

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Paul Darpel, Chair, called the meeting to order at 6:15 PM on Thursday, October 3, 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		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	X		
Paul Darpel, Chair	Edgewood	X	X	X	X	X	X	X	X	X	X		
Tom France, V.Chair	Ludlow	X	X	X	X	X	X	X	X	X	X		
Joe Gray	Covington		X	X	X	X	X	X	X	X	X		
David Hilgefurd	Villa Hills	X	X	X	X	X	X		X	X			
Lynne Hood	Crestview Hills	X		X	X	X	X	X		X	X		
Marc Hult	Covington	X	X	X	X	X	X	X	X	X	X		
Keith Logsdon	Lakeside Park							X	X	X	X		
Joe Pannunzio	Elsmere	X	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	X		X	X			
Dan Ruh	Fort Wright	X	X		X				X				
Shad Sletto, Treasurer	Fort Mitchell	X	X	X	X		X	X	X	*			
Maura Snyder	Independence	X	X		X	X	X	X		X	X		
Joe Tewes	Bromley	X	X	X	X		X	X	X	X	X		
Carl Gerrein	Park Hills	X	X	X	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 of Planning and Zoning, Mr. Hiles, Director of Infrastructure Engineering and Mr. James

Fausz, Principal Planner.

AGENDA

Mr. Darpel asked for a motion to approve the agenda for the month. Mr. Tewes made the motion to approve. Ms. Snyder seconded the motion. The motion carried by acclamation.

APPROVAL OF THE MINUTES:

Mr. Darpel asked for any questions or comments with regard to the minutes. There being none, Mr. France made the motion to accept the minutes as submitted. Ms. Snyder seconded the motion. A roll call vote on the motion found Mr. France, Ms. Snyder, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel asked for any questions or comments. There being none, Ms. Snyder made the motion to accept. Mr. Gray seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Gray, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. France, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Gerrein, 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:

PC-1309-0001

APPLICANT: RGT Foods, Inc.

LOCATION: 3396 Madison Pike in Ft. Wright

REQUEST: a proposed Stage I Development Plan for the parcel which is currently zoned CC (Community Commercial)

Staff recommendations and Staff presentation by Mr. James Fausz

NKAPC STAFF RECOMMENDATION:

To approve the submitted Stage I Development Plan, subject to the condition that the Stage II Development Plan meets the minimum requirements of the zoning ordinance, planned connectivity enhancements, and subdivision standards, as identified in the staff report.

Mr. Jonathan Evans addressed the Commission in favor of the issue and stated they met with Staff and talked through their concerns with the site plan. He stated he thinks they can make both access points happen. Mr. Evans stated the only trouble they have run into is the 30% green space requirement. He said they have spoken to Staff to see if they could get any relief from that. In the meantime, he stated the applicant is trying to gain some additional property from an adjoining property owner to get them closer to the 30% green space. Mr. Evans further stated they cannot reduce the number of parking spaces and it's not that they don't want to do the sidewalks but they are doing what they can to get closer to that number. He noted with the dual access points it makes it more difficult to meet those

requirements due to the number of parking spaces required.

Mr. Maloney addressed the Commission as a neutral party and stated he is with the City of Ft. Wright. He then gave some clarification on how the easement was provided for in the back of the property. He stated the city's stance is they are not necessarily against it but they feel they are going to have major problems when they get to Stage II. Mr. Maloney then stated the site plan cannot meet Stage II and their recommendation is to table the matter until they can meet it and then go forward. He noted it does not seem to make sense to continue on with a plan that is clearly going to hit a road block later on. He further stated he understands they can meet the requirements of the Stage I Plan but they know it will not meet Stage II and he'd rather not waste anyone's time.

Mr. Evans addressed the Commission in rebuttal and stated they would ask that it not be tabled. He then noted the applicant needs to move forward and work toward making it happen. He stated they are agreeable to working toward meeting the 30% and if at the time of the Stage II they cannot work it out they will pull the plug on the development.

Mr. Darpel then recessed the public hearing for discussion amongst the Commissioners. Mr. Gerrein asked if the dual access is also required on the other side of Madison Pike. Mr. Darpel stated he did not know as to the other side of Madison but that would be in the small area study. Ms. Brown stated her concern is they have regulated them into not being able to use the property. Mr. Darpel stated he understands that but the issue before them is they have a Stage I Development Plan to consider. Mr. Logsdon stated it sounds like the city is more than willing to work with them and there are some other options open to be discussed to substitute for a technical frontage road. Mr. Logsdon further stated in lieu of tabling they could probably make some additional comments during the motion. He stated it is a design issue and erroneous to have an access road in the front and behind the property. Mr. Darpel stated the bottom line is there is a Stage I Development Plan before them and the Commission needs to decide on it. Mr. Darpel then reconvened and then closed the public hearing. He asked for a motion on the issue. Mr. Logsdon made the motion to approve the Stage I Plan based on Staff's recommendations and added an additional comment that the city look at using the rear road for access in lieu of a technical frontage road. Mr. France seconded the motion. A roll call vote on the matter found Mr. Logsdon, Mr. France, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Ms. Snyder, Mr. Gerrein and Mr. Tewes in favor. Mr. Darpel voted against. The motion carried.

FILE: W-725

APPLICANT: Tyler Schoborg

LOCATION: 10873 Marshall Road, an approximate 62-acre parcel of land that lays approximately 2,300 feet east of Taylor Mill Road and 1,800 feet west of Steep Creek Road in unincorporated Kenton County.

REQUEST FOR ACTION: to grant a waiver to the requirement of Section 4.6 of the Kenton County Subdivision Regulations; granting the request would waive the requirement that no more than four parcels may be served by a private driveway.

Staff presentation and Staff recommendations by Mr. Scott Hiles.

NKAPC STAFF RECOMMENDATION:

To grant the requested Waiver to Section 4.6 and allow two additional residences to utilize the existing common driveway, only subject to the following conditions:

1. That the two additional residences be accessed via a driveway that crosses the creek at an

- alternate location to that of the stone bridge; and
2. That a vehicle "pull-off" be provided near the driveway intersection with Marshall Road to avoid stopping traffic on Marshall Road if there were to be a vehicle entering and exiting the driveway simultaneously, prior to issuance of a zoning/building permit.

Mr. William Schoborg addressed the Commission in favor and stated he doesn't have a whole lot of facts to provide in addition to what Mr. Hiles provided. He stated they have been trying for a year and a half to resolve the issue with Staff. He stated it is not the intent of he and his brother to mass develop the property but to develop and maintain it as it is and to take some of the burden off of his grandparents in the care of it. He stated he grew up right down the road and raising a family in rural Kenton County such as he was is very important to him.

All others registered to speak had nothing to add.

Mr. Darpel recessed the public hearing for discussion. There being none, the public hearing was then reconvened and closed. Mr. Hult made the motion to grant the waiver based on Staff's recommendations subject to the two conditions and that it is a hardship. Mr. Gray seconded the motion. A roll call vote on the matter found Mr. Hult, Mr. Gray, Ms. Brown, Mr. Carlin, Mr. Coates, Mr. Cook, Mr. France, Ms. Hood, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

Ongoing Business:

Reports from Committees:

By-Laws – Mr. France noted no meeting was held.

Direction 2030 (comprehensive plan) – Mr. Darpel stated one of the things they wanted to try to do was to try to focus on south Kenton County in Piner. He stated Staff has been working with them to bring the issues to the forefront. He stated the folks in south Kenton County want to do a survey and try to get some focus group meetings going to have the Commission aware of what is going on. He noted one of the things they did was to make a commitment that as they move forward they continue to go back to them to get additional input from the cities and work with them. He stated the problem is they really don't have a group with south Kenton County and this kind of gives them a voice. He stated he would like to give them an endorsement for lack of a better word. Mr. Scribner then stated there are several members of the south Kenton County group that have attended these meetings so communication is really starting to blossom. Mr. Darpel asked for an endorsement on the matter. Mr. France made the recommendation for the endorsement. Mr. Hult seconded the motion. A roll call vote on the matter found Mr. France, Mr. Hult, Ms. Brown, Ms. Carlin, Mr. Coates, Mr. Cook, Mr. Gray, Ms. Hood, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried.

Executive – Mr. Darpel stated they have met and basically they have discussed the budget and to make sure all of the contracts are proper. He stated hopefully within a meeting or two they will have a more formal offering.

Subdivision Regulations – Mr. Darpel stated they met with the group of engineers and they have been meeting several times to discuss what has been going on. He noted they want to go back to some of the development groups to talk about some of the things they have come up with to make sure it's what the people want. Mr. Darpel further stated they have done a lot of the groundwork for them and he

appreciates it.

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

OKI - Mr. Hult stated they did have their meeting and stated the I-71/75 corridor was a topic of discussion. He asked everyone to keep their eyes and ears open for an announcement from the City of Covington.

Report from Legal Counsel - Nothing to report.

Announcements from Staff - Mr. Scribner stated there would be a continuing education opportunity coming up on October 9th at 4:00 p.m. He encouraged everyone to be aware of their hours as they get closer to the end of their two years with regard to their continuing education hours. He further stated if anyone had any questions about their hours to email him and he would have Lori get with them on that. Mr. Darpel stated the Link GIS website training needed to be approved by this body. Ms. Snyder then made the motion to approve it for continuing education hours. Mr. France seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. France, Ms. Brown, Ms. Carlin, Mr. Coats, Mr. Cook, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

General Correspondence: None.

New Business: Mr. James Fausz addressed the Commission with regard to the update of the Kenton County Transportation Plan. He stated Robin Bancroft was present to discuss the plan process to give a brief background of the plan. She stated while it's called an update it's really not an update as they are starting from scratch. She stated there are new factors that are challenging but Staff has been very involved with them in the process. She stated they began work July 1st and it is a year long process. She stated there is an online survey and a dedicated web page that is up and live and she encourages everyone to go visit it to provide input. She stated Halloween is the deadline for having to wrap up the information and data so she encouraged everyone to share the web site information so they could also provide their input. She stated another important partner in the process is TANK and they have just completed their input study and you can look at their website to see what they have done. She also stated they are trying to be very fiscally responsible as TANK has done in the past.

Public Comments: None.

There being nothing further to come before the commission, a motion to adjourn was made by Ms. Snyder and seconded by Ms. Hood to adjourn. All in favor by acclamation. The meeting then adjourned at 7:55 p.m.

APPROVED:

Chair

Date