

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

Minutes

Ms. Weldon, Chair, called the meeting to order at 6:15 PM on Thursday, January 3, 2008, 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	2008											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mark Barnett	Taylor Mill	X											
Barbara Carlin	Kenton Co	X											
Barry Coates	Covington	X											
James Cook	Kenton Co	X											
Paul Darpel	Edgewood	X											
Chuck Eilerman	Covington	X											
Tom France	Ludlow	X											
David Hilgefurd	Villa Hills	X											
Brandon Raybourne	Elsmere	X											
Phil Ryan	Park Hills												
Maura Snyder	Indepen	X											
Paul Swanson, Treasurer	Erlanger	X											
Joe Tewes	Bromley	X											
John Wells, Vice Chair	Fort Mitchell	X											
Bernie Wessels	Crescent Spgs	X											
Gil Whitacre	Lakeside Park	X											
Alex Weldon, Chair	Covington												
Lynn Hood	Crestview Hills	X											
Kent Marcum	Fort Wright	X											

“X” denotes attendance at the regular meeting and “x” denotes attendance at the continuation meeting.

“*” denotes arrival after roll call was taken.

Also present were Mr. Matt Smith, Legal Counsel, and the following NKAPC staff: Michael Schwartz, AICP, Deputy Director for Current Planning.

Mr. Gordon gave an attendance report for the year. He stated this was something that started last year to recognize those commissioners who had attendance all twelve months of the year. He then stated in addition to those individuals being recognized, Mr. Hadley personally wanted to recognize each of them for their attendance. Mr. Gordon then presented Mr. Hadley with the first certificate of attendance for 2007 and spoke briefly of Mr. Hadley’s commitment to the

Commission. Mr. Hadley spoke himself of what an honor it is to serve on the Commission and because he felt attendance and service was of such importance, he personally presented Mrs. Carlin, Mr. Coates and Mr. Eilerman each with a hundred dollars for their service and dedication. In addition Mrs. Carlin, Mr. Coates and Mr. Eilerman also received certificates in recognition of their attendance throughout the year.

2007 AUDIT:

Mr. John Walker and Mr. John Chamberlin were present and gave a brief presentation on the financial statements they prepared and distributed to the Commission. Mr. Walker stated he realizes the Commission did not have a chance to review the report as they had just received it and stated if after they reviewed and had any questions they were available. Mr. Chamberlin then briefly reviewed the report to explain the numbers in more detail. He highlighted various points contained in the report and stated the Commission stayed pretty much in line with the previous year with a cash flow difference of about \$38,000. He stated there were no compliance issues found. Mr. Eilerman asked about the decline in revenue and the reason for that decline. Mr. Gordon then stated it was simply due to the economy that the income levels were reflected as they were. Mr. Darpel asked if the decrease was such that it would begin to affect the number of staff or being able to have qualified staff. Mr. Gordon stated unless things got significantly worse, he didn't see that as being a problem. Mr. Wells asked that everyone review the report and get back with Mr. Gordon with any questions for approval at the February meeting.

AGENDA:

Mr. Wessels made a motion to accept the agenda. Ms. Snyder seconded the motion. All in favor. None opposed.

APPROVAL OF THE MINUTES:

Mr. Whitacre noted his name was left off the roll call on issues 1898R, 1899R and 1900R. Mr. Darpel then noted his name was not included on issue 1899R roll call. All typographical errors were corrected at the conclusion of the meeting for signature of the minutes from December. There being no further comments or corrections, Mr. Tewes made a motion to approve the minutes as amended. Mr. Hilgefurd seconded the motion. A roll call vote on the matter found Mr. Tewes, Mr. Hilgefurd, Mr. Barnett, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Raybourne, Mr. Marcum, Mr. Whitacre, Mr. Swanson and Mr. Wells in favor. Ms. Snyder and Mr. Wessels abstained. The motion carried.

FINANCIAL REPORT:

There were no questions or comments with regard to the financial report. A motion was made by Mr. France to accept. Mr. Swanson seconded the motion. All in favor. None opposed.

ACTIONS SINCE LAST MEETING:

The memorandum regarding the actions taken by Staff over the past month was distributed for informational purposes only. There were no questions or comments.

PUBLIC HEARINGS:

Mr. Wells read a letter into the record from Mr. Bertram requesting a tabling of issue 1904R for a period of up to six (6) months to work with Staff on developing an updated plan. Mr. Wessels then made the motion to table the matter for the requested time period. Mr. Barnett seconded the motion. A roll call vote on the matter found Mr. Wessels, Mr. Barnett, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Mr. Hilgefurd, Ms. Hood, Ms. Snyder, Mr. Raybourne, Mr. Tewes, Mr. Marcum, Mr. Whitacre, Mr. Swanson and Mr. Wells in favor.

1902R

APPLICANT: City of Park Hills, per Michael Hellmann

REQUEST: A proposed text amendment to the Park Hills Zoning Ordinance adding regulations for home occupations and allowing home occupations to be conducted in all of the city's residential zones.

Staff presentation and Staff recommendations presented by Mr. Michael Schwartz.

NKAPC STAFF RECOMMENDATION

Approval of the proposed text amendment.

Comprehensive Plan Documentation:

- Date of Adoption by the Kenton County Planning Commission: December 13, 2006

Supporting Information/Bases For NKAPC Staff Recommendation:

1. The proposed text amendment is allowed to be included within the text of the zoning ordinance as authorized by Kentucky Revised Statute (KRS) 100.203(1).
2. The proposed text amendment is reasonable in that it provides a use which is consistent with other uses currently permitted within the zoning districts.
3. The proposed text amendment is consistent with regulations used by other legislative bodies within Kenton County, thus providing for uniform application and enforcement across legislative boundaries.

No one registered to speak for, against or neutral on the issue. Following Staff's presentation Mr. Hilgefurd made the motion to approve based on Staff's recommendations. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. Hilgefurd, Ms. Hood, Mr. Barnett, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Ms. Snyder, Mr. Marcum, Mr. Raybourne, Mr. Tewes, Mr. Wessels, Mr. Whitacre, Mr. Swanson and Mr. Wells in favor. The motion carried.

Old and Unfinished Business: None.

Reports from Committees:

Subdivision Regulations Review – Mr. Wessels noted there was nothing to report. He noted they did meet last month and an upcoming meeting will be held.

By-Laws – No report.

Model Zoning Ordinance – Nothing to report.

Executive- No meeting held.

Report from legal counsel – No report.

Announcements from Staff – Nothing to report.

Correspondence – None.

New Business:

Election of Officers:

Mr. Schwartz stated that nominations could be taken from the floor. Mr. Smith stated if there were none, a motion could be made to accept the nominating committee's slate of officers. Mr. Wessels then made the motion to accept the nominations as presented, which were Ms. Weldon for Chair, Mr. Wells for Vice-Chair, and Mr. Swanson for Treasurer. Mr. Eilerman seconded the motion. A roll call vote on the matter found Mr. Wessels, Mr. Eilerman, Mr. Barnett, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. France, Mr. Hilgefurd, Ms. Hood, Ms. Snyder, Mr. Marcum, Mr. Raybourne, Mr. Tewes, Mr. Whitacre, Mr. Swanson and Mr. Wells in favor. Mr. Wells then stated the elections for 2008 were completed.

Public Comments: None.

There being nothing further to come before the Commission, Mr. Hilgefurd made a motion to adjourn. Mr. Wessels seconded the motion. All in favor. None opposed. The meeting adjourned at 7:00 p.m.

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APPROVED:

Chair

Date