well as gave background history of the plan itself. He then discussed briefly each section/chapter along with the key issues for each.

Ms. Jill Bailey, Mr. Mark Hult, and Mr. Dave Geohegan registered to speak in favor of the issue. Ms. Kathy Donahue registered to speak against. Ms. Valerie Scheer and Mr. Mike Thorner registered to speak as neutral parties on the issue.

Ms. Bailey addressed the Commissions on behalf of the City of Independence and stated she just wanted to be available and noted in attendance to answer any questions should there be any.

Mr. Hult of the Conservation District addressed the Commissions and stated he is very pleased with the draft. He stated the Board and Staff are to be commended. He suggested that the 2001 plan be included and thanked the Commissioners for the opportunity to comment on the update.

Mr. Gohegan addressed the Commissions and stated he commended the Board and Staff. He stated he felt it was a neat idea as to the student advisory and that he never had seen that done before. He also cautioned the Commissioners to be careful with the industrial development.

Ms. Donahue addressed the Commissioners and stated she just wanted to register some concerns. She stated she liked what was done with preserving green space. She stated she is especially concerned with urban sprawl. She stated the thing that concerned her most was the area of Independence which was where she lived. She stated she was concerned with the guidelines as to the density and limits in that area.

Ms. Scheer addressed the Commissioners and stated her concern is with the traffic flow of the area in Independence and unincorporated Kenton County. She stated you see many subdivisions with paved streets and lots of water runoff and that concerns her within the city.

Mr. Thorner addressed the Commissioners and asked if there will ever be anything done with junkyards and junk cars. He stated there is talk about what is going to be done in the future but asked what will be done with the existing problems. Ms. Weldon then stated she commended him for taking on the crusade to get something done about the situation but his concern is one of enforcement and will not be addressed in the Comprehensive Plan update.

Mr. Logsdon addressed the urban sprawl and traffic concerns by stating the current plan doesn't have too many changes from the last update. He noted some of the issues will be addressed in the small area study. He then noted the city is very interested in focusing in on their city and that is in the process. With regard to the junk cars issue, Mr. Logsdon stated there is little they can do at this level but it is something that should be looked at the city level. Mr. Schwartz stated they have been working with the Fiscal Court to create a joint code enforcement board to deal directly with issues such as chronic violators and dealing with the issue of junk cars. Mr. Schwartz stated the joint code enforcement board is being set up for cities to participate in it and it will not be limited to just cities but those areas interested in participating in it.

The public hearing was then closed.

NKAPC Chair Mr. Goetz asked for action on Resolution 807 adopting *Comprehensive Plan Update 2006-2026: An Area-Wide Vision of Kenton County*. Mr. Litzler then made a motion to adopt Resolution 807. Mr. Noll seconded the motion. A roll call vote on the matter found Mr. Litzler, Mr. Noll, Mr. Weaver, Mr. Kriege and Mr. Goetz in favor. The motion passed unanimously.

Following the NKAPC action, Ms. Weldon then asked for action on Resolution 12-06. Mr. Hadley then made the motion to adopt Resolution 12-06. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. Hadley, Ms. Hood, Mr. Barnett, Ms. Carlin, Mr. Coats, Mr.

Darapel, Mr. Eilerman, Mr. France, Mr. Hilgeford, Mr. Ryan, Ms. Snyder, Mr. Tewes, Mr. Wessels, Mr. Whitacre, Mr. Wells, and Ms. Weldon in favor. Mr. Cook voted no. The motion carried with a vote of 15-1.

There being nothing further to come before the Commissions, a motion was then made by Ms. Snyder and seconded by Ms. Hood to adjourn. All in favor. None opposed. The meeting then adjourned at approximately 8:10 PM.

APPROVED:

---

Chair

---

Date