

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Darpel, Chair, called the meeting to order at 6:15 PM on Tuesday, July 10, 2012, 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.

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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	
Ms. 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									
Paul Darpel, Chair	Edgewood	X	X	X	X	X	X	X						
Chuck Eilerman	Covington	*	X	X	X	X	X							
Tom France, V.Chair	Ludlow	X	X	X	X	X	X	X						
David Hilgeford	Villa Hills	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						
Mark Hushebeck	Lakeside Park		*		*		X	X						
Joe Pannunzio	Elsmere	X	X	X	X	X	X	X						
Stan Porter	Taylor Mill	X	X	X	X	X	X							
Mark Rogge	Crescent Spgs	X	X	X		*	X	X						
Dan Ruh, Treasurer	Fort Wright	X	X	X		*	X							
Shad Sletto	Fort Mitchell	X	*		*	*	X							
Maura Snyder	Independence	X	X	*	X	X	X	X						
Joe Tewes	Bromley	X	X		X	X	X	X						
Melissa Worstell	Park Hills		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.

Also present were Matt Smith, Legal Counsel, and the following NKAPC staff: Martin Scribner, Dep. Director for Planning and Zoning Administration, Mr. Andy Videkovich, Principal Planner, Mr. Mike Ionna, Associate Planner, and Sharmili Reddy, Planning Manager.

AGENDA

Mr. Darpel asked for a motion to approve. Ms. Snyder made the motion to approve. Mr. Hult seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Hult, Ms. Brown, Ms. Carlin, Mr. France, Ms. Hood, Mr. Hushebeck, Mr. Pannunzio, Mr. Rogge, Mr. Tewes and Mr. Darpel in favor. The motion carried.

APPROVAL OF THE MINUTES:

Mr. Rogge noted there was a reference to baseball games on the Park Hills issues, top of page four. Mr. Darpel noted there was a mention of baseball games and he did not remember anything being mentioned about baseball games. Mr. Darpel stated he thought baseball was mentioned as well as one of the sports that could be played on field under the lights. Ms. Snyder made the motion to approve as amended. Ms. Hood seconded the motion. A roll call vote on the matter found Ms. Snyder, Ms. Hood, Ms. Brown, Mr. Carlin, Mr. France, Mr. Hult, Mr. Hushebeck, Mr. Pannunzio, Mr. Rogge, Mr. Tewes and Mr. Darpel 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 accept. Mr. Rogge seconded the motion. All in favor by acclamation. 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:

2076R

APPLICANT: Stephen and Catherin Hayden

LOCATION: an approximate 0.18 acre area located along the west side of Garrard Street between Fourth Street and Fifth Street in Covington

REQUEST: A proposed map amendments to the Covington Zoning Ordinance changing the described area from CO-1P (HP-O) (Commercial Office with Historic Preservation Overlay) to RU-2B (HP-O) (Urban Residential with Historic Preservation Overlay)

Staff presentation and Staff recommendation by Mr. Mike Ionna.

NKAPC STAFF RECOMMENDATIONS:

Favorable recommendation of the proposed map amendment to the Covington Zoning Ordinance changing the described area from CO-1P-(HP-O) (Commercial Office with Historic Preservation Overlay) to RU-2B (HP-O) (Urban Residential with Historic Preservation Overlay).

Mr. Hayden addressed the Commission in favor and stated he agrees with Staff. He stated he did have some things to say but at this point would be redundant. He stated a single family is trying to bring this back to a single family residence and have expended a lot of money doing so. He stated he appreciates all of the support on the issue.

Mr. Andy Juengling addressed the Commission in favor. He stated this area is interesting and challenging the way it is currently. He stated they will be looking at the area and figuring out what is best for the area.

Ms. Beth Johnson addressed the Commission in favor and stated as a member of the Urban Design Board they are in favor of the issue and very supportive of the issue since they are in favor of home ownership and encourage it for the area.

Mr. Charles King addressed the Commission and stated this issue was discussed at an earlier meeting and he is in favor.

Regina Estes addressed the Commission in favor and stated there are other commercial properties in the area and this was vacant an available.

Mr. Darpel then read a letter into the record from a Mr. Perry in support of the issue. The letter was marked as an exhibit and made a part of the record.

There being no opponents, the public hearing was then recessed for discussion. There being none, the hearing was then closed. Mr. Hult made the motion to approve based on Staff's recommendation. Mr. Rogge seconded the motion. A roll call vote on the motion found Mr. Hult, Mr. Rogge, Ms. Brown, Ms. Carlin, Mr. France, Ms. Hood, Mr. Hushebeck, Mr. Pannunzio, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

2077R

APPLICANT: City of Walton per Mayor Paula M. Jolley, and Omaha Enterprises LLC

LOCATION: an approximate 257-acre area located along the north side of Jones Road between Northcutt Road and Mary Grubbs Highway, approximately 1,500 feet east of Mary Grubbs Highway, in Kenton County; the site in question is part of a larger 280-acre area that includes 23 acres in Boone County

REQUEST: A proposed map amendment to the Walton Zoning Ordinance changing the described area from A-1* (an agriculture zone set forth in the Unincorporated Kenton County Zoning Ordinance) to I-1 (a light industrial zone set forth in the Boone County Zoning Ordinance)

Staff presentations and Staff recommendations by Mr. Andy Videkovich.

NKAPC STAFF RECOMMENDATIONS:

Unfavorable recommendation on the proposed map amendment to the Walton Zoning Ordinance changing the described area from A-1* (an agricultural zone set forth in the Unincorporated Kenton County Zoning Ordinance) to I-1 (a light industrial zone set for the in the Boone County Zoning Ordinance)

Mr. Darpel noted for the record that his father owns an adjoining parcel but he does not have a

financial interest in the issue.

Mr. Dusing addressed the Commission on behalf of the proponents. He stated this is a joint application with the City of Walton and Omaha Enterprises. He stated this matches the comprehensive plan exactly and he disagrees with Staff. He stated there has been a major physical change to the area. He stated

Mr. Knox then addressed the Commission in favor of the issue. He thanked the Commission for the opportunity to present the issue. He then gave a detailed background on himself, his past qualifications and business endeavors. He then submitted a picture of the Kentucky Department of Transportation for the area of land his family owned to be made a part of the record. He stated he was presented a plan by Duke for a development of the property but stated they were unable to complete the deal due to the economy. Mr. Knox then submitted a copy of a concept plan for the area. It was then marked as an exhibit and made a part of the record. He stated large corporations and companies are beginning to look at large parcels of land to develop. He further noted the city of Walton wants to facilitate economic development in the Walton area. He stated the City of Walton will have the final say on any development for the area. He then stated Omaha Enterprises negotiated an agreement with the city that Mr. Dusing will comment on further. He stated he respects the Staff on the issue but stated he feels this zone change should be approved as it is consistent with the overall planning and concept of the City of Walton. He further noted he believes this application is consistent with the land use for the area. Mr. Knox then stated they respectfully request the approval of the application.

Ms. Jolley addressed the Commission in favor and stated the city has been assured that they will have final say as to the property. She stated they have been assured as far as what would be adequate for the proposed zone.

Jeff Talkers addressed the Commission in favor and stated he has a few different options as far as access for the property which he showed on the overhead screen. He gave a very brief description of each of them and noted he has hard copies of all of them if anyone was interested. He then distributed copies of these which were marked as an exhibit and made a part of the record on the matter.

Mr. Dusing then addressed the Commission and stated there is a fourth option that is shown on the development plan. He stated the key to the plan is the concept development plan and that is what they have shown. He further noted this is in compliance with the comprehensive plan and commented as to why he felt it is in compliance. He stated this type of development uses about 25% of the water demand a residential development would use. He also noted the developer is now interested again and wants the zoning in place and would rather not wait 180 days to secure the appropriate zoning. He additionally stated the data only includes the portion in Kenton County and does not include the portion in Boone County as far as schools, etc. He then distributed a utility extension and capacity agreement made with the city that was marked as an exhibit and made a part of the record.

Mr. Chris Imbrogno addressed the Commission against the issue. He stated he is an adjoining property owner to the area requesting the zone change. He stated one of his major concerns is that the preparation and disclosure just isn't made available here. He stated they don't know exactly what this is to entail. He stated another question he has is with regard to the buffer zone. He stated his second concern is traffic. He noted there are 50-60 residential homes

in the area and stated this is already a congested area and the road is narrow. He noted with as many kids and young families in this area this is a big safety concern with the proposal. He stated if they had a conceptual plan to review it would be easier to address some of his concerns. He further noted it is a little unclear to him as to why they would push so far out to this residential area and take some of the more pristine property for this. He then asked about the wastewater treatment plant and if that is going to remain. He stated he would like to see the transportation issues addressed. Mr. Darpel reiterated that the commission is the recommending body and the decision will lie with the city. He then stated the city is going to require a very comprehensive plan with regard to the issue.

Ms. Shirley Dubay addressed the Commission and stated she agrees with the previous statements and noted it is difficult to agree on something they don't have a plan on. She then stated the water treatment plant is small for the area now and wonders how that will change. She asked why they are going into the residential for the industrial development.

Ms. Clifton had nothing to add and agrees with those against the issue.

Mr. Barry Woods addressed the Commission and stated she has done some work on this and has met with the mayor, has talked to the water board on the issue. He state his concern is the transportation and getting in and out. He stated his property is totally affected by this. He stated he knows it is being worked on as far as the transportation issue. He noted other than that the rest seems to be okay. He noted one of his concerns is the sewage treatment plant. He then stated if he had his choice between residential and this he would choose residential.

Ms. Rhonda Sims addressed the Commission and state she has concerns with the sewage plant because she does not feel it is working properly. She stated they do not even have city water and questioned how industrial can go in when the surrounding area does not even have water. She stated that is all she had to add above what has already been said against.

Mr. Mike Willen addressed the Commission and stated Walton is not going to be the place to be if this is approved because Walton is surrounded by industrial and a lot of it is empty. He stated Jones Road is close to the interstate but noted there are closer areas to the interstate. He further noted there is nothing else like this area. He stated they are now proposing to remove thousands of trees and having trucks moving dirt. He stated they speak of the area being beautiful but they want to come in and cover it with concrete and blacktop. He stated he thinks they need to think about what is going on in this part of town and what it means to the area. He stated with this being proposed he has talked to most of his neighbors and a lot of them are talking about moving.

Ms. Roberta Albers addressed the Commission against the issue and stated Mr. Knox discussed the proposal by Duke that this is a much different economy and doesn't feel this is something that will be proposed again. She stated there is no reason to push south toward Walton with this development. She further noted it is unfortunate that Walton is shortsighted in its planning and zoning that they just go for the money. She stated as far as the traffic planning, proposal number three would come right next to her home and there is no way she would approve something like that. She stated this would have a significant impact to the area, a significant impact to the residents and would not be an easy infrastructure change to make the road adequate to handle industrial traffic. She further stated this is an agricultural area and it is providing necessary resources for agricultural businesses. She further noted the variety of

employment opportunities they state will be provided for are already provided for in Richwood, in Grant county and other opportunities that already have the infrastructure in place. She stated there is even an area that has a sign along the road that states "no truck turnaround beyond this point" and she thinks this says a lot. She stated just because you have made an investment in a piece of property doesn't mean you have the right to destroy the lives of residents who made a much greater investment of their lives by living in the area for years and decades.

Mr. Dusing addressed the Commission in rebuttal and stated with regard to the underpass the area is a two lane road but it is an economic development and it is built for four lanes. He stated as far as transportation, they do not have the power to condemn any property and the road would have to be improved to handle any industrial traffic. He further noted the concern about the lack of a concept development plan, without being redundant, this was discussed with the city and the major about this issue and they were told to present a "bubble plan" and that is what they did showing the transportation aspects of the plan. Mr. Dusing also stated that anything that is built as far as a treatment plant will have to meet standards so the sewer is going to be improved by this development. Mr. Rogge asked about the water treatment facility as to whether or not it could handle this additional development. Mr. Dusing stated he did not know the answer to that but that any upgrades to the facility would be at the cost to the owner. Mr. Darpel stated their task is to decide if the current use is inappropriate and the requested use more appropriate. He stated he has concerns about going from residential to industrial. He stated if they can't find that it is more appropriate, it doesn't matter how much they like the plan if they can't find that it is more appropriate. Mr. Hult then stated the crux is whether or not it meets the comprehensive plan. Mr. Dusing reiterated that he feels it meets the letter of the comprehensive plan. Mr. Hult argued that it does not as this is industrial and the comprehensive plans calls for residential so it does not meet the letter of the plan. Mr. France then asked if this is approved it is a Kenton County I-1 zone, not a Boone County zone.

Ms. Clifton then stated in rebuttal that this is right behind her house and she does not want this right behind her house. She stated you are talking about eighteen wheelers and she does not want all that. She stated she doesn't think it's fair to ask this. She further doesn't think it's fair that the mayor says this is okay without asking the residents. Mr. Darpel encouraged her to keep in contact with Walton. It was additionally stated that the city of Walton does need to keep in contact with the residents because they have not been contacted and need to be.

Mr. Darpel then recessed the public hearing for discussion. Mr. France stated he feels they recognize that there needs to be a better access than Jones Road and as such have offered three options. Mr. Rogge then stated there are three options and it sounds like two of the three aren't acceptable to many residents and that leaves Jones Road. Mr. Darpel then stated that transportation is one aspect of this but the task at hand is whether or not this is appropriate. Mr. Hult asked what changes have been made in order to recommend changing the zoning. He stated he is not convinced there have been any major changes to warrant the change in zoning. Mr. France asked if there was the appropriate right of way to make the changes necessary to Jones Road. Mr. Videkovich stated he did not know how much would be needed and how much there is to work with. Ms. Brown stated her concern is if this is approved they are allowing the encroachment of industrial land right up next to residential and she does not feel they make good neighbors. At this time the public hearing was then closed. Mr. Darpel asked for a motion on the issue. Ms. Brown made the motion to deny and stated there is not sufficient information to show that it is in compliance and also for the reasons mentioned by Staff. Ms. Hood seconded. A roll call vote found Ms. Brown, Ms. Hood, Ms. Carlin, Mr. Hult, Mr.

Hushebeck, Mr. Rogge, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. Mr. France and Mr. Pannunzio voted against. The motion carried.

*Ms. Carlin recused herself from the following issue due to a conflict of interest.

2078R:

APPLICANT: City of Ryland Heights per Mayor Bob Miller

REQUEST: proposed text amendments to the Ryland Heights Zoning Ordinance adding a definition for "General Store" and adding general stores as a conditional use within the A-1 Zone.

Staff presentations and Staff recommendations by Mr. Andy Videkovich.

NKAPC STAFF RECOMMENDATIONS:

Favorable recommendation of the proposed text amendments to the Ryland Heights Zoning Ordinance adding a definition for "General Store" and adding general stores as a conditional use within the A-1 Zone.

No one registered to speak for or against the issue. The public hearing was then recessed for discussion. There being none, the Mr. Rogge made the motion to approve based on Staff's recommendation. Ms. Snyder seconded the motion. A roll call vote on the matter found Mr. Rogge, Ms. Snyder, Ms. Brown, Mr. France, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Pannunzio, Mr. Tewes and Mr. Darpel in favor. The motion carried.

*At this time (8:55 p.m.) a five minute break was taken.

2079R:

APPLICANT: City of Covington per Larry Klein, City Manager

REQUEST: proposed text amendments to the Covington Zoning Ordinance: (a) allowing for administrative adjustments for minor deviations from the quantitative standards of the lot and building standards for all residential and commercial zones as well as for the character standards for commercial zones and (b) adding additional review and approval procedures to allow the Urban Design Review Board to grant modifications and waivers from some of the requirements in the MUC-O (Mixed-Use Corridor-Overlay) Zone.

Staff presentations and Staff recommendations by Mr. Mike Ionna.

NKAPC STAFF RECOMMENDATIONS:

Request One: Favorable recommendation of the proposed text amendment to add additional review and approval procedures to allow the Urban Design Review Board to grant modifications and waivers from some of the requirements in the MUC-O (Mixed-Use-Corridor-Overlay) Zone. Request Two:

Mr. Juengling addressed the Commission in favor of the issue and stated the intent is to streamline the process and make it more user friendly. As far as the MUCO overlay it will be allowing for more flexibility without causing a detriment to pedestrian activity in the corridor. Mr. Darpel stated it always concerns him when there is subjective review. Mr. Hult stated he feels Covington has a lot of different types of properties and they have some great boards to help with that in making decision. At this time the public hearing was recessed for discussion.

There being none the public hearing was closed. Mr. Hult then made the motion to approval for the reasons as stated by Staff. Mr. Hushebeck seconded the motion. A roll call vote on the matter found Mr. Hult, Mr. Hushebeck, Ms. Brown, Ms. Carlin, Mr. France, Ms. Hood, Mr. Pannunzio, Mr. Rogge, Ms. Snyder and Mr. Tewes in favor. Mr. Darpel voted against. The motion carried.

2080R:

APPLICANT: City of Covington per Larry Klein, City Manager

REQUEST: proposed text amendments to the Covington Zoning Ordinance: (a) defining community gardens and adding them to the list of permitted uses in all residential zone, subject to restrictions, and; 9b) allowing fences, subject to restrictions, to be installed on vacant lots.

Staff presentations and Staff recommendations by Mr. Andy Videkovich.

NKAPC STAFF RECOMMENDATIONS:

Request One: Favorable recommendation to the proposed text amendment defining community gardens and adding them to the list of permitted uses in all residential zones, subject to restrictions. Request Two: Favorable recommendation of the proposed text amendment allowing fences, subject to restrictions, to be installed on vacant lots.

Mr. France asked if you can only shield the roadway frontage because it says the entire property. Mr. Juengling stated this is so that it is consistent with whatever fencing is used. He stated you can do the whole area but it has to be consistent. Mr. Darpel then clarified that community gardens did not necessarily have to have fencing and that there was separate requirements for community gardens and separate requirements for vacant lots.

Mr. Darpel then recessed the public hearing for discussion. There being none, the public hearing was then closed. Mr. Hult then made the motion to approve based on Staff recommendations and with the additional recommendation that the city explore what the ramifications are with the requirements of the same fencing. Mr. Rogge seconded. A roll call vote on the matter found Mr. Hult, Mr. Rogge, Ms. Carlin, Mr. France, Ms. Hood, Mr. Hushebeck, Mr. Pannunzio, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. Ms. Brown voted against. The motion carried.

2081R

APPLICANT: City of Covington per Larry Klein, City Manager

REQUEST: proposed text amendment to the *add text from email

Staff presentations and Staff recommendations by Mr. Andy Videkovich.

NKAPC STAFF RECOMMENDATIONS:

Recommendation One: Favorable recommendation of the proposed text amendment to add a definition for micro-distillery and add it as a conditional use within the CC (Commercial-Community) Zone, CG (Commercial-General) Zone, CBD (Central Business District) Zone, CT (Commercial-Tourist) Zone, CO (Commercial-Office) Zone, and as a permitted use within the IL (Industrial-Limited) Zone subject to the following condition:

1. That the use-specific standards contained within Section 6.28 of the Covington Zoning Ordinance be revised to contain standards and controls which address micro-distilleries.

Recommendation Two: Favorable recommendation of the proposed text amendment adding secondhand stores and vintage clothing stores as a conditional use within the CG (Commercial-Genera) Zone, CBD (Central Business District) Zone, and the CT (Commercial-Tourist) Zone as well as to add consumer rental furniture stores as a conditional use within the CBD (Central Business District) Zone.

Recommendation Three: Favorable recommendation of the proposed text amendment adding a definition for mobile food vending service and adding them to the list of permitted uses, subject to restrictions in the CC (Commercial-Community) Zone, CG (Commercial-General) Zone, CBD (Central Business District) Zone, CT (Commercial-Tourist) Zone, CO (Commercial-Office) Zone, CRG (Commercial-Riverfront General) Zone, IP (Industrial Park) Zone, and the IL (Industrial-Limited) Zone, as well as adding a definition for temporary vendor and adding them to the list of permitted uses, subject to restrictions, in the CC (Commercial-Community) zone, CG (Commercial-General) Zone, CBD (Central Business District) Zone, CT (Commercial-Tourist) Zone, CO (Commercial-Office) Zone, and CRG (Commercial-Riverfront General) Zone.

Mr. Juengling addressed the Commission and stated the 1500 foot buffers would be eliminated with regard to the secondhand stores. He further noted with regard to mobile food vending it was written so that it covers private property and not the right of way but he stated it would be wise to clarify.

Mr. Couch addressed the Commission in favor and stated he would like to open a micro brewery in the next several months. He stated if there are no questions that is all he has to add. Mr. Darpel asked if there were any other microbreweries. He stated

Mr. Rehtin had nothing to add.

The public hearing was then recessed for discussion. There being none, the public hearing was then closed. Mr. Darpel then asked for a motion for each request. Mr. Hult made the motion with regard to microbreweries to approve based on staff's recommendations. Mr. Hushebeck seconded the motion. A roll call vote on the motion found: Mr. Hult, Mr. Hushebeck, Ms. Brown, Ms. Carlin, Mr. France, Ms. Hood, Mr. Pannunzio, Mr. Rogge, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. The motion passed. With regard to secondhand closing stores, Mr. Hult made the motion to approve based on Staff's recommendations. Mr. Rogge seconded the motion. A roll call vote on the matter found Mr. Hult, Mr. Rogge, Ms. Brown, Ms. Carlin, Mr. France, Ms. Hood, Mr. Hushebeck, Mr. Pannunzio, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. The motion carried. With regard to mobile food services Mr. Rogge made the motion to approve and to include the note that vendors be on private property. Mr. Hult seconded the motion. A roll call vote on the matter found Mr. Rogge, Mr. Hult, Ms. Brown, Ms. Carlin, Mr. France, Ms. Hood, Mr. Hushebeck, Mr. Pannunzio, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. The motion carried.

FILE: 2082R

APPLICANT: City of Covington, per Larry Klein, City Manager

REQUEST: Proposed text amendments to the Covington

Staff recommendations and Staff presentation by Mr. Mike Ionna.

NKAPC STAFF RECOMMENDATION:

Favorable recommendation of the proposed text amendment amending the definition for “neighborhood retail sales and service”.

Mr. Juengling registered to speak on the issue and had nothing to add.

At this time the public hearing was then closed Ms. Hood made the motion to approve based on Staff’s recommendations. Ms. Brown seconded the motion. A roll call vote on the matter found Ms. Hood, Ms. Brown, Ms. Carlin, Mr. France, Mr. Hult, Mr. Hushebeck, Mr. Pannunzio, Mr. Rogge, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. The motion carried.

FILE: 2083R

APPLICANT: City of Independence per Dan Groth, City Administrator

REQUEST: Proposed text amendments to the Independence *insert

Staff recommendations and Staff presentation by Mr. Martin Scribner.

NKAPC STAFF RECOMMENDATION:

Favorable recommendation of the proposed text amendment to the Independence Zoning Ordinance adding property owners as those who may store a trailer, recreational vehicle, camper, boat, or similar type equipment outside.

No one registered to speak for or against the issue. The public hearing was then recessed for discussion. There being none the public hearing was then closed. Mr. Tewes made the motion to approve based on Staff’s recommendations. Ms. Snyder seconded the motion. A roll call vote on the matter found Mr. Tewes, Ms. Snyder, Ms. Brown, Ms. Carlin, Mr. France, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Pannunzio, Mr. Rogge and Mr. Darpel in favor. The motion carried.

FILE: 2084R

APPLICANT: City of Erlanger per Mark Stewart Zoning Administrator

REQUEST: Proposed text amendments to the Erlanger Zoning Ordinance adding outdoor dining subject to certain restrictions, as a conditional use in the Neighborhood Shopping Center (NSC) Zone, Shopping Center (SC) Zone, Neighborhood Commercial 9NC) Zone and Neighborhood Commercial Two (NC-2) Zone.

Staff recommendations and Staff presentation by Mr. Sharmili **

NKAPC STAFF RECOMMENDATION:

Favorable recommendation of the proposed text amendments to the Erlanger Zoning Ordinance adding outdoor dining as a conditional use in the Neighborhood Shopping Center (NSC) Zone, Shopping Center (SC) Zone, Neighborhood Commercial (NC) Zone and Neighborhood Commercial Two (NC-2) Zone.

Mr. Mark Stewart addressed the Commission in favor of the issue. He stated he was available to answer any questions.

Mr. Darpel then recessed the public hearing for discussion. There being none the public hearing was then closed. Mr. Rogge then made the motion to approve based on Staff’s recommendations. Mr. France seconded the motion. A roll call vote on the motion found Mr. Rogge, Mr. France, Ms. Brown, Ms. Carlin, Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr.

Pannunzio, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. The motion carried.

FILE: 2086R

APPLICANT: City of Fort Mitchell, per Chris Wiest, Mayor

REQUEST: Proposed text amendments to the Fort Mitchell Zoning Ordinance to create a new class of sign, projecting signs, and to permit this class of sign in the Neighborhood Commercial Zone, subject to conditions.

Staff recommendations and Staff presentation by Mr. Martin Scribner.

NKAPC STAFF RECOMMENDATION:

Favorable recommendation on the proposed text amendments to the Fort Mitchell Zoning Ordinance to create a new class of sign, projecting signs, and to permit this class of sign in the Neighborhood Commercial Zone (NC) subject to conditions.

Mr. Brian Houillion addressed the Commission in favor and stated a yogurt shop was just opened in the center of town and it was brought to their attention that this sign was not permitted. The mayor and the city manager are in favor of the application.

Mr. Darpel recessed the public hearing for discussion. There being none, the public hearing was then closed. Mr. Hushebeck made the motion to approve. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. Hushebeck, Ms. Hood, Ms. Brown, Ms. Carlin, Mr. France, Mr. Hult, Mr. Pannunzio, Mr. Rogge, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. The motion carried.

Unfinished Business: None.

Reports from Committees:

By-Laws –Mr. France noted they did not meet.

Direction 2030 (comprehensive plan) – Mr. Scribner stated there are two major meetings coming up this month, one being next week with the elected officials. He stated this is extremely important but the goal is to get three council members from each city to attend. He asked if the Commissioners could contact their cities one more time to have them attend. He also stated they really need some help from the Commissioners with the meeting because they really don't have enough staff to help. Mr. Darpel stated this is their opportunity for elected officials to attend and voice what is needed. He stated this is probably one of the most critical things right now with the 2030 plan. Mr. Hult reminded Mr. Scribner that Covington has a conflict with the meeting. Mr. Scribner stated there is also a meeting being held on the 25th from 6-8 p.m.

Executive – Mr. Darpel stated they did not meet this month.

Subdivision Regulations – Mr. Darpel stated the round table discussion has been put off for the time being and Mr. Henry Fischer will be putting on a discussion and the Sanitation District will be present as well.

2020 Sourcebook (model zoning ordinance) – Mr. Rogge had nothing to report.

Report from Legal Counsel – Mr. Smith had nothing to report.

Announcements from Staff – Mr. Scribner stated they did have a meeting with their long range planning committee and they do have an interest in having some of the Commissions join the committee. Mr. Scribner stated they felt it would be beneficial to have KCPC members on the committee. He noted there is a continuing education opportunity that will be held on Friday from 1-3 in the meeting chambers. He also stated the fair is next week and he invited the commissioners to come out and visit the booth.

Correspondence: None.

New Business: - None.

Public Comments: None.

There being nothing further to come before the commission, Ms. Snyder made the motion to adjourn. Ms. Hood seconded the motion. None opposed. The meeting then adjourned at 10:30 p.m.

APPROVED:

Chair

Date