

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes

Mr. Paul Darpel, Chair, called the meeting to order at 6:15 p.m. on Thursday, May 1, 2014, 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 | | | | | | | | | |
| Doug Neuspickle | Ryland Heights | | | X | X | X | X | | | | | | | |
| Barry Coates | Covington | X | X | X | X | X | | | | | | | | |
| Gailen Bridges | Kenton Co | | | X | X | X | X | | | | | | | |
| Paul Darpel, Chair | Edgewood | X | X | X | X | X | | | | | | | | |
| Tom France, V.Chair | Ludlow | X | X | X | X | X | | | | | | | | |
| Joe Gray | Covington | | | X | X | X | X | | | | | | | |
| David Hilgefond | Villa Hills | X | X | | | X | | | | | | | | |
| Lynne Hood | Crestview Hills | X* | X | X | X | X | | | | | | | | |
| Marc Hult | Covington | | | X | X | X | X | | | | | | | |
| Keith Logsdon | Lakeside Park | X | X | X | X | | | | | | | | | |
| Joe Pannunzio | Elsmere | X | X | X | X | X | | | | | | | | |
| Stan Porter | Taylor Mill | | | X | | | X | X | | | | | | |
| Mark Rogge | Crescent Spgs | X | X | X | X | X | | | | | | | | |
| Paula Rust | Kenton Cty | | | X | X | X | X | | | | | | | |
| Jack Toebben | Fort Wright | X | X | X | X | X | | | | | | | | |
| Shad Sletto, Treasurer | Fort Mitchell | X | X | X | X | X | | | | | | | | |
| Maura Snyder | Independence | X | X | | | X | X | | | | | | | |
| Joe Tewes | Bromley | 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:

AGENDA

Mr. Darpel asked for a motion to approve the agenda for May. 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. Ms. Snyder made the motion to approve. Ms. Hood seconded. A roll call vote on the motion found Ms. Snyder, Ms. Hood, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Mr. Hult, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein and Mr. Darpel in favor. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel asked for any questions or comments. There being none he then asked for a motion. Ms. Snyder made the motion to accept. Ms. Hood seconded. A roll call vote on the matter found Ms. Snyder, Ms. Hood, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Mr. Hult, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein 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:

PC1403-0002

APPLICANT: City of Erlanger per P. David Hahn, Director of Economic Development

REQUEST: a proposed text amendment to the Erlanger Zoning Ordinance adding "Indoor athletic and recreation facilities" as a permitted use in the IP-1 Zone

Staff recommendations and Staff presentation by Ms. Jenna LeCount.

NKAPC STAFF RECOMMENDATION:

Favorable recommendation of proposed text amendments to the Erlanger Zoning Ordinance adding indoor athletic and recreation facilities as a permitted use within the IP-1 (Industrial Park-One) Zone.

Mr. Hahn addressed the Commission in favor of the issue. He stated he was available to answer any questions. He additionally noted they are in agreement with Staff's report. Mr. Darpel then recessed the public hearing for discussion on the issue. There being none he reopened and then closed the public hearing. He then asked for a motion on the issue. Mr. Hult made the motion to approve based on Staff's recommendations. Mr. Bridges seconded the motion. A roll call vote on the motion found Mr. Hult, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Ms. Hood, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein and Mr. Darpel in favor. The motion carried unanimously.

PC1403-0003

APPLICANT: City of Crestview Hills per Tim Williams, City Administrator

REQUEST: proposed text amendments to the Crestview Hills Zoning Ordinance: (a) adding definitions for "awning or canopy" and "in-home daycare" to Article VII; and (b) adding regulations for awning/canopy signs to Section 14.12

Staff recommendations and Staff presentation by Ms. Jenna LeCount

NKAPC STAFF RECOMMENDATION:

Favorable recommendation of the proposed text amendment to the Crestview Hills Zoning Ordinance adding regulations for awning/canopy signs to Section 14.12.

Mr. Darpel asked if "in-home daycare" was a permitted use within the zone. Ms. LeCount stated it was not and that it was also not a conditional use. Mr. Scribner then clarified the issue as to it being a conditional or permitted use.

Mr. Paul Meier, Mayor of Crestview Hills, stated the concern they have had is the generation of additional traffic. He stated running home daycares has caused an issue with traffic and running in and out. He noted they are trying to reduce the amount of traffic. He further noted they are open to making some changes with the wording if necessary. He stated they are not trying to eliminate the casual babysitting. He stated they would certainly be interested in any suggestions as to additional wording. He further stated they are just trying to give some boundary to the regulations. He also clarified the wording on the awning and stated the signage on the awning is allowed to 40 feet, not the awning itself. Mr. Bridges asked if he didn't think it would be better to be limited by the neighborhood versus the same street. Mr. Meier then stated he could certainly ask the city for their suggestions. Mr. Darpel recessed the public hearing for discussion. There being none, the public hearing was then opened and closed. Mr. Darpel then asked for a motion on the issue. Mr. Gray asked if there would be separate votes. Mr. Darpel stated he felt they should be separated out into two. Mr. Gray made the motion to approve the definition of "awning or canopy," based on Staff's recommendations. Ms. Hood seconded the motion. A roll call vote on the matter found Mr. Gray, Ms. Hood, Mr. Bridges, Mr. Coats, Mr. France, Mr. Hult, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein and Mr. Darpel in favor. The motion carried. With regard to the definition of in-home daycares, Mr. France suggested an informational comment that the city strike the language that they do not reside on the same street as the occupant in favor of something that allows for a measure of distance within a range of the

Comment [MS1]: The mayor's comment was incorrect and he was corrected by Paul Darpel. It makes more sense to just strike it.

occupant. Mr. Rogge seconded the motion. A roll call vote on the motion found Mr. France, Mr. Rogge, Mr. Bridges, Mr. Coates, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein and Mr. Darpel in favor. The motion carried unanimously. With regard to the awning/canopy sign regulations, Mr. Rogge made the motion to approve based on Staff's recommendations. Mr. Gray seconded the motion. A roll call vote on the matter found Mr. Rogge, Mr. Gray, Mr. Bridges, Mr. Coates, Mr. France, Ms. Hood, Mr. Hult, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein and Mr. Darpel in favor. The motion carried unanimously.

W-729 Orphanage Road

APPLICANT: Greenlight Developers

LOCATION: 18 Orphanage Road, an approximate 0.75 acre parcel of land that exists on the north side of Orphanage Road, approximately 400 feet east of Dixie Highway in Fort Mitchell.

REQUEST FOR ACTION: To grant a waiver to the requirements of Section 4.1E of the Kenton County Subdivision Regulations; granting the request would waive the requirement that new driveways be spaced a minimum distance of 600 feet along Orphanage Road.

Staff recommendations and Staff presentation by Mr. Scott Hiles

NKAPC STAFF RECOMMENDATION:

To grant the requested Waiver to Section 4.1E and allow a new driveway to be approximately 18 feet east and 76 feet west of existing access points along Orphanage Road.

Mr. Mark Perkins registered to speak on the issue. He addressed the Commission and stated they agree with the recommendation and will be happy to answer any questions. Mr. Darpel asked if they would be able to keep the tree. Mr. Perkins stated they think they will be able to. He stated they would rather not disturb the tree due to it being 100 years old.

Mr. Darpel recessed the public hearing for discussion. There being none, the public hearing was then reopened and closed by Mr. Darpel. He asked for a motion. Mr. Sletto made the motion to grant the waiver based on Staff's recommendation and that unusual topographical or exceptional conditions exist in order to grant the waiver. Mr. Rogge seconded the motion. A roll call vote on the matter found Mr. Sletto, Mr. Rogge, Mr. Bridges, Mr. Coates, Mr. France, Ms. Hood, Mr. Hult, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Gerrein and Mr. Darpel in favor. The motion carried unanimously.

Ongoing Business:

Reports from Committees:

By-Laws – Mr. France stated they have not met. He stated they did get an email from Dennis relative to fee comparisons. He stated he will forward that to the other committee members. He stated he was thinking about meeting prior to the next regular meeting. Mr. Darpel stated the executive committee would probably be meeting that evening. Mr. France then stated he would see about meeting another time and would get with Dennis on that.

Direction 2030 (comprehensive plan) – Mr. Darpel stated they are moving forward and are on track. He stated they met last week and it went very well and has been very well received. He stated it is a lot of information to go over. Mr. Hult added that the southern Kenton County survey received an unprecedented response of 35%. Mr. Bridges asked if the group could come and address the commission. Mr. Darpel stated they could come at any time to speak before the Commission and that they would just need to be put on the agenda.

Executive – Mr. Darpel stated the Executive Committee did meet. He stated they are still working through the whole deficit and funding issue. He stated Mr. Sletto has done a lot of work about funding and the existing issues. Mr. Darpel stated the NKAPC did meet with the Executive Committee and stated they would like to control their own budget. He further noted he feels that is important. He then stated that NKAPC has proposed to forgive the amount owed to them and to provide services for the next fiscal year free of charge, while working with KCPC on the fees being charged. Mr. Darpel stated this would be for the next year and would then go from there. Mr. Smith stated if the Commission is in agreement, to authorize the Executive Committee to go ahead and work with NKAPC to formulate a joint resolution with NKAPC to oversee this. Mr. Rogge then made the motion to allow the executive committee to formulate a joint resolution with NKAPC. Mr. Hult seconded the motion. A roll call vote on the matter found Mr. Rogge, Mr. Hult, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Ms. Hood, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein and Mr. Darpel in favor. The motion carried unanimously.

Subdivision Regulations – Mr. Darpel stated they met with the task force and they were pleasantly surprised with how it came together. He stated they will meet in the coming weeks to discuss it further. Mr. Hiles stated the time frame they are now looking at is four months to when they will have something to present to the Commission. Mr. Hiles stated he wanted it on the record that they have only received part of the engineer's elements and have begun working through them, but that they have not received all of the recommendations. He stated this is what will take four months for them to get through.

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

OKI – Mr. Hult stated the most startling fact revolves around the Federal Transportation Plan. He stated as you know the transportation bill needs to be reauthorized from time to time and folks were thinking the bill that funds us all would last until September 30th. He stated apparently the Senate has decided to do a major conceptual overhaul and the House is not touching that so likelihood if it passing in Congress appears to be nil. He noted this was known. He further commented that what was not known is that the funding will hit a wall sometime this summer, possibly in July, so the train wreck is upon us and there is not much that can be done except to contact the Kenton County legislators to come to some agreement.

Mr. Bridges noted the farm tour is this weekend. He added it is not as big as the farm tour in the fall but it is gaining speed.

Report from Legal Counsel – Nothing to report.

Announcements from Staff – Mr. Scribner stated on May 14th there would be a continuing education opportunity from 4-5:30. He stated there is no need to R.S.V.P for this and it will

account for 1.5 hours of continuing education credit hours.

He also added that he hopes everyone will be in attendance for the June meeting as there are already six items on the agenda for next month.

General Correspondence: None.

New Business: Mr. Darpel commented there is a request from the City of Crescent Springs to claim funds for the project for The Reserves at Buttermilk. Mr. Darpel stated he would like to request the commission authorize the executive committee to call the bond on this project. Mr. Hult made the motion to call the bond. Mr. Rogge seconded. A roll call vote on the matter found Mr. Hult, Mr. Rogge, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Ms. Hood, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein and Mr. Darpel in favor. The motion carried unanimously.

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. France. All in favor by acclamation. The meeting was adjourned at 7:31 p.m.

APPROVED:

Chair_____

Date