

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

Minutes

Mr. France, Vice Chair, called the meeting to order at 6:15 PM on Thursday, July 2, 2009, and opened the proceedings with the Pledge of Allegiance and an invocation by Mr. France. 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	2009											
		Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Mark Barnett	Taylor Mill	X	X	X	X	X	X	X					
Diane Brown	Erlanger	-	X	X	X		X	X					
Barbara Carlin	Kenton Co	X	X	X	X	X	X	X					
Barry Coates	Covington	X	X	X		X	X	X					
James Cook	Kenton Co	X	X		X	X	X	X					
Paul Darpel	Edgewood	X		X	X	X	X						
Chuck Eilerman	Covington	X	X	X	X	X		X					
Tom France, Vice-Chair	Ludlow	X	X	X	X	X	X	X					
David Hilgefurd	Villa Hills		X	X	X	X	X						
Lynn Hood	Crestview Hills	X	X	X	X	X	X	X					
Marc Hult	Covington	X	X	X	X	X	X	X					
Kent Marcum	Fort Wright	X	X	X		X	X	X					
Brandon Raybourne	Elsmere	X	X		X		X						
Mark Rogge	Crescent Springs	X	X	X		X	X	X					
Phil Ryan, Treasurer	Park Hills	X	X		X	X		X					
Maura Snyder	Indepen		X	X	X	X	X	X					
Paul Swanson	Erlanger	X	-	-	-	-	-	-	-	-	-	-	-
Joe Tewes	Bromley	X	X	X	X	X		X					
John Wells, Chair	Fort Mitchell	X	X	X	X	X	X						
Gil Whitacre	Lakeside Park	X	X			X							

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

“*” denotes arrival after roll call was taken.

“-“ denotes not on the planning commission.

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

AGENDA:

There were no changes or modifications to the agenda for the month of July. A motion was made

by Ms. Snyder to accept the agenda with Ms. Carlin seconding the motion. All in favor. None Opposed.

APPROVAL OF THE MINUTES:

Mr. France noted on page 4, 2nd last paragraph it should read HC-2 zone instead of HC-3. A motion was then made by Mr. Cook to approve the minutes as amended. Ms. Snyder seconded the motion. A roll call vote on the matter found Mr. Cook, Ms. Snyder Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Hult, Mr. Marcum, Mr. Rogge, Mr. Ryan and Mr. Tewes in favor. The motion carried.

FINANCIAL REPORT:

A motion was made by Ms. Snyder to approve with a second by Mr. Rogge. A roll call vote on the matter found Ms. Snyder, Mr. Rogge, Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coats, Mr. Cook, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Hult, Mr. Marcum, Mr. Ryan and Mr. Tewes in favor.

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.

RECENT ACTIONS BY LEGISLATIVE BODIES:

No action required.

PUBLIC HEARINGS:

1970R

APPLICANT: City of Covington, per Jay Fossett

LOCATION: an approximate 7.6 acre area bound by West Pike Street to the north, West 12th Street/Martin Luther King Jr Boulevard to the south, Main Street to the east, and Interstate I-71/75 to the west, Covington.

REQUEST: proposed amendments to the Bavarian Brewery Redevelopment Plan, a Chapter 99 Plan (KRS 99.020).

Staff presentation and Staff recommendation by Mr. Mike Schwartz.

NKAPC STAFF RECOMMENDATION

The Bavarian Brewery Redevelopment Plan, as amended, is generally consistent with *Comprehensive Plan Update 2006-2026*.

Comprehensive Plan Documentation:

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

Supporting Information/Bases For NKAPC Staff Recommendation:

1. On September 5, 1996, the Kenton County Planning Commission took action to approve the Bavarian Brewery Redevelopment Plan. On October 1, 1996, the Covington City Commission adopted Ordinance No. O-40-96 approving the Redevelopment Plan. The Bavarian Brewery Redevelopment Plan, as amended, continues to meet the requirements as set forth in Kentucky Revised Statute Chapter 99. The plan sets out provisions for periodic modifications to the Development Plan, conditional upon the City holding necessary public hearings in accordance with state and local law.
2. The primary objective of the Bavarian Brewery Redevelopment Plan is to stimulate, through public action and private redevelopment, the revitalization of the Target Area, to assist in removing blighted conditions in the area, and promote revitalization, redevelopment and adaptive reuse of buildings. The proposed amendments to the plan are consistent with the primary objective of the plan.
3. The existing approved Redevelopment Plan identified the former Bavarian Brewery property for rehabilitation and redevelopment into a retail operation devoted to the sale of alcoholic beverages and party supplies, a microbrewery, a pub, a humidor, a gift shop, and a restaurant and banquet hall. It is reasonable for the City to make amendments to the plan to reflect the most recent redevelopment potential for the property while ensuring the preservation of the property's more historically significant architecture.

Mr. Jim Stapleton addressed the Commission on behalf of the property owner. He stated by cleaning up the site and eliminating some of the buildings might make the site more developable. He stated the buildings they wish to tear down are really glorified warehouses and are of a lesser quality than the original structures. He stated they wish to create something that will create taxes for the city and make it more viable.

Ms. Beth Johnson addressed the Commission and stated the city is in favor of the application. She stated a public hearing was held and a lot of interested parties were present. She stated at the end of the meeting everyone was pretty much in favor. She further stated the concern was the preservation of the original towers and that portion is to remain. She stated there will be a design review on any buildings to be constructed on the site.

Mr. Larry Klein registered to speak but passed.

The public hearing was recessed for discussion. The public hearing was then closed. Mr. Barnett stated in regard to 1970R he would recommend that the Commission find that the request is consistent with the comprehensive plan based on Staff's report and the evidence presented. Mr. Marcum seconded the motion. A roll call vote on the matter found Mr. Barnett, Mr. Marcum, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Hult, Mr. Rogge, Mr. Ryan, Ms. Snyder and Mr. Tewes in favor. The motion carried.

1974R

APPLICANT: City of Park Hills, per Michael Hellmann

REQUEST: Proposed text amendments to the Park Hills Zoning Ordinance amending various sections of Article VII, Definitions and Article XV, Sign Regulations. The proposed amendments would prohibit the installation and use of pole signs.

Staff recommendations and Staff presentations by Mr. Mike Schwartz.

NKAPC STAFF RECOMMENDATION:

To approve the proposed text amendments.

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 amendments prohibiting the installation and use of pole signs (see Attachments A through D) are allowed to be included within the text of the zoning ordinance as authorized by Kentucky Revised Statute (KRS) 100.203(1).
2. Given the size and character of the City of Park Hills, the proposed text amendments prohibiting the installation and use of pole signs (see Attachments A through D) are reasonable. The City of Park Hills is predominantly residential with a commercial corridor along Dixie Highway. The commercial development along Dixie Highway is relatively close to the roadway and the posted speed limit along Dixie Highway is 35 miles per hour. Given the proximity of buildings along the roadway and the posted speed limit, the use of ground structures provides for sufficient signage.
3. The proposed text amendments prohibiting the installation and use of pole signs (see Attachments A through D) would be uniform throughout the city and is therefore consistent with the intent of the Model Sign Regulations.

No one registered to speak on the issue but the Mayor of Park Hills added they were just trying to get back to what they had and update the system. The public hearing was recessed for discussion. The public hearing was closed. A motion was made by Mr. Ryan to approve based on Staff's recommendation. Ms. Snyder seconded the motion. A roll call vote on the motion found Mr. Ryan, Ms. Snyder, Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Hult, Mr. Marcum, Mr. Rogge and Mr. Tewes in favor. The motion carried.

Unfinished Business:

Reports from Committees:

By-Laws – No meeting held.

Executive- Mr. Ryan stated with the events of the past month he and Mr. Wells have been working on the budget but nothing to report at this time.

Model Zoning Ordinance – Mike stated internal staff review has been completed and all modifications have been made. He stated there are a dozen or so topics to discuss internally over the summer and they will have something for the commission at that time.

Subdivision Regulations Review – Nothing to report.

Report from legal counsel – Nothing to report. Mr. Smith noted that many times the commission obtains bonds with regard to a new development. He stated the bond enables the commission to ensure the development gets completed. He stated he just wanted to make the commission aware since they may start to see some items with respect to bonds.

Announcements from Staff – Mr. Schwartz noted with regard to the Crescent Springs Gateway study that a meeting was held with regard to how all this translates into a final product along with other issues. He then stated more information will follow. Mr. Schwartz further stated there will be a continuing education training to be held on Tuesday July 7th from 5:30 – 7:30 p.m. regarding KRS 100 and how it effects the KCPC. He then asked for a head count of who would be attending for planning purposes.

Correspondence – Nothing to report.

New Business: None.

Public Comments: None.

There being nothing further to come before the Commission, Mr. Rogge made the motion to adjourn. Ms. Snyder seconded the motion. The meeting then adjourned at 7:04 p.m.

APPROVED:

Chair

Date