

“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. Scott Hiles, Director of Infrastructure Engineering.

AGENDA

Mr. Darpel asked for a motion to approve the agenda for April. Ms. Snyder made the motion with Mr. Hult giving the second. All in favor by acclamation. None opposed.

APPROVAL OF THE MINUTES:

Mr. Darpel asked for any corrections or comments with regard to the minutes. Mr. Rogge commented on page four in the motion it states “...approved as submitted by Staff.” He noted the words “by Staff” should be struck. There being no further changes, Mr. Rogge made the motion to approve. Ms. Snyder seconded the motion. A roll call vote found Mr. Rogge, Ms. Snyder, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. Ms. Brown and Mr. Hilgefurd abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel asked for any questions or comments. He commented the issue with Staff services would be dealt with under committee reports. Ms. Snyder then made the motion to approve. Mr. France seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. France, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Gray, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, 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:

W-728 Green Road Subdivision

APPLICANT: Camin Properties, LLC

LOCATION: 13478 Green Road, an approximate 127-acre parcel laying on the west side of Green Road, approximately 600 feet south of Cheval Drive in unincorporated Kenton County

REQUEST: to grant waivers to the requirements of Section 4.0F, Section 4.1E, Section 5.0A, and Section 5.3F of the Kenton County Subdivision Regulations; granting the requests would: (1) waive the restriction that a proposed cul-de-sac street be no longer than 1,200 feet; (2) waive the requirement for left-turn storage and right-turn deceleration lanes at a proposed street intersection with Green Road; (3) waive the requirement that a proposed street contain continuous curb, gutter, and catch basins; and , (4) waive the requirement for sidewalks along

both sides of a proposed street.

Mr. Gailen Bridges recused himself from any voting with regard to the issue due to a conflict of interest.

Staff recommendations and Staff presentation by Mr. Scott Hiles.

NKAPC STAFF RECOMMENDATION:

Recommendation #1: To grant the requested Waiver to Section 4.1 E (2) and not require that a right-turn deceleration lane and left-turn storage lane be provided at the proposed intersection with Green Road. Recommendation #2: To grant the requested Waiver to Section 5.3F and not require that sidewalk be along both sides of the proposed street subject to the following condition: That sidewalk be provided along one side of the proposed street. Recommendation #3: To grant the requested Waiver to Section 4.0F and allow the length of a cul de sac street to be longer than 1,200 feet subject to the following conditions: 1. That two street stubs to serve as large vehicle turnarounds be provided. The turnarounds will at a minimum be constructed to Subdivision Regulations Street Standards and be 20 feet wide, 30 feet in depth and contain curb and gutter and a t-type turnaround at the terminus. The first turn-around shall be provided no further than 1,500 feet from Green Road. The second turn-around shall be provided no more than 1,500 feet from the first, and no more than 1,500 feet from the terminus of the street. 2. That the cul-de-sac radius be increased to a minimum of 45 feet. Recommendation #4: To grant the requested Waiver to Section 5.0A and allow an alternative system of catch basins with a series of cut-outs in the curb that direct storm water into a swale constructed alongside the street subject to the following conditions: 1. That the design is consistent with Sanitations District No. 1's Stormwater Rules and Regulations and Best Management Practices. 2. That the design is shown on subsequent Improvement Drawings and Specifications; and 3. That the design be approved by the authority designated by the Fiscal Court in writing.

Mr. Erpenbeck addressed the Commission and commented on the recommendations of Staff. He stated the first recommendation is to the deceleration lanes. He noted the traffic studies indicated the warrants are so low so he feels it is strong evidence for the waiver. He stated with regard to recommendation #2 their preference would be to have the waiver granted for sidewalks on both sides. He stated their goal is to retain the rural atmosphere of the area. With regard to recommendation #4 he stated they feel this is agreeable and further noted they would like to see one pull off for the fire trucks and would prefer one over two. With regard to the drainage he noted they would like the opportunity to investigate it and work with Staff to come up with something that works. He stated they felt it was a good opportunity to look at the new technology and see if it works. Mr. Darpel asked about the turnaround and asked if Mr. Erpenbeck would look at other options. Mr. Erpenbeck stated there are definitely other options available out there and that this is what the fire department recommended. He further noted they would work with the fire department and Staff to come up with other options. Mr. Gerrein asked about the sidewalks on one side and asked if the topography allowed for sidewalks on one side. Mr. Erpenbeck stated it did but they would prefer to not have them at all.

Mr. Jerry Minyard addressed the Commission and stated he and Ms. Cahill were the owners of the property and would defer to Mr. Erpenbeck for any questions.

Mr. Tony Pangallo addressed the Commission and stated he just registered in case something was missed. He had nothing to add.

At this time Mr. Darpel recessed the public hearing for discussion. Mr. Hult commented on the issue of sidewalks the area seemed to be more suburban than rural. He stated he feels the children that will be in the development deserve to have sidewalks. Mr. Rogge commented that he had no issues with Staff's recommendations. Mr. Logsdon stated the applicant did a good job and Staff did a good job with the proposal as well and he feels it is a step in the right direction. There being no further comments, the hearing was reconvened. Mr. Darpel then read the letter into the record that was received from Chief Ollier of the fire department. He then marked it as an exhibit and made it a part of the record on the issue. The public hearing was then closed. Mr. Sletto made the motion to accept the waiver based on Staff's recommendations with regard to recommendation #1. He noted that strict compliance would create an extraordinary hardship in the face of exceptional conditions. Mr. Rogge seconded the motion. A roll call vote on the matter found Mr. Sletto, Mr. Rogge, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgefors, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried. With regard to recommendation #2, Mr. France made the motion to grant the waiver with the conditions recommended by Staff to provide sidewalks along one side and that strict compliance would create an extraordinary hardship. Mr. Neuspickle seconded the motion. A roll call vote on the matter found Mr. France, Mr. Neuspickle, Ms. Brown, Mr. Coates, Mr. Gray, Mr. Hilgefors, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously. With regard to recommendation #3, Mr. Sletto made the motion to accept the waiver, including the conditions as stated by Staff and on the basis that it would cause undue hardship. Mr. Gerrein seconded the motion. Mr. Rogge suggested amending the motion to allow for more flexibility with the turnarounds. Mr. Hiles recommended it state that two streets stubs that serve as vehicle turn arounds or such as approved by the fire department and the fiscal court. Mr. Sletto approved the motion as amended. A roll call vote on the matter found Mr. Sletto, Mr. Gerrein, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgefors, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Tewes, and Mr. Darpel in favor. The motion carried unanimously. With regard to recommendation #4 Mr. Hult made the motion to grant the waiver based on Staff's recommendations and based on the fact that it is an innovative design. Mr. Sletto seconded the motion. A roll call vote on the matter found Mr. Hult, Mr. Sletto, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgefors, Ms. Hood, Mr. Logsdon, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously. Mr. Bridges recused himself and therefore did not vote on all items.

Ongoing Business:

Reports from Committees:

By-Laws – Mr. France stated they have not met but a few of the members had a brief discussion. Mr. France noted the new committee members are Ms. Snyder, Mr. Sletto, Mr.

Pannunzio, Mr. Gerrein, Mr. Logsdon, Mr. Neuspickle, Mr. Bridges and Mr. France are on the By Laws committee. He stated they will meet and get started.

Direction 2030 (comprehensive plan) – Mr. Darpel stated they are moving forward and encouraged people to go to the web site.

Executive – Mr. Darpel stated the Executive Committee did not meet but he did meet with the head of the NKAPC to discuss the budget. He stated they need to have some more discussion and will be meeting again next week. He noted it is moving forward but there will be a formal meeting next week.

Subdivision Regulations – Mr. Darpel stated not a whole lot is happening at this point. He noted there is not a lot to report.

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

OKI – Mr. Hult stated at the last meeting a lot of time was spent on Route 536 but they are moving forward.

Report from Legal Counsel – Nothing to report.

Announcements from Staff – Nothing to report.

General Correspondence: None.

New Business: Mr. Darpel commented there is a continuing education item that needed approval with regard to the presentation from the engineering group. Mr. France made the motion to approve. Mr. Bridges seconded. All in favor by acclamation.

Public Comments: None.

There being nothing further to come before the commission, a motion to adjourn was made by Ms. Snyder and seconded by Mr. Porter. The motion carried unanimously. The meeting was adjourned at 7:57 p.m.

APPROVED:

Chair _____

Date