

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Darpel, Chair, called the meeting to order at 6:15 PM on Thursday, February 3, 2011, 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												
Diane Brown	Erlanger	X	X												
Barbara Carlin	Kenton Co	X	X												
Barry Coates	Covington	X	X												
James Cook	Kenton Co	X	X												
Ron Cook	Elsmere														
Paul Darpel, Chair	Edgewood	X	X												
Chuck Eilerman	Covington	X	X												
Tom France, V.Chair	Ludlow	X	X												
David Hilgford	Villa Hills	X	*												
Lynne Hood	Crestview Hills	X	X												
Marc Hult	Covington	X	X												
Mark Hushebeck	Lakeside Park	X	X												
Dan Ruh, Treasurer	Fort Wright	X	X												
Mark Rogge	Crescent Spgs	X	X												
Shad Sletto	Fort Mitchell	X	X												
Maura Snyder	Independence	X	X												
Joe Tewes	Bromley	X	X												
Melissa Worstell	Park Hills	-	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, Mr. Andy Videkovich, Senior Planner and Mr. James Fausz, Principal Planner.

Mr. Darpel welcomed Ms. Melissa Worstell as the new Commission member for the City of Park Hills.

AGENDA:

Ms. Snyder made the motion to approve. Mr. Tewes seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Tewes, Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Rogge, Mr. Ruh, Mr. Sletto, Ms. Snyder and Ms. Worstell in favor. The motion carried.

APPROVAL OF THE MINUTES:

Mr. Darpel noted a couple changes to the minutes. He stated Mr. France chaired the meeting and Mr. Ron Cook is listed on the commissioner’s sheet twice. There being no other change, Ms. Snyder made the motion to approve the minutes for January with the changes noted. Ms. Brown seconded. A roll call vote on the matter found Ms. Snyder, Ms. Brown, Mr. Barnett, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Rogge, Mr. Ruh, Mr. Sletto, Mr. Tewes and Ms. Worstell in favor. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. France noted we are at half of the fiscal year and we are right on track for our numbers and noted we are in good shape. Mr. Eilerman then made the motion to approve. Ms. Snyder seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. France, Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Darpel, Mr. France, Ms. Hood, Mr. Hult, Mr. Hult, Mr. Hushebeck, Mr. Rogge, Mr. Ruh, Mr. Sletto, Mr. Tewes and Ms. Worstell in favor. 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.

RECENT ACTIONS BY LEGISLATIVE BODIES:

No action required.

PUBLIC HEARINGS:

2025R

APPLICANT: City of Ludlow per Joe Schutzman, Codes Administrator

LOCATION: two parcels, 107 Ash Street (.07 acres) and 125 Ash Street (.09 acres) in Ludlow

REQUEST: a proposed map amendment to the Ludlow Zoning Ordinance changing the noted parcels from R-1J (a detached single-family residential zone) to NC (neighborhood commercial).

Staff presentation and Staff recommendations by Mr. Andy Videkovich.

NKAPC STAFF RECOMMENDATIONS:

To approve the proposed map amendment from R-1J to NC, subject to providing the following information for the City Council:

1. Due to the significant changes occurring in the area, a traffic impact study should be conducted and submitted to NKAPC staff for review and recommendation to City Council. The recommendations of the traffic impact study should be stringently adhered to. The proposed developer should work with NKAPC staff to outline the appropriate study area and analysis conditions for the area. The traffic impact study shall address the following issues:
 - a. The proposed restriping plan which provides left turns on Elm Street, are of adequate size to accommodate existing and future queues and provides adequate transition for the lane shift on Elm Street. Special attention should be paid to adequately sizing the back-to-back turn lanes at Carneal Street and the existing entrance to the gas station.
 - b. Traffic demand placed on Willow Alley should be reviewed for any proposed development to ensure that the 20 foot right-of-way is adequate to handle the traffic load without operational and/or safety impacts.

Mr. Schutzman registered to speak on the issue. He stated he was present in January of last year when the changes were presented. He stated the site was for a doctor's office and grocery store. He additionally noted they were trying to minimize the impact to the area. He further noted with regard to part of the alley being vacated this area is going to be used for parking. He stated they are using the minimum that will be needed for parking as required by staff.

No one registered to speak against. The meeting was then recessed for discussion. Mr. France noted the city has been trying to get this accomplished and has been doing so for quite some time. He further stated maybe the city was overly cautious not to take too much property and be sensitive to the property. The public hearing was then closed. Mr. France then made a motion to approve the zoning change and map amendment based on Staff recommendations. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. France, Ms. Hood, Mr. Barnett, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. Hult, Mr. Hushebeck, Mr. Rogge, Mr. Ruh, Ms. Snyder, Mr. Sletto, Mr. Tewes and Ms. Worstell in favor. Ms. Brown voted against. The motion passed.

*Mr. Hilgefard arrived at the meeting midway through the following public hearing.

2026R

APPLICANT: City of Covington per Larry Klein, City Manager

AREA AFFECTED: approximately 1,160 acres in Covington bounded by Madison Pike (KY 17) to the north, the Licking River to the east, and the cities of Taylor Mill and Fort Wright to the south and west.

REQUEST: a proposed amendment to the comprehensive plan: (1) adopting the Latonia Small Area 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, Industrial, Other Community Facilities, Physically Restrictive Development Area, Rail Road, Recreation and Open Space, Residential 4.1 to 7.0, Residential 7.1 to 14.0, Residential 14.1 to 30.0, Residential over 30.0, Right of Way, School Parks, Water; to Small Area Study, and (3) amending the County-Wide Plan Element text to include Addendum 06 describing the Latonia Small Area Study and incorporating the entire study by reference.

Staff presentation and Staff recommendations by Mr. James Fausz.

NKAPC STAFF RECOMMENDATIONS:

To adopt the Latonia Small Area Study as part of the *Comprehensive Plan Update 2006-2026* as the source for comprehensive plan information for the area included within the planning area.

Mr. Hult commended the committee on their work on the Latonia Small Area Study. He commented that the physical context is not present on this study with regard to the Banklick Creek and the Licking River. He asked again that in future presentations the physical context be more represented in presentations. Mr. France commented that staff did an excellent job. He commented that the focus seemed to be more on the residential versus commercial. Mr. Sletto also commended the Staff on a thorough review. Mr. Eilerman commented as well on the job Staff did as well.

Butch Callery recognized two other commissioners present that had to leave for another meeting. He stated this is a very unique area. He stated there are over 10,000 residents in the area with many schools, residents, shops etc. He stated their task force met monthly over the course of a year. He noted these things won't take effect immediately but over the next 10-20 years. He stated it is a great plan and over his past experience as mayor this is the best plan he's seen.

Ms. Kate Idopolo addressed the commission. She stated she can't say enough in support of the plan and it seems like a big dream in a lot of ways and it is. She stated Latonia is in a critical moment and the fact that attention has been paid to Latonia is a good thing. She stated the people have a unified vision with the plan.

Ms. Rita Driver addressed the commission and stated she is on the west side which is purely residential and they kind of want to keep it that way. She stated they live in an area the cares about their neighbors. She stated Latonia is small community that is an aging community. She noted they would like to see some things at both ends of the spectrum. She stated they need to attract young people who will come in and spend their money to revitalize the area. She stated everything that was shown on the presentation is something that was brought up by the residents input. She thanked the commissioners for their time and attention and hopes the plan will be

approved.

Mr. Dan Achurnio addressed the commission and stated they are very pleased to help lay the groundwork and physical conditions for what is going on and the site plan in the whole process. He stated their plan was really for community involvement and to get their ideas to get actively involved and that took place.

Donna Horine addressed the commission. She stated she wanted to encourage the support of the plan. She stated it was a wonderful thing to see the people come out and support the project. She stated she has four generations living in Latonia and they really want this to be approved. She asked for the support of the plan.

Beth Johnson stated she was present in place of Larry Klein. She stated the city is in support of the adoption of the plan. She stated there is a high level of community participation as evidenced by the plan. She stated small area studies are very important and they reinforce the value of planning for residents. She stated hopefully this will be adopted into the plan.

Mr. Rick Kennedy addressed the Commission and stated they wanted to do something that is actually attainable. He stated if you look at that area it was in worse shape ten years ago. He stated he truly believes that what these people worked so hard to do can be attainable. He further stated the other thing he thinks is important is the Winston Area Corridor. He stated the traffic is really different on Winston Avenue than it was ten years ago so the five lane plan for Winston can be cut down. He stated now that there are others ways to get around he doesn't feel the five lanes are necessary. He also stated the area is very much self sustaining and they realized that the people in the area want a small town feel. He noted they don't want the large shopping malls. He reiterated he feels this is very attainable and he hopes it is approved.

Ms. Rachel Hastings addressed the Commission. She stated because of the strong community involvement at the small area study meeting She stated they are focusing on things that residents can do, business owners can do that can make a big impact and have a strong effect on the area. She stated there are simple things that can be done to dramatically improve the quality of life. She stated they are also working on developing partnerships with others to help implement the plan to work to make sure the plan becomes a reality. She stated she wanted to mention that there is a very strong Latonia Business Association that meets monthly as well as two neighborhood associations in the area. She stated they look forward to the commission's support and thanked them for listening.

Ms. Lisa Gillum addressed the commission and stated there has been a lot of energy in Latonia in the last ten to fifteen years and they are just ready to go. She stated they have made a lot of progress but something that has the focus and has the broad reaching plan that this plan is what is keeping them focused. She stated there is a lot of support for the plan and they were right at the right point for something like this. She stated there is a lot of hard work involved in something like this but many are committed to working on this. She thanked the Commissioners and asked for the support of the plan.

Ms. Sherry Carran addressed the Commission and expressed her appreciation to the task force

members and stated it has been an excellent effort. She stated this has been a very positive experience and encourages the Commission to move forward with the plan with approval.

Ms. Carlin asked if anything was going to be addressed in the plan as far as the huge trucks going through the area. Mr. Stiles stated this was brought up at meetings and suggestions were made to reroute the trucks so it is in discussion but is not a specific part of the plan.

The meeting was then recessed for discussion amongst the Commissioners. Mr. Sletto asked for clarification of the approval process and if the approval of this document would affect current zoning. Mr. Fausz replied that it would not. Mr. Eilerman stated what was very impressive was the level of community involvement. Mr. Hilgefurd stated he feels comfortable in voting on the issue after having attended the meeting by Staff recently. Mr. Darpel stated he feels this is a good general plan and the staff did a real nice job of getting everyone involved in it and it is something that should be approved. Mr. Eilerman then made the motion to approve the amendment the comprehensive plan based upon staff's recommendation and the outstanding input heard this evening. Mr. Hult gave the second. A roll call of the motion found Mr. Eilerman, Mr. Hult, Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Rogge, Mr. Ruh, Ms. Snyder, Mr. Sletto, Mr. Tewes and Ms. Worstell in favor. Mr. Darpel abstained. The motion carried.

2027R

APPLICANT: City of Independence per Patricia Taney, City Clerk

REQUEST: Proposed text amendments to the Independence Zoning Ordinance: (a) adding pawn shops to the list of permitted uses within the RC (Rural Commercial) Zone, and : (b) amending the regulations for non residential temporary and detached signs.

NKAPC STAFF RECOMMENDATIONS:

Unfavorable recommendation of the proposed text amendment amending the regulations for nonresidential temporary signs to allow for twelve (12) temporary signs bearing non-commercial messages within all non-residential zones. Ten (10) of said temporary signs would be allowed to contain a maximum signage area of six (6) feet and a maximum height of six (6) feet. Two (2) of said temporary signs would be allowed to contain a maximum signage area of thirty-two (32) square feet and a maximum height of six (6) feet.

Staff presentation and Staff recommendations by Mr. Martin Scribner. He noted there was a clerical error with the request of the first text amendment and it should read "(1) to add pawn shops to the list of permitted uses within the RC-2 (Rural Commercial Zone)." He noted as it was incorrectly stated they were requesting that the request be tabled until the next meeting. He stated the second request with regard to the temporary detached signs was fine and they would go forward with that text amendment. Ms. Snyder made the motion to table the issue as requested. Mr. Barnett seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Rogge, Mr. Ruh, Mr. Sletto, Mr. Tewes and Ms. Worstell in favor. The motion carried with regard to the first text amendment.

There being no further comments and no one having registered to speak, the meeting was

recessed for discussion. The public hearing was then closed. Mr. Sletto then made the motion to approve the amendment based on Staff's report. Ms. Snyder seconded the motion. A roll call vote on the matter found Mr. Sletto and Ms. Snyder voted in favor. Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Darpel, Mr. Eilerman, Mr. France, Mr. Hilgefard, Ms. Hood, Mr. Hult, Mr. Hushbeck, Mr. Rogge, Mr. Ruh, Mr. Tewes and Ms. Worstell against. The motion failed. Mr. Barnett then made the motion to deny the amendment based on Staff's report. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. Barnett, Ms. Hood, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Mr. Hilgefard, Mr. Hushbeck, Mr. Rogge, Mr. Ruh and Mr. Tewes in favor. Ms. Snyder abstained. Mr. Sletto voted against. The motion carried.

Unfinished Business:

Reports from Committees:

By-Laws – Nothing to report.

Executive – Mr. Darpel stated they did meet and the various committees were discussed as to who would be serving on each committee. Mr. Darpel stated they tried to put the commissioners on one committee. He stated invitations to serve will be sent out to all commissioners. He stated they will also be looking for people to serve on the task force over the next year. He noted they will also be looking for chairs for the model zoning and subdivision regulation committees. He stated anyone interested can contact him to let him know. He stated they also discussed the calling of the bonds and that will probably be an ongoing process. Mr. Sletto asked if there was a deficiency in the bonds to cover the total cost of repairs. Joe Nienaber Jr. spoke briefly about the bonds issue with the City of Ft. Wright. He noted the Williams Creek subdivision has incomplete cul de sacs and base level asphalt and the amount of bonds is grossly insufficient. He stated the city will do what the bonds allow for and will not be resurfacing the entire subdivision. He stated whatever monies are available will be used but the city has no plans to complete the unfinished work. Mr. Darpel stated they recognize there is an issue and the bonds will need to be addressed. Also discussed were the strategies for small area studies and their adoption in the future.

2020 Sourcebook (model zoning ordinance) – Nothing to report.

Subdivision Regulations – Nothing to report.

Report from legal counsel – Nothing to report.

Announcements from Staff – Mr. Scribner stated there was a 4 hour BOA training held this past Saturday for any communities in Kenton County. He stated the session was taped so DVDs will be made available for each city so they have that at their disposal. He stated the training session was very well received. He also mentioned the commissioners that did not turn in a form for the farm tour you will find one in front of them and asked that they please fill it out.

Correspondence: None.

New Business: - Mr. Darpel stated there is a request for continuing education credits from Mr.

Joe Schutzman, Mr. Richard Guidi and Beth Johnson of the KCPC. He stated some are very old but for whatever reason did not get recorded properly so the request is being made for approval. Mr. Scribner stated his recommendation would be to approve. Mr. Darpel then asked for a motion to approve. Ms. Hood made the motion to approve the request for continuing education credits. Ms. Snyder made the second. A roll call vote on the matter found Ms. Hood, Ms. Snyder, Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Mr. Hilgefurd, Mr. Hult, Mr. Hushbeck, Mr. Rogge, Mr. Ruh, Mr. Sletto, Mr. Tewes and Ms. Worstell in favor. The motion carried.

Mr. Darpel stated with Mr. Ryan's departure they needed to elect a treasurer. He then nominated Mr. Dan Ruh for the position. He stated there were no more nominations made. Mr. Ruh accepted the nomination. Mr. Tewes made the motion to accept the nomination. Mr. Sletto made the second. A roll call vote on the motion found Mr. Tewes, Mr. Sletto, Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Rogge, Mr. Ruh and Ms. Worstell in favor. The motion carried.

Mr. Darpel noted there is a schedule of public hearings and filing deadlines that needs to be approved prior to being submitted. Mr. Scribner stated this is the same schedule that is always followed. A motion was made by Ms. Snyder made the motion to approve with Mr. Barnett giving the second. A roll call vote on the matter found Ms. Snyder, Mr. Barnett, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Rogge, Mr. Ruh, Mr. Sletto, Mr. Tewes and Ms. Worstell in favor. The motion carried.

Public Comments: None.

There being nothing further to come before the commission Ms. Snyder made a motion to adjourn. Ms. Hood seconded the motion. All in favor. None opposed. The meeting then adjourned at 8:36 p.m.

APPROVED:

Chair

Date