

“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 Matt Smith, Legal Counsel, and the following NKAPC staff: Scott Hiles, Dep. Director for Infrastructure Engineering, Mr. Andy Videkovich, Principal Planner and Mr. Mike Ionna, Associate Planner.

AGENDA:

Mr. Rogge made the motion to approve. Mr. France seconded the motion. All in favor by acclamation. The motion carried.

APPROVAL OF THE MINUTES:

Mr. Darpel noted Mr. France did the invocation at last month’s meeting. On page 4 in the middle of the page he additionally noted it should read “the last thing you want people doing is...” vs. “in.” Mr. Hult then made the motion to accept the minutes as amended. Mr. Porter seconded. A roll call vote on the matter found Mr. Hult, Mr. Porter, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Rogge, Mr. Ruh, Ms. Snyder and Ms. Worstell in favor. The motion carried.

RECEIPTS AND EXPENDITURES:

There were no questions or comments with regard to the financial statement. Mr. France made the motion to approve. Mr. Ruh seconded the motion. A roll call vote on the matter found Mr. France, Mr. Ruh, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Snyder and Ms. Worstell in favor. The motion carried.

LAST YEAR’S FINANCIAL AUDIT REPORT:

Mr. Darpel noted on page 4 at the top there is a statement that he felt needed some clarification. He then read the sentence into the record as follows: You will (you being KCPC) will need to consider other non-financial factors, however, such as changes in Commission’s property tax base and the development of the Northern Kentucky area to assess the overall health of the commission. He stated he did not understand that statement. He then stated what was explained to him was that is that essentially it has to deal with as much the activity that is going on in the county as much as what activity is going on in the county. He stated this is kind of confusing but he wanted to clarify it in the record. Mr. Hult stated on page 1 his name is spelled incorrectly. Mr. Darpel asked for any other questions or changes. There being none, a motion was made by Ms. Worstell and seconded by Ms. Hood. A roll call vote on the matter found Ms. Worstell, Ms. Hood, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Mr. Hilgefurd, Mr. Hult, Mr. Pannunzio, Mr. Porter, Mr. Rogge and Mr. Ruh in favor. Ms. Snyder 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.

RECENT ACTIONS BY LEGISLATIVE BODIES:

No action required.

PUBLIC HEARINGS:

2061R:

APPLICANT: City of Park Hills per Robert Winter, City Attorney

REQUEST: A proposed text amendment to the Park Hill Zoning Ordinance adding “nursery schools” to the list of permitted uses within the NC (Neighborhood Commercial) Zone.

Staff presentation and Staff recommendation by Mr. Andy Videkovich.

NKAPC STAFF RECOMMENDATIONS:

Favorable recommendation of the proposed text amendment to the Park Hills Zoning Ordinance adding “nursery schools” to the list of permitted uses within the NC (Neighborhood Commercial) Zone, subject to the condition that Section 10.8, E., 7., be amended to allow the outdoor play areas of nursery schools.

Mr. Winter addressed the Commission in favor. He stated Staff put forward a fine recommendation. He noted he just wanted to mention that this was precipitated by an application that approached city council. He noted it was pretty clear that there was only one other nursery school within the city and another was needed. He asked that this be approved.

The public hearing was then recessed for discussion. There being none, the public hearing was then closed. Ms. Worstell then made the motion to accept the proposed text amendment adding nursery schools as recommended by Staff. Mr. Eilerman seconded the motion. A roll call vote on the matter found Ms. Worstell, Mr. Eilerman, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Mr. Ruh and Ms. Snyder in favor. None opposed. The motion carried.

2062R

APPLICANT: City of Edgewood per Doug Beckham, City Administrator

REQUEST: A proposed text amendment to the Edgewood Zoning Ordinance adding “dental laboratories” to the list of permitted uses within the PO (Professional Office) Zone.

Staff presentation and Staff recommendation by Mr. Mark Ionna.

NKAPC STAFF RECOMMENDATIONS:

Favorable recommendation of the proposed text amendment to the Edgewood Zoning Ordinance adding dental laboratories to the list of permitted uses within the PO (Professional Office) Zone.

Mr. Beckham registered to speak on the issue. He addressed the commission and stated city council found with the information they received the amount of traffic is actually less than the amount generated from a dental office. That was the only comment he wanted to make. Mr. Hult asked for clarification between a dental office and a dental laboratory. Mr. Beckham clarified the question.

There being no further comments the public hearing was recessed for discussion. There being none the public hearing was then closed. Mr. Darpel then asked for a motion. Mr. France made the motion to accept the text amendment. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. France, Ms. Hood, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. Hilgefurd, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Mr. Ruh, Ms. Snyder and Ms. Worstell in favor. The motion carried.

W-716 STILLBROKE

APPLICANT: Erpenbeck Consulting Engineers, Inc., on behalf of Ashley Commercial Group

LOCATION: an approximate 9-acre area located along the east side of Collins Road, approximately 500 feet north of Cecilia Drive.

REQUEST FOR ACTION: to grant a waiver to a requirement of Section 5.3 of the Kenton County Subdivision Regulations; granting the request would allow the developer to construct sidewalk along one side of a new residential street instead of providing it along both sides of that street as required (this waiver request was denied during the Planning Commission’s December 1, 2011 meeting); the applicant submitted this request along with documented action by Villa Hills City Council that supports “sidewalks on one side of the new subdivision streets...” if the developer will “continue the sidewalk (along the east side of Collins Road) from the new development down to Cecelia Drive.”)

Staff presentation and Staff recommendations by Mr. Scott Hiles.

NKAPC STAFF RECOMMENDATIONS:

To grant the requested Waiver to Section 5.3 and allow sidewalk along one side of the proposed street but only subject to the following condition:

That sidewalk be constructed along Collins Road to connect the existing sidewalk terminating at Cecilia Drive with the required sidewalk fronting Stillbrooke Subdivision.

Basis:

The modification would provide for innovative design layout of the subdivision and the modification will not be detrimental to the public interest nor in conflict with the intent and purpose of these regulations. Staff has further defined the innovative design as follows: Allowing sidewalk to be waived along one side of the proposed street will more readily allow for the homes along this side of the street to be moved forward. This should provide for an opportunity do less grading to prepare the home site and save mature tree growth along the perimeter of the subdivision.

In addition, with the recommended condition (above) requiring the filling of the sidewalk gap along Collins Road between the subdivision and Cecilia Drive, staff feels that sidewalk resources are being spent in the most effective way possible. Because of the benefit to pedestrians within this subdivision of being able to walk to the park at the corner of Collins Road and Buttermilk Pike and beyond, staff believes filling the sidewalk gap along Collins road takes priority over sidewalk along both sides of the proposed street.

Mr. Kreutzjans addressed the Commission. Mr. Bill Kreutzjans stated the subdivision is better this way with the trees and it does allow people from their subdivision to walk down and connect to the other sidewalk. He stated he was available to answer any questions. He noted it was less sidewalk than if it was required on both sides throughout the subdivision. He further stated the sidewalk along the road would be put in when they put in the subdivision and do the road work. He also noted for the most part the streams were staying where they are. Mr. Ruh stated they should be commended for that. Ms. Brown thanked Mr. Kreutzjans for listening to the comments at the last meeting and coming up with solutions to solve the problem.

Mr. Martin addressed the Commission and stated that due to a bit of a communication breakdown it caused some issues with the last meeting on the issue. He stated this is a win win for everyone. He noted that ultimately Collins Road is going to benefit from a safety standpoint. He further noted that most of the other council members are on board and he thanked the commission.

The public hearing was then recessed for discussion. Mr. France stated he was glad the two parties were able to find a way to come together and it was good to see. Mr. Hilgefurd stated he does not see this as a slippery slope of any kind and he thinks the language staff provided provides for uniqueness to the waiver. He stated he is exceptionally pleased that the gap is going to be filled in and that was his main purpose from the last meeting. Ms. Brown stated she feels this sets a good precedent. The public hearing was then closed. Mr. Hilgefurd then made the motion to approve based on Staff's recommendations and condition and that the modifications would provide for an innovative layout of the subdivision. Ms. Snyder seconded the motion. A roll call vote on the issue found Mr. Hilgefurd, Ms. Snyder, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Darpel, Mr. Eilerman, Mr. France, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Mr. Ruh and Ms. Worstell in favor. The motion passed unanimously.

Unfinished Business: None.

Reports from Committees:

By-Laws – Nothing to report.

Direction 2030 (comprehensive plan) – Mr. Darpel stated Keith left a handout summarizing what transpired.

Executive – Mr. Darpel stated they have not met. Nothing to report. He stated they may be meeting next month.

Subdivision Regulations – Mr. Cook stated there was a good turnout at the last meeting and they are going to try to have one more meeting. Mr. Darpel stated this would be held on the 15th of March. He thanked those that have attended the meetings. He further noted he will definitely be notifying everyone when the engineers come in to meet with them. He stated this will really be informative.

2020 Sourcebook (model zoning ordinance) – Mr. Darpel stated Mr. Barnett was the chairman of this committee and he does not have a list of who is on that committee. He stated we need to

appoint a new chairman and he will be sending out an email as to who is on that committee. He asked that someone step up as chairman of this committee.

Report from Legal Counsel – Mr. Smith commented on the bill he referenced last month that would reduce the number of signatures required to place something on the ballot. He stated there has been no movement with that bill and it is still sitting in the house.

Announcements from Staff – Mr. Scribner commented that there would be a continuing education opportunity on March 14th and also on March 24th from 9-11 a.m. regarding code enforcement boards. He stated they decided this would be a good opportunity to come up with some training for city code enforcement boards so anyone that is interested can attend.

Correspondence: None.

New Business: - None.

Public Comments: None.

There being nothing further to come before the commission, Ms. Snyder made the motion to adjourn. Mr. Ruh seconded the motion. The meeting then adjourned at 7:35 p.m.

APPROVED:

Chair

Date