

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Paul Darpel, Chair, called the meeting to order at 6:15 PM on Thursday, October 4, 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		X				
Barbara Carlin	Kenton Co	X	X	X	X	X	X	X	X	X	X			
Barry Coates	Covington	X	X	X	X	X	X		X	X	X			
James Cook	Kenton Co	X	X	X	X				X		X			
Paul Darpel, Chair	Edgewood	X	X	X	X	X	X	X		X	X			
Chuck Eilerman	Covington	*	X	X	X	X	X		X	X				
Tom France, V.Chair	Ludlow	X	X	X	X	X	X	X		X	X			
David Hilgeford	Villa Hills	X	X	X		*	X		X		X			
Lynne Hood	Crestview Hills	X	X	X	X	X	X	X	*	X	X			
Marc Hult	Covington	X	X	X	X	X	X	X	X	X	X			
Mark Hushebeck	Lakeside Park		*		*		X	X	X	X	X			
Joe Pannunzio	Elsmere	X	X	X	X	X	X	X	X	X	X			
Stan Porter	Taylor Mill	X	X	X	X	X	X		X	X	X			
Mark Rogge	Crescent Spgs	X	X	X		*	X	X	X	X	X			
Dan Ruh, Treasurer	Fort Wright	X	X	X		*	X		X		*			
Shad Sletto	Fort Mitchell	X	*		*	*	X		X		X			
Maura Snyder	Independence	X	X	*	X	X	X	X	X	X	X			
Joe Tewes	Bromley	X	X		X	X	X	X	*	X	X			
Carl Gerrein	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.

Also present were Matt Smith, Legal Counsel, and the following NKAPC staff: Mr. Andy Videkovich, Senior Planner, and Ms. Sharmili Reddy, Planning Manager.

Mr. Darpel noted that prior to the start of the meeting, Mr. Carl Gerrein was sworn in as the new representative for the City of Park Hills. He was introduced to all commissioners and Mr. Darpel welcomed him on behalf of all commissioners.

AGENDA

Ms. Snyder made the motion to approve. Mr. Hilgefurd seconded the motion. All in favor by acclamation. The motion carried.

APPROVAL OF THE MINUTES:

Mr. Darpel noted on page 8, 4th line down the record should reflect that Mr. Hushebeck voted in favor, not Mr. Hult. Mr. Rogge then noted on page 6 he is noted as making the motion and voting twice. There being no further changes to be made, Ms. Snyder made the motion to approve the minutes with corrections. Mr. Rogge seconded. A roll call vote on the matter found Ms. Snyder, Mr. Rogge, Ms. Carlin, Mr. Coates, Mr. France Ms. Hood, Mr. Hult, Mr. Hushebeck, Mr. Pannunzio, Mr. Porter, Mr. Tewes and Mr. Darpel in favor. Mr. Cook, Mr. Hilgefurd, Mr. Ruh, Mr. Sletto and Mr. Gerrein abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

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

The following two issues have been combined for purposes of the hearing.

2092R

APPLICANT: City of Independence per Dan Groth, City Administrator

REQUEST: a proposed text amendment to the Independence Zoning Ordinance adding the GMU (Gateway Mixed Use) Zone, specific sign regulations for the GMU zone, along with necessary cross-references to other sections of the zoning ordinance.

Staff presentation and Staff recommendation by Mr. Andy Videkovich.

NKAPC STAFF RECOMMENDATIONS:

Favorable recommendation of the proposed text amendment to the Independence Zoning

Ordinance adding the GMU (Gateway Mixed Use) Zone, specific sign regulations for the GMU Zone, along with necessary cross-references to other sections of the Zoning Ordinance.

2093R

APPLICANT: City of Independence per Dan Groth, City Administrator

REQUEST: an approximate 42-acre area located on the northwest and southwest corners of the intersection of McCullum Pike with KY 17

REQUEST: a proposed map amendment to the Independence Zoning Ordinance changing the described area from R-1C and R-1D to GMU (Gateway Mixed Use) Zone.

Staff presentation and Staff recommendation by Mr. Andy Videkovich.

NKAPC STAFF RECOMMENDATIONS:

Favorable recommendation of the proposed map amendment to the Independence Zoning Ordinance changing the described area from R-1C and R-1D to GMU.

Mr. Reinersman addressed the Commission in favor and stated he is a member of council. He stated the idea with this issue is the city recognizes that they are growing at an unbelievable rate and they needed to address this. He stated they spent a couple years working on this and it was discussed with council for about two years up to this point. He stated he feels like they really met the objectives of the small area study while still making some adjustments due to the economy. He stated a lot of the idea is this is a gateway to the city and they want to attract people to the area. He stated they really tried to put some thought as to what is going into the area. He further noted they had community input and various experts on the issue. Mr. Reinersman stated they did not want to go with the big box developments for the area. He noted they tried to get as much input from the public. He additionally stated the original acreage requirement was too high so they took that down a bit. He further stated they reduced the number of amenities required for the development. He noted they were awfully restrictive. He stated he was available to answer any questions. He additionally there is nothing that he knows of planned for the site at this time.

Ms. Rosemary Hofstetter asked if she could defer her comments until after the others registered had spoken.

Mr. Bob Schroeder addressed the Commission and stated he doesn't agree with everything but he feels it's the best alternative for the area. He stated they are working on the development right now but he can't give any details at this time.

Ms. Rosemary Hofstetter had nothing to add.

Mr. Darpel recessed the public hearing for discussion. There being none, the hearing was then reopened and closed. Mr. Darpel then asked for a motion. Ms. Snyder then made the motion with regard to issue 2092R to approve based on staff's recommendations. Ms. Hood seconded. A roll call vote on the motion found Ms. Snyder, Ms. Hood, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. France, Mr. Gerrein, Mr. Hilgefard, Mr. Hult, Mr. Hushebeck, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Mr. Ruh, Mr. Sletto, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously. Mr. Darpel then asked for a motion with regard to 2093R. Ms. Snyder made the motion to approve based on Staff's recommendations. Ms. Hood seconded the motion. A roll call vote on the matter found Ms. Snyder, Ms. Hood, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. France, Mr. Gerrein, Mr. Hilgefard, Mr. Hult, Mr. Hushebeck, Mr. Pannunzio, Mr. Porter, Mr.

Rogge, Mr. Ruh, Mr. Sletto, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

Unfinished Business: None.

Reports from Committees:

By-Laws – Mr. France stated they have not met and stated they are on hold until they get through the sub regs.

Direction 2030 (comprehensive plan) – Ms. Sharmili Reddy stated there is a list of upcoming meetings for the comprehensive plan at the Commissioner’s seats. She asked that anyone interested to please stop by. She stated they are excited to reach this part in the plan and they are working with the members of the task force. She asked if anyone has any questions to please get in touch with her.

Executive – Mr. Darpel stated they did not meet.

Subdivision Regulations – Mr. Cook stated there is a meeting next Thursday at 5:30 and asked the commissioners to please attend if they can.

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

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

Announcements from Staff – None.

Correspondence: Mr. Darpel stated he received a letter from the Boone County commission inviting the commissioners to their kick off meeting on Wednesday October 16th at 5:30.

New Business: - Mr. France stated there was an article in the paper with regard to the recent issue involving three hundred acres. He stated the city decided to grant in favor of the issue against the Commission’s recommendation. Mr. Pannunzio added that the developer decided to build the new road and that was one of the resident’s concerns.

Public Comments: None.

There being nothing further to come before the commission, Ms. Snyder made the motion to adjourn. Ms. Hood seconded. None opposed. The meeting then adjourned at 7:03 p.m.

APPROVED:

Chair

Date