

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

Minutes

Mr. Wells, Chair, called the meeting to order at 6:15 PM on Thursday, August 5, 2010, 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.

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Member	Jurisdiction	J a n	F e b	M a r	A p r	M a y	J u n	J u l	A u g	S e p	O c t	N o v	D e c	
Mark Barnett	Taylor Mill	X	X	X	X	X		X						
Barbara Carlin	Kenton Co	X	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	X	X					
Tom France, V.Chair	Ludlow	X	X	X	X	X	X	X	X					
David Hilgeford	Villa Hills	X	X	X	X	X	X	X						
Lynne Hood	Crestview Hills	X	X	X	X	X	X	X						
Marc Hult	Covington	X	X	X	X	X	X	X	X					
Dan Ruh	Fort Wright	X	X			X		X	X					
Ron Cook	Elsmere		X	X	X	X			X					
Mark Rogge	Crescent Spgs	X	X			X	X	X						
Phil Ryan, Treasurer	Park Hills	X	X	X	X	X	X	X	X					
Maura Snyder	Independence	X	X	X	X	X	X	X	X					
Diane Brown	Erlanger	X	X	X	X	X	X		X					
Joe Tewes	Bromley	X		X	X	X	X	X	X					
John Wells, Chair	Fort Mitchell	* X	X	X		X	X	X	X					
Mark Hushebeck	Lakeside Park	X		X	X	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 Matt Smith, Legal Counsel, and the following NKAPC staff: Martin Scribner, AICP, Deputy Director for Current Planning, and Mr. Mike Ionna, Associate Planner.

Mr. Wells swore in new commissioner Mr. Ron Cook for the City of Elsmere.

AGENDA:

Mr. Eilerman made the motion to accept the agenda as submitted. Mr. France seconded the motion. All in favor. None opposed.

APPROVAL OF THE MINUTES:

Mr. Hult noted with regard to issue 2008R that the property was located along Banklick Creek which was not shown on the maps. He asked that future meetings and plans presented to the Commission show the location of major streams so adherence to the Comprehensive Plan could be addressed. Mr. Tewes then made the motion to accept the minutes as presented. Mr. Rogge seconded the motion. A roll call vote on the matter found Mr. Tewes, Mr. Rogge, Ms. Carlin, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Ron Cook, Mr. Ruh, Mr. Ryan, Ms. Snyder and Mr. Wells in favor. Ms. Brown and Mr. Jim Cook abstained. The motion carried.

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.

RECEIPTS AND EXPENDITURES:

A motion was made by Mr. France and seconded by Mr. Ryan to accept the report. A roll call vote on the motion found Mr. France, Mr. Ryan, Ms. Brown, Ms. Carlin, Mr. Cook, Mr. Eilerman, Ms. Hood, Mr. Hult, Mr. Hult, Mr. Ron Cook, Mr. Rogge, Mr. Ruh, Ms. Snyder, Mr. Tewes and Mr. Wells in favor. The motion carried.

RECENT ACTIONS BY LEGISLATIVE BODIES:

No action required.

PUBLIC HEARINGS:

TF-2010-39/2010R

APPLICANT: PBM Wireless Services, LLC per Stephen Carr on behalf of Cincinnati Bell Wireless, LLC

LOCATION: 6433-45 Taylor Mill Road; and approximate 3,300 square foot area located between Co Road and Cherokee Drive, approximately 390 feet south of Cox Road and approximately 300 feet west of Taylor Mill Road in Independence.

REQUESTS: to review the location and extent of a Wireless Communications Facility that includes a 195 foot monopole and associated ground structures; and to review waivers from Administrative Policy 6 as it relates to minimum required setbacks, minimum required screening and landscaping, and minimum leased area.

Staff presentations and Staff recommendations by Mr. Andy Videckovich. Mr. Videckovich noted that there was a one typo to note with staff's report. He stated the report referenced an 180 foot monopole and it is actually a 195 foot monopole.

NKAPC Staff Recommendations:

To approve the waiver from Administrative Policy 6 as it relates to the minimum required setbacks.

To approve the waiver from Administrative Policy 6 as it relates to the minimum required screening, subject to the following condition:

That a minimum 6 foot tall white vinyl fence be used instead of the proposed chain link fence with green slats.

To approve the waiver from Administrative Policy 6 as it relates to the minimum required area, subject to the following condition:

That additional information or examples be provided to ensure the proposed compound area can reasonably accommodate 4 providers.

To approve the location and extent of a Wireless Communications Facility, including a 180 foot high monopole and associated ground structures, but only subject to compliance with the following conditions:

Unless required by state and/or federal regulations, the proposed monopole shall be a uniform gray color.

Unless required by state and/or federal regulations, the proposed monopole shall not have any warning or identification lighting.

Mr. Carr registered to speak on behalf of the applicant. He stated since staff had such a good layout of the design he would not go into great detail. He stated this is a 190 foot wireless facility with a 5 foot lightening rod. He stated he wanted to speak specifically to the waivers. He noted they are asking for a waiver of the setback requirements. He noted setbacks are very difficult to meet in these situations. He further noted if they were to meet those requirements they would greatly limit the possibly of any co-locators. He stated the other waiver he would like to discuss is with regard to screening of the facility. He noted the ability to maintain landscaping would be very difficult. He noted they are agreeable to the vinyl fencing for screening of the area. He noted the 3rd waiver is specifically related to the layout of the compound. He stated the need for the amount of space is decreasing as the technology increases. He stated the equipment there is sufficient space for co-locators at this site. He respectfully requested approval with granting of all three waivers.

Mr. Scholar addressed the Commission and stated on behalf of Cincinnati Bell Wireless. He stated he did not have anything to add but was available to answer any questions.

Mr. Tom Breitenstein addressed the Commission and stated he was available to answer any questions.

Mr. Nick Stevens addressed the Commission and stated he was available to answer any questions but that he had nothing else to add.

Mr. Tom Poe stated he was present to oppose not the cell tower but the location of it. He stated he has concerns with cramming so much in such a small space. He noted this should be moved 1-2 miles east where there aren't residential developments. He noted there is already a cell tower built approximately 3 miles west of this location and so therefore he doesn't see a need for it.

Mr. Lancaster stated he lives about 150 feet from the propose location. He stated the screening if allowed should be on the south and east and that would take care of Cox Road looking in and from residents on the west side. He stated he doesn't know what the medical aspects are but there is a restaurant sitting right there, a barber shop, etc. that have employees that take breaks. Mr. Smith interjected and stated there is a federal regulation that prohibits the commission from addressing any health issues related or not related to the cell tower. He noted he knows several people on the street that have Cincinnati Bell that do not have any trouble with their service. He stated he doesn't feel there is a need for it here. He stated it would be an improvement from the junk pile that is currently sitting on the spot. He stated he doesn't feel one is needed since one was just built a few years ago. He stated it should be screened if approved.

Mr. Carr addressed the Commission in rebuttal and stated there is an independent consultant that reviews the data and determines whether or not another location is needed. He noted if there was an alternate location that would suffice they would be using it. He noted the site would be built with current codes and safety standards and have designed the structure to meet all those standards. He noted as to screening that they would be open to the white type of screening that staff suggested although they feel the chain link with green slats or shadowbox fencing they feel is best. He noted they feel there is a need for another tower and the RF consultant confirmed that there is in fact a need for another tower. Mr. Wells asked what the height of the equipment would be. Mr. Carr stated the cabinets are about 5 feet tall. Mr. Smith asked if they would be opposed to constructing a 6 foot fence. Mr. Carr stated they would not object to that. Mr. Ryan asked about the cabling to the monopole and whether or not it would be internal or external. Mr. Carr stated the coaxial cable is usually internal but if it was a condition of the approval they would make it internal but they would prefer not to. He further noted in doing that it might limit the co-locators that could locate on the pole. Mr. Ryan further inquired about the external antennae and whether or not it would be the standard triangular antennae or flush mounted. Mr. Carr stated it would be the triangular type due to the fact that there is greater transmission if not flush mounted. Mr. Ryan asked if there was an existing structure where they could locate. Mr. Carr stated there were absolutely no other structures that they could co-locate on that would provide the coverage objective they are seeking. Ms. Carlin asked about the wires on the outside and whether or not they would generate any noise with the wind, etc. Mr. Carr noted they are designed by an engineer and would be secured to not create any noise. Mr. Hult asked if there would be cell coverage if the power goes out in the area. Mr. Carr then stated they are required to carry back up coverage and they would have a

battery backup that would provide 8 hours of coverage in the event of a power outage. Mr. France asked about the screening and stated the six foot fence or screening seemed to be a little short and asked if he would be agreeable to installing an eight foot fence. Mr. Carr stated they would be agreeable to that. Mr. Wells asked if they would be willing to go to a ten foot fence if their equipment was the 10 foot type. Mr. Schola stated he felt to go to a 10 foot fence would look like a compound. He stated he would prefer to do a combination of a six foot fence with some trees or shrubs to break it up.

Mr. Lancaster stated in rebuttal that he would like to see some trees used for screening.

The public hearing was then recessed for discussion. Mr. Ryan then asked Mr. Smith to go over the parameters involved in these types of applications. Mr. Smith then reiterated the commission's role in hearing these issues. Mr. Ryan stated he has a problem with all the waivers with the issue. There was discussion as to the setback requirements involved and the number of waivers contained with the issue. Mr. Smith stated technology is getting smarter and the amount of space required for these types of structures is getting to be less and less. Mr. Ryan asked when enough is enough as far as technology advancing. He stated eventually we may begin to see these in more and more residential neighborhoods. The public hearing was then closed. Mr. France then made the motion to approve the application as presented by staff including the three waivers, and specifically with regard to screening he stated the trees be placed to the north and west location along with some chain link fencing with green slats. Ms. Hood seconded the motion. Mr. Ryan then pointed out that no trees could be planted due to the easement. Mr. Videckovich then suggested planning the trees along the access point side. Motion withdrawn for clarity. Mr. France then made the motion to approve the application based on staff's recommendation and the independent RF consultant findings that there is a need, and to include the 3 waivers. With regard to the screening Mr. France noted in addition the 6 foot fence with green slats with trees to be planted outside the west side, outside the service road. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. France, Ms. Hood, Ms. Carlin, Mr. Jim Cook, Mr. Chuck Eilerman, Mr. Hult, Mr. Hushebeck, Mr. Ron Cook, Mr. Rogge, Mr. Ruh, Ms. Snyder, Mr. Tewes and Mr. Wells in favor. Ms. Brown and Mr. Ryan voted against. The motion carried.

*The following two items were combined for purposes of the meeting.

2012R

APPLICANT: City of Covington per Larry Klein, City Manager

REQUEST: proposed text amendments to the Covington Zoning Ordinance: (1) adding the Linden Gateway District (LGD) Zone to Article 4, Special Purpose Zones, along with necessary cross-references to other sections of the Zoning Ordinance; (2) adding fence and wall regulations for the LGD to Section 9.02, Fences and Walls; (3) adding the LGD Zone to Article 10, Signs; (4) Deleting a broken cross-reference from Section 3.03.05, Use Table, as it relates to Vintage Clothing Stores; (5) adding cross-references to the Design Review Procedures and the Duties and Powers of the Urban Design Review Board for the MUC-OI (Mixed Use Corridor Overlay) Zone; and (6) adding plazas, courtyards, and pocket parks to the definition of Recreation and Open Space - Low Density.

NKAPC Staff Recommendations

Favorable recommendation of the proposed text amendments reducing the number of required off-street parking spaces for retail and service uses, professional offices, and shopping centers.

2013R

APPLICATION: City of Covington per Larry Klein, City Manager

LOCATION: an approximate 26.5 acre area located along the north side of 12th Street/Martin Luther King Jr. Boulevard between Main Street and Chesapeake Street; and, on the south side of 12th Street/Martin Luther King Jr. Boulevard between I-71/75 on the west, St. Elizabeth Covington on the south, Kavanaugh Street on the east, and Linden Grove Cemetery and Watkins Street on the south extending eastward to Chesapeake Street in Covington.

REQUEST: A Proposed map amendment to the Covington Zoning Ordinance changing the described area from RU-2, RU-2 (P-O), Ru-2B, RU-2B(HP-O), RU-3.5, CO-5A, CG-1M, and IL-1M to LGD (Linden Gateway District) Zone.

Staff presented by Mr. Andy Videckovich.

NKAPC Staff Recommendations:

To approve the proposed map amendment to the Covington Zoning Ordinance changing the described area from RU-2, RU-2 (P-O), RU-2B, RU-2B (HP-O), RU-3.5, CO-5A, CG-1M, and IL-1M to LGD (Linden Gateway District) Zone.

Shannon Johnson addressed the Commission with regard to the issue. She stated she is the planning specialist for the planning committee. She stated the city is requesting a recommendation for approval for the fact that 12th street with the widening many structures had to be demolished so they had to provide for redevelopment. She stated it needed to be appropriate for the area and the development. She further stated there were design guidelines given by the state and they used those to develop their own guidelines. Asking for approval for the City commission. She stated she is available to answer any questions.

Mr. Pete Nerone addressed the Commission on the issue. He stated he is a member of the neighborhood associations included in the small area study. He stated the study itself was unanimously approved by the city commissioners in Covington and unanimously adopted by this board here. He stated they formed an additional steering committee present tonight to provide input for this plan. He noted these recommendations and regulations really apply to future development only. He stated these would apply to any new construction. He stated there was a very diverse group of people through the whole process and they came up with a reasonable set of standards to present to the city. He further stated he feels it was a very fair and open process with ample feedback given. Mr. Nerone stated the city voted unanimously to move forward with it. He then stated he is asking for approval.

Mr. Jeff Walter stated he declined speaking and would go ahead with previous speakers on the issue.

Ms. Connie Hammond addressed the Commission and stated she and her husband own Hammond Service Center and two parcels that were left with the reconfiguring of the road. She stated with the road project they were left with two useless buildings they use to store trucks. She further noted they have already lost more than \$300,000 with the eminent domain issue.

She stated while they have gained \$360,000 from the state on the eminent domain issue they have spent over \$300,000 to fight it. She stated they cannot afford to continue fighting in that regard. She stated their location in Florence does not have the earning capacity the Covington location does. She further stated since they have not been able to use their buildings for auto repair services for the past year and a half they feel it will not be grandfathered in. She stated they feel the locations are prime being corner lots at a gateway entrance. She further noted their property would be a prime location for a fast food restaurant being on the corner but that is not permitted in the proposed plan. She stated they feel their only recourse is to sell the properties so they can be developed and used. She asked that they please consider the financial ramifications for the property owners in the area by changing the zoning. She stated she is further opposed to going further with this project.

Shannon Johnson stated in rebuttal that the idea of fast food restaurants was discussed at the meetings and that wasn't the direction they wanted to go. Mr. Wells asked what could be developed on the property at 12th and Russell. Mr. Videckovich stated on page 14 of the report it lists out what would be permitted. He stated offices would be permitted in sub district 4. He stated offices are permitted but in a mixed use building. He stated sub district 4 does really contain a lot more uses than sub district 2 and 3. He noted restaurants are permitted in sub district 3 but again they have to meet the standards.

Connie Hammond addressed the Commission in rebuttal and stated at this point it is irrelevant at this point but she was notified four times for this hearing and was never notified when the public hearings were done on the study. She stated she was told if they are currently operating Hammond Service Center and therefore could be grandfathered in. She stated she originally thought this could be good for them. She stated if they are not grandfathered in because it has not been used for a year and a half then they hope they can sell the properties. She stated they have been approached by a number of people interested in the building and hopes that it can be bought to develop into an office building so it doesn't just sit as an empty warehouse type building. She noted they are so far in debt because of this whole process and she can't have anyone take any more of their rights away.

The public hearing was then recessed for discussion. Mr. Eilerman stated there are a lot more uses available under this than what was available to them before this started. Mr. Ryan asked about public notification for public hearings. It was stated for the zone change there is a requirement that adjacent property owners be notified. Mr. Videckovich stated there are no requirements for public hearings for the meetings held on the study prior. Mr. Ryan stated there has to be some notification process in place to property owners are notified to get input. He stated if these folks lived out of town they would have totally missed the boat and would not have been made aware. Mr. Eilerman stated the intent of this plan was to enhance the Hammonds property and certainly give them more options for their property. The public hearing was then closed. Mr. Eilerman then made a motion recommending approval of issue 2012R as to the first 3 elements of the zone. The motion was seconded by Mr. Rogge. A roll call vote on the motion found Mr. Eilerman, Mr. Rogge, Ms. Brown, Ms. Carlin, Mr. Jim Cook, Mr. France, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Ron Cook, Ms. Snyder, Mr. Tewes and Mr. Wells in favor. Mr. Ruh voted against. Mr. Ryan abstained. Mr. Eilerman then made the motion as to 2013R to approve the map amendment changing the described area as stated based on the recommendations of staff. Mr. Hult seconded the motion. A roll call vote on the motion found Mr. Eilerman, Mr. Hult, Ms. Brown, Ms. Carlin, Mr. Jim Cook, Mr. France, Ms. Hood, Mr.

Hushebeck, Mr. Ron Cook, Mr. Rogge, Ms. Snyder, Mr. Tewes and Mr. Wells in favor. Mr. Ruh voted against. Mr. Ryan abstained. The motion carried. Mr. Eilerman than stated with regard to 2012R for the text amendment items 4, 5 and 6 to approve based on findings and recommendations of staff. Mr. Hult seconded the motion. A roll call vote on the matter found Mr. Eilerman, Mr. Hult, Ms. Brown, Ms. Carlin, Mr. Jim Cook, Mr. France, Ms. Hood, Mr. Hushebeck, Mr. Ron Cook, Mr. Rogge, Ms. Snyder, Mr. Tewes and Mr. Wells in favor. Mr. Ruh voted against. Mr. Ryan abstained. The motion carried.

At this time (8:50 p.m.) a five minute break was taken.

2014R

APPLICATION: City of Independence per Patricia H. Taney, City Clerk

REQUEST: A Proposed text amendment to the Independence Zoning Ordinance reducing the number of required off-street parking spaces for retail and services uses, offices, and shopping centers

Staff presentation and Staff recommendations by Mr. Mike Iona.

NKAPC Staff Recommendation

Favorable recommendation of the proposed text amendments reducing the number of required off-street parking spaces for retail and service uses, professional offices, and shopping centers.

ATTACHMENT A

Z-10-06-06/2014R

Proposed Text Amendment to the Independence Zoning Ordinance
Words to be added are underlined – Words to be deleted are lined through

ARTICLE XI OFF-STREET PARKING AND ACCESS CONTROL REGULATIONS

SECTION 11.2 SPECIFIC OFF-STREET PARKING REQUIREMENTS: The amount of off-street parking space required for uses, buildings, or additions, and changes in intensity of uses thereto, shall be determined according to the following requirements, and the space, so required, shall be stated in the application for a zoning and building permit and shall be reserved for such use. Where more than one use is located in the same building, each individual use shall be in accordance with the off-street parking requirements of this section of the ordinance.

TYPES OF USES	REQUIRED NUMBER OF SPACES
T. Offices for professional, business, and financial, real estate, and business purposes, other than for medical offices and/or clinics	One (1) parking space for each two hundred (200) square feet of gross floor area <u>Three (3) parking spaces per one thousand (1,000) square feet of gross leasable area</u>

W. Retail and personal service

~~Five and one half (5 1/2) space per one stores thousand (1,000) square feet of gross-leasable area~~

Four (4) parking spaces per one thousand (1,000) square feet of gross leasable area

Z. Shopping Centers

~~Five and one half (5 1/2) space per one thousand (1,000) square feet of gross-leasable area~~

Four (4) parking spaces per one thousand (1,000) square feet of gross leasable area

ATTACHMENT B

Z-10-06-06/2014R

Table 1

Jurisdictions which have adopted the Proposed Text Changes

<u>Specific Uses</u>	<u>Jurisdictions</u>
Offices	Bromley · Crescent Springs · Fort Wright · Erlanger · Ludlow Ryland Heights · Unincorporated Kenton County
Retail and Service Uses	Bromley · Crescent Springs · Fort Wright · Erlanger · Ludlow Ryland Heights · Unincorporated Kenton County
Shopping Centers	Bromley · Fort Wright Fort Mitchell · Erlanger · Ludlow Ryland Heights · Unincorporated Kenton County

No one registered to speak on the issue either for or against. The public hearing was recessed for discussion. There being none the public hearing was closed. Mr. Rogge then made the motion to approve item 2014R based on staff's recommendation. Mr. France seconded the motion. A roll call vote on the matter found Mr. Rogge, Mr. France, Ms. Brown, Ms. Carlin, Mr. Jim Cook, Mr. Eilerman, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Ron Cook, Mr. Ruh, Mr. Ryan, Mr. Tewes and Mr. Wells in favor. *Ms. Snyder had to leave the meeting prior to roll being taken. The motion carried.

2015R

APPLICATION: City of Crescent Springs per Jim Collett, Mayor

LOCATION: approximately 70 acres that includes areas west of Interstate 71/75 and east of the Norfolk Southern Railroad from Unincorporated Kenton County/Crescent Springs city limits to the fort Mitchell/Crescent Springs city limits.

REQUEST: A Proposed amendment to the comprehensive plan: (1) adopting the *Crescent Springs Gateway Study into the Comprehensive Plan Update 2006-2026: An Area-Wide Vision for Kenton County*, (2) amending the Recommended Land Use Map as it relates to the referenced area from Commercial Retail/Service, Commercial Office, Industrial, Special Development Area, Railroad, and Right-of-Way to Small Area Study; and, (3) amending the County-Wide Plan Element text to include Addendum 04 describing the *Crescent Springs Gateway Study* and incorporating the entire study by reference.

Staff presentation and Staff recommendations by Mr. Edward Dietrich.

NKAPC Staff Recommendation

To approve the proposed map and text amendments to the *COMPREHENSIVE PLAN UPDATE 2006-2026*.

ADDENDUM 04
ATTACHMENT A
PROPOSED TEXT AMENDMENT TO THE
COMPREHENSIVE PLAN UPDATE 2026:
AN AREA WIDE VISION FOR KENTON COUNTY

Words to be added are underlined

CHAPTER 3: COUNTY WIDE PLAN ELEMENTS
SECTION 3: LAND USE
SMALL AREA STUDIES

CRESCENT SPRINGS GATEWAY STUDY

The Crescent Springs Gateway Study is available, in its entirety, at the Northern Kentucky Area Planning Commission offices and on the Commission's website at www.nkapc.org. This Addendum is intended to be a brief summary of the contents of *The Crescent Springs Gateway Study* and is not intended to replace the document.

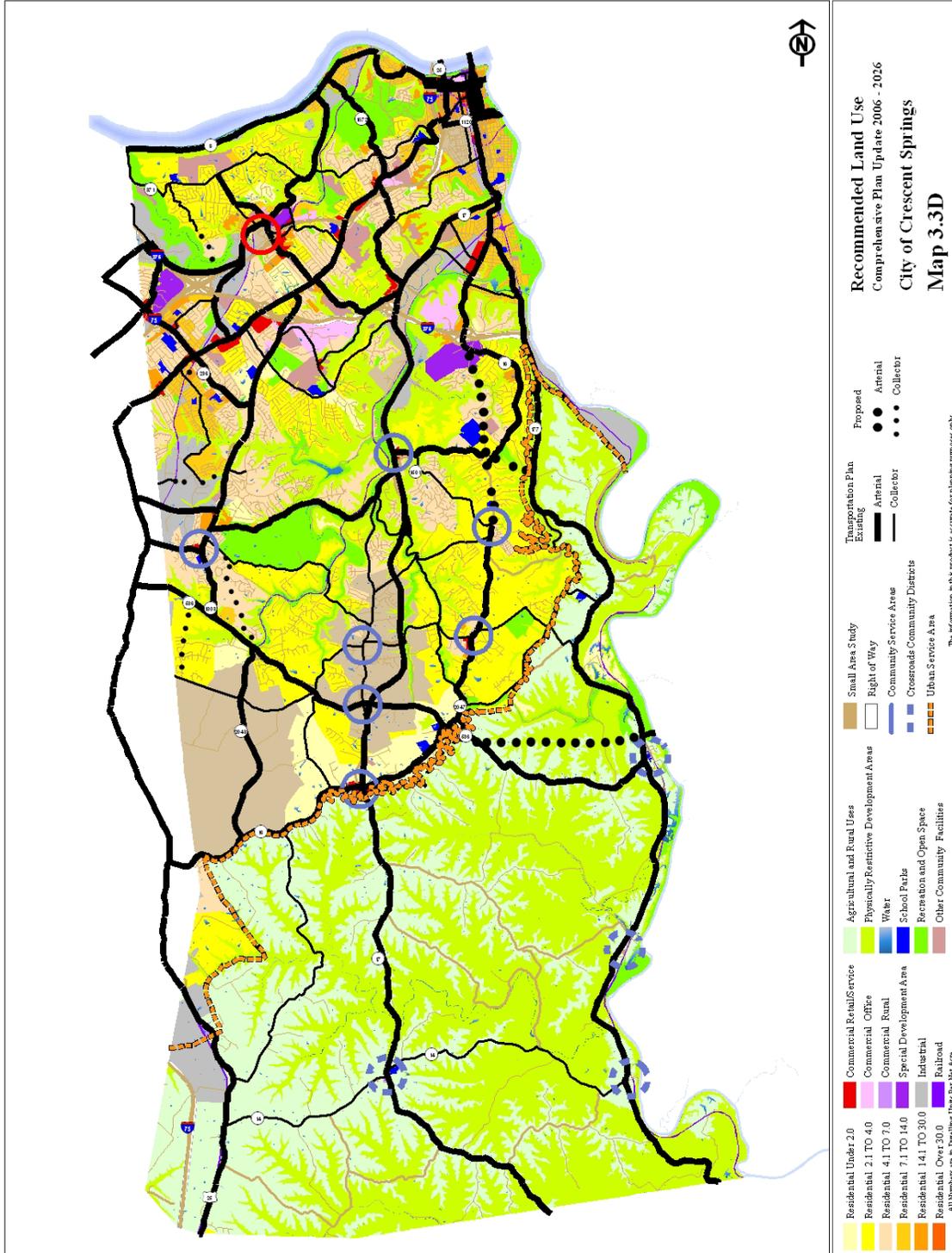
The Crescent Springs Gateway Study was conducted by the Northern Kentucky Area Planning Commission in collaboration with the City of Crescent Springs. The boundaries of the study area are Interstate 71/75 on the east side, the Norfolk Southern railroad on the south and west sides, and the Crescent Springs/Fort Mitchell city boundaries on the north side. The study area is divided into two areas; Sub Area A is located on the south side of Buttermilk Pike, and Sub Area B is located on the north side of Buttermilk Pike. The purpose of the study is to encourage practices and develop recommendations which will improve the appearance of the area and promote economic vitality in the area.

The study was guided by a 16 member task force consisting of residents, business owners, city council people and city employees. The group met from March 2009 through May 2010. The planning process included three public meetings to gather input from the community, key person interviews, an existing conditions analysis, a market study and a traffic study. This examination of the study area produced information that was used to build the plan. The major findings from this examination was the area is adequately served by all utilities, there are no flooding issues or overflow issues with the storm water system. There is a large amount of impervious surfaces with a low percentage of tree canopy. The study area is in a highly desirable location with great access to other parts of the metro area. It is surrounded by residential development with a higher than average household income. The land value is high but difficult to redevelop because of the existing development and the many small parcels the area is divided into. The area is also under performing in potential city revenue. Buttermilk Pike (KY 371) is at peak hours and other time congested with one characteristic being that traffic, backs up into other nearby intersections.. The portion of the study area to the south of Buttermilk Pike is limited in the number of vehicles that can enter and exit to approximately 2000 vehicles an hour. This limitation is reflected in recommendations found in the plan regarding land use and roadway improvements.

The Plan recommends making extensive changes to the existing roadway system. A loop road in Sub-Area A will make the entire area easily accessible. The Hazelwood Road/Grandview Avenue intersection with Buttermilk Pike is to become right-in/right-out only. This change will be preceded by the enlargement of the High Street/Grandview Crossing intersection with Buttermilk Pike. The intersection of Buttermilk Crossing and Grandview Avenue is to change with Buttermilk Crossing flowing into Grandview Avenue with a stop sign on Grandview Avenue. The plan calls for future buildings in both Sub-areas to be placed close to the street with parking behind the and to the side of the buildings, limiting the number of curb cuts. Sidewalks are planned along all roads. Green infrastructure techniques are to be used to reduce storm water run off and maintain the current level of tree canopy. Future land use goals create a place that maintains the level of highway commercial activity in the area, increases the amount of professional office space, strengthens the amount of general retail, and continues to include light industrial at the rear of Sub-Area A.

Please refer to the Crescent Springs Gateway Study for the complete descriptions of the public process, intentions, of the plan and specific recommendations made within.

ATTACHMENT B
 PROPOSED MAP AMENDMENT TO MAP 3.3D OF THE
 COMPREHENSIVE PLAN UPDATE 2026:
 AN AREA-WIDE VISION FOR KENTON COUNTY



Mr. Vergamini addressed the commission on the issue. He noted they strongly encourage the recommendations and follow the plan set forth. He stated this is a mix of use right now that really is not benefitting anybody. He stated with regard to the bridge that they do have the easement rights of the railroad for the bridge. He stated the bridge will happen as soon as the city gets the money. He further noted the bridge is the city's primary objective. He stated they had multiple public meetings and a lot of involvement from a lot of people. He additionally noted the public hearings there really was no public objection. He stated there is no question there are a lot of challenges to the land. He then noted he came mainly to answer any questions and asked for approval.

All others registered declined to speak.

The public hearing was then recessed for discussion. There being no one against the public hearing was then closed. Mr. Rogge then made the motion to approve the amendment to the comprehensive plan based on staff's recommendation and the testimony heard. Mr. Ron Cook seconded the motion. A roll call motion on the matter found Mr. Rogge, Mr. Ron Cook, Ms. Brown, Mr. Carlin, Mr. Jim Cook, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Ruh, Mr. Ryan, Mr. Tewes and Mr. Wells in favor. The motion carried.

Unfinished Business: - Nothing to report.

Reports from Committees:

By-Laws -Nothing to report but Mr. France stated he felt some issues were brought up with regard to cell phone towers that maybe staff should start looking at. Mr. Smith stated it would be a good idea to bring in the RF consultant to look at the policies in place. Mr. France asked if Mr. Scribner could possibly look into that to possibly facilitate that.

Executive- Mr. Wells stated there is a situation where it appears we are in a process to call upon a developer to put a final coat of asphalt. He noted Mr. Hiles has gone out and gotten four bids to complete the job. Mr. Wells stated he has spoken to them to get answers to questions he had. He noted they will use Palmer Excavating to complete the job as they are within the amounts of the bond money they would be acquiring. He noted they installed the base coat so the other plus is one contractor would have done the entire road. Mr. Wells stated this is the first time in forty plus years that this has been done. Mr. Wells stated there is sufficient money in the bond to cover the project and any monies left over will go back to the commission. Mr. Smith stated a motion needed to be made to authorize the chair to call up the bond to cover the project for the subdivision. Mr. Hult made the motion with Ms. Hood seconding. A roll call vote on the matter found Mr. Hult, Ms. Hood, Ms. Brown, Ms. Carlin, Mr. Jim Cook, Mr. Eilerman, Mr. France, Mr. Hushebeck, Mr. Ron Cook, Mr. Rogge, Mr. Ruh, Mr. Ryan, Mr. Tewes and Mr. Wells in favor. The motion carried.

Mr. Wells noted there was some conversation with regard to the withholding of funds for the IRS. Mr. Ryan noted he was working to get the matter resolved.

2020 Sourcebook (model zoning ordinance) - Mr. Scribner noted they are going forward and looking forward to getting it moving.

Subdivision Regulations – Nothing to report.

Report from legal counsel – Nothing to report.

Announcements from Staff – Mr. Scribner noted the next meeting is Thursday September 2, 2010 and as of today there were no items to be heard. As such, Mr. Scribner noted he along with Keith Logsdon thought that would be a good time to have a continuing education session at that time. More to come on that later.

Correspondence: None.

New Business: - None.

Public Comments: None.

There being nothing further to come before the Commission, a motion was made by Mr. Ryan and seconded by Ms. Hood to adjourn. All in favor. None opposed. The meeting then adjourned at 9:58 p.m.

APPROVED:

Chair

Date