

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes

Mr. Paul Darpel, Chair, called the meeting to order at 6:15 PM on Tuesday, July 9, 2013, and opened the proceedings with the Pledge of Allegiance and an invocation by Mr. Hult. 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 | |
| Diane Brown | Erlanger | X | 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 | | | | | | |
| Tom France, V.Chair | Ludlow | X | X | X | X | X | X | X | | | | | | |
| Joe Gray | Covington | | X | X | X | X | X | X | | | | | | |
| David Hilgefurd | Villa Hills | X | X | X | X | X | X | | | | | | | |
| Lynne Hood | Crestview Hills | X | | X | X | X | X | X | | | | | | |
| Marc Hult | Covington | X | X | X | X | X | X | X | | | | | | |
| Keith Logsdon | Lakeside Park | | | | | | | X | | | | | | |
| Joe Pannunzio | Elsmere | X | X | | X | X | | X | | | | | | |
| Stan Porter | Taylor Mill | X | X | | * | X | | X | | | | | | |
| Mark Rogge | Crescent Spgs | X | X | X | X | X | X | | | | | | | |
| Dan Ruh | Fort Wright | X | X | | X | | | | | | | | | |
| Shad Sletto, Treasurer | Fort Mitchell | X | X | X | X | | X | X | | | | | | |
| Maura Snyder | Independence | X | X | | X | X | X | X | | | | | | |
| Joe Tewes | Bromley | X | X | X | X | | X | X | | | | | | |
| Carl Gerrein | Park Hills | 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.

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

Prior to the start of the meeting, Mr. Darpel announced that Mr. Mark Hushebeck will be resigning his seat on the Commission representing Lakeside Park. Mr. Darpel stated he is always positive in everything he has done and he commended Mr. Hushebeck on his professionalism and for making everything better for Kenton County. Mr. Darpel then presented Mr. Hushebeck with a plaque for his dedication and service to the Commission. After the roll was called, Mr. Darpel stated Mr. Keith Logsdon would be filling the vacant spot on the Commission left by Mr. Hushebeck.

AGENDA

Mr. Darpel noted issue 2110R was being withdrawn by the applicant. He then asked for a motion to approve the agenda. Ms. Snyder made the motion to approve the agenda as amended. Mr. Hult seconded. A roll call vote on the matter found Ms. Snyder, Mr. Hult, Ms. Brown, Mr. Carlin, Mr. Cook, Mr. Gray, Mr. France, Ms. Hood, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Sletto, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

APPROVAL OF THE MINUTES:

Mr. Darpel noted on the last page under goals and objectives where it reads Mr. Darpel closed the public hearing it should state the public hearing was recessed and not closed as it was being recessed to the next month's meeting. There being no further changes or corrections, Ms. Snyder made the motion to approve the minutes as amended. Mr. France seconded the minutes. A roll call vote on the matter found Ms. Snyder, Mr. France, Ms. Brown, Ms. Carlin, Mr. Cook, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Porter, Mr. Sletto, Mr. Tewes and Mr. Darpel in favor. Mr. Pannunzio abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel asked for any questions or comments. There being none, Ms. Snyder made the motion to approve. Ms. Hood seconded the motion. A roll call vote on the motion found Ms. Snyder, Ms. Hood, Ms. Brown, Ms. Carlin, Mr. Cook, Mr. Gray, Mr. France, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Sletto, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

FY14 Proposed Budget:

Mr. Darpel stated they would be looking at the fees and how those are set for the next fiscal year. He then asked for any questions or comments. There being none he asked for a motion. Mr. Sletto made the motion to accept. Mr. France seconded. A roll call vote on the matter found Mr. Sletto, Mr. France, Ms. Brown, Ms. Carlin, Mr. Cook, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

ACTIONS SINCE LAST MEETING:

The memorandum regarding the actions taken by Staff over the past month was distributed for informational purposes only.

RECENT ACTIONS BY LEGISLATIVE BODIES:

No action required.

PUBLIC HEARINGS:

2112R

APPLICANT: Kenton County Planning Commission per Paul J. Darpel, Chair

REQUEST: review and recommendation of a proposed statement of goals and objectives for Kenton County's *Direction 2030: Your Voice Your Choice* comprehensive plan in accordance with KRS 100.187(1); this issue was tabled at the June 6, 2013 meeting.

Staff recommendations and Staff presentation by Ms. Sharmili Reddy.

Mr. France and Mr. Hult both commented that they are satisfied with the process and commended Staff and Ms. Reddy for their diligence and professionalism in bringing the various cities together on the issues. Mr. Darpel then reconvened and closed the public hearing. He then commented that he has no objection to the language presented. Mr. Darpel then asked for a motion. Mr. Hult made the motion to accept the language as presented by Staff. Mr. France seconded. A roll call vote on the matter found Mr. Hult, Mr. France, Ms. Brown, Ms. Carlin, Mr. Cook, Mr. Gray, Ms. Hood, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Sletto, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

2115R

APPLICANT: Thomas Banta on behalf of Corporex Construction and Development LLC

LOCATION: 129 E. 2nd Street in Covington

REQUEST: a proposed map amendment to the Covington Zoning Ordinance adding cultural exhibits and libraries to the list of permitted uses within the IP (Industrial Park) Zone and the IL (Limited Industrial) Zone

Staff recommendations and Staff presentation by Mr. Mike Ionna.

Mr. Ionna pointed out a technical error in Staff's report and stated this has no bearing on Staff's recommendation on the issue.

NKAPC STAFF RECOMMENDATIONS:

Favorable recommendation of the proposed map amendment to the Covington Zoning Ordinance changing the area described from RU-0.5 (Urban Residential) to CG-3P (Commercial-General).

Mr. Estridge addressed the Commission on behalf of Corporex. He stated their goal is to create an amenity with the building. He noted the prospective tenants they have been working with have come to them with ideas and the current zoning prohibits some of the proposed uses. He noted they have more flexibility in dealing with perspective uses with the proposed amendment. Mr. Logsdon asked if the applicant was planning on using the existing building. Mr. Estridge stated they did have plans to use the existing building.

Mr. Yuengling stated he didn't have anything to add but was present on behalf of the city to answer any questions. There being none, Mr. Darpel recessed the public hearing for discussion.

Mr. Hult stated the community adjacent is excited to have this come to the area. There being no further comments the public hearing was then closed. He then asked for a motion. Mr. Hult made the motion to approve the map amendment based on Staff's recommendations. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. Hult, Ms. Hood, Ms. Brown, Mr. Cook, Mr. France, Mr. Gray, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Sletto, Ms. Snyder, Mr. Tewes and Mr. Darpel in favor. Ms. Brown had to leave the meeting prior to the vote being taken. The motion carried unanimously.

2113R

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

REQUEST: proposed text amendments to the Park Hills Zoning Ordinance (a) adding "storage facilities" to the list of permitted uses within the HC (Highway Commercial) Zone, and; (b) adding "drive-thru's," used in conjunction with "eating and drinking places," to the list of permitted used within the HC (Highway Commercial) Zone.

Staff recommendations and Staff presentation by Mr. Mike Ionna.

NKAPC STAFF RECOMMENDATIONS:

Favorable recommendation of the proposed text adding "drive-thru's," used in conjunction with "eating and drinking places" to the list of permitted uses within the HC (Highway Commercial) Zone.

Mr. Winter addressed the Commission as the applicant. He noted he didn't have any more to add to what the hard working Staff has already presented. He further stated he was available to answer any questions. There being none, Mr. Darpel recessed the hearing for discussion. There being none, Mr. Darpel reconvened and closed the public hearing. Mr. Sletto then made the motion to approve based on Staff's recommendations. Ms. Snyder seconded the motion. A roll call vote on the matter found Mr. Sletto, Ms. Snyder, Ms. Carlin, Mr. Cook, Mr. Gray, Mr. France, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

Prior to the hearing being held on issue W-723, Mr. Hiles stated a request to table had been received in order to allow for a traffic study to be performed. A motion was made by Ms. Snyder then made the motion to table not to exceed 60 days. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. Snyder, Ms. Hood, Ms. Carlin, Mr. Gray, Mr. France, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Sletto, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

Ongoing Business:

Reports from Committees:

By-Laws – Mr. France noted there was nothing to report. No meeting held.

Direction 2030 (comprehensive plan) – Mr. Darpel stated they will be calling a meeting. Nothing new to report.

Executive – Mr. Darpel stated they had met and the budget was discussed. He stated they will be looking at fees and by laws as well.

Subdivision Regulations – Mr. Darpel stated they haven't met since last month but there was an upcoming meeting to discuss ongoing issues brought up at the last roundtable meeting.

2020 Sourcebook (model zoning ordinance) – No meeting held.

OKI – Nothing to report. Mr. Darpel thanked Mr. Logsdon for volunteering to fill the vacant spot created by Mr. Hushebeck's resignation.

Report from Legal Counsel – Nothing to report.

Announcements from Staff – Mr. Scribner had nothing to report.

General Correspondence: None.

New Business: None.

Public Comments: Mr. Garth Kuhnheim addressed the Commission and stated there were about a dozen people present to hear and discuss the issues regarding the goals and objectives but they were not given the opportunity to speak. He stated he was very disappointed that this body chose to not allow them to speak and that it was a disservice to the community. Mr. Darpel stated in response that there has been a tremendous amount of time put in with the goals and objectives and it was never the intent to not allow anyone the opportunity to speak. He stated there were four people registered to speak and some were ones that had already spoken. He stated at some point you have to move it forward. He stated they are trying to make a decision based on what was given and to try to take in new information would not be fair to anyone who already came forward. He further commented that the process is not complete so if anyone still has comments to then attend any upcoming meetings. He stated over 70 meetings have been held and thousands of hours have been devoted to this so he feels there has been an abundant opportunity for the public to voice their opinion.

Laura Ingles addressed the Commission and stated the proposed language is beautifully written but is very vague. She asked when she will have the opportunity to voice her opinion. Mr. Darpel stated there will be several opportunities. He stated each jurisdiction will be discussing the issue and she can attend one of those meetings. Mr. Darpel reiterated that this is a recommendation and not a final decision. He stated this is the first step in the process.

There being nothing further to come before the commission, a motion to adjourn was made by Ms. Snyder. Ms. Hood seconded the motion. All in favor by acclamation. The meeting then adjourned at 7:13 p.m.

APPROVED:

Chair _____

Date

