

**KENTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Minutes**

Mr. Paul Darpel, Chair, called the meeting to order at 6:15 p.m. on Thursday, June 5, 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	X							
Paul Darpel, Chair	Edgewood	X	X	X	X	X	X							
Tom France, V.Chair	Ludlow	X	X	X	X	X	X							
Joe Gray	Covington		X	X	X	X	X							
David Hilgefurd	Villa Hills	X	X		X		X							
Lynne Hood	Crestview Hills	X*	X	X	X	X	X							
Marc Hult	Covington		X	X	X	X	X							
Keith Logsdon	Lakeside Park	X	X	X	X									
Joe Pannunzio	Elsmere	X	X	X	X	X	X							
Stan Porter	Taylor Mill		X		X	X	X							
Mark Rogge	Crescent Spgs	X	X	X	X	X								
Paula Rust	Kenton Cty		X	X	X	X	X							
Jack Toebben	Fort Wright	X	X	X	X	X	X							
Shad Sletto, Treasurer	Fort Mitchell	X	X	X	X	X	X							
Maura Snyder	Independence	X	X		X	X	X							
Joe Tewes	Bromley	X	X	X	X		X							
Carl Gerrein	Park Hills	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. Andy Videkovich, Senior Planner and Mr. Ed Dietrich, Principal Planner.

### **AGENDA**

Mr. Darpel asked for a motion to approve the agenda for June. Ms. Snyder made the motion with Ms. Hood seconding the motion. A roll call vote on the motion found Ms. Snyder, Ms. Hood, Mr. Bridges, Mr. Gray, Mr. France, Mr. Hilgefurd, Mr. Hult, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

### **APPROVAL OF THE MINUTES:**

Mr. Darpel asked for any corrections or comments with regard to the minutes. Ms. Snyder made the motion to approve. Mr. Gerrein seconded. A roll call vote on the motion found Ms. Snyder, Mr. Gerrein, Mr. Bridges, Mr. Gray, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Tewes and Mr. Darpel in favor. The motion carried.

### **RECEIPTS AND EXPENDITURES:**

Mr. Darpel stated receipts and expenditures would be addressed under Reports from Committees.

### **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:**

#### **PC1404-0002**

**APPLICANT:** Habitat for Humanity of Greater Cincinnati per Adam Nelson

**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

Motion made to table for a period of up to six months. Mr. Bridges made the motion to table with Mr. Sletto seconding the motion. A roll call vote on the motion found Mr. Bridges, Mr. Sletto, Mr. Gray, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Mr. Rust, Mr. Toebben, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried.

#### **PC1404-0001**

**APPLICANT:** City of Ludlow per Ken Wynn, Mayor

**REQUEST:** proposed text amendments to the Ludlow Zoning Ordinance: (1) reducing the separation distance of electronic message boards from property within residential zoning

districts from 200 feet to 60 feet; (2) increasing the maximum size of pole and ground signs in the NC (Neighborhood Commercial) and SFC (Special Function Commercial) Zones from 25 square feet to 60 square feet, and to allow automatic changeable copy on these signs; and, (3) adding a new section to permit sidewalk signs in the NC (Neighborhood Commercial)

Staff recommendations and Staff presentation by Mr. Andy Videkovich

**NKAPC STAFF RECOMMENDATION:**

With regard to request (1); Unfavorable recommendation on the proposed text amendment reducing the separation distanced of electronic message boards from property within residential zoning districts from 200 feet to 60; with regard to request (2); Unfavorable recommendation on the proposed text amendments increasing the maximum size of pole and ground signs in the NC (Neighborhood Commercial) and SFC (Special Function Commercial) Zones from 25 square feet to 60 square feet, and to allow automatic changeable copy on these signs; with regard to request (3) Favorable recommendation on the proposed text amendment adding a new section to permit sidewalk signs in the NC (Neighborhood Commercial) Zone.

Mr. Nottingham registered to speak in favor of the issue and addressed the Commission stating he was available to answer any questions. Mr. Tewes stated this seems like a huge increase in terms of the traffic that travels through that area. The public hearing was then recessed for discussion amongst the Commissioners. There being none, the hearing was reconvened and he then called for a motion. Mr. Darpel asked for a motion for the first request with regard to electronic message boards being reduced from 200 to 60 feet. Mr. Sletto made the motion to approve. Mr. France seconded the motion. A roll call vote on the motion found Mr. Sletto, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Pannunzio, Mr. Porter, Mr. Toebben, Ms. Snyder and Mr. Tewes in favor. Mr. Bridges, Mr. Gray, Mr. Hult, Ms. Rust, Mr. Toebben, Ms. Snyder and Mr. Gerrein voted against. The motion carried. With regard to the request to increase the maximum size of pole and ground signs, Mr. Sletto made the motion to approve based on the fact that it is an urban environment and the maximum amount allowed is 15 units per net acre. Mr. France seconded the motion. A roll call vote on the motion found Mr. Sletto, Mr. France, Mr. Pannunzio, Mr. Toebben, Mr. Tewes and Mr. Darpel in favor. Mr. Bridges, Mr. Gray, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Porter, Ms. Rust, Ms. Snyder and Mr. Gerrein voted against. The motion did not carry. That being such, Mr. Darpel asked for another motion on the issue. Mr. Hilgefurd then made the motion to deny the application with regard to increasing the maximum size of pole and ground signs on the basis of the information and testimony received. Mr. Gray seconded the motion. A roll call vote on the motion found Mr. Hilgefurd, Mr. Gray, Mr. Bridges, Mr. Hult, Mr. Porter, Ms. Rust, Ms. Snyder and Mr. Gerrein in favor. Mr. France, Mr. Pannunzio, Mr. Toebben, Mr. Sletto, Mr. Tewes and Mr. Darpel voted against. With regard to the third request, adding a new section to permit sidewalk signs in the NC zone, Mr. France made the motion to approve the motion as recommended by Staff. Mr. Bridges seconded the motion. A roll call vote on the motion found Mr. France, Mr. Bridges, Mr. Gray, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

**\*The following two items were combined for purposes of the meeting**

**PC1404-0003**

**APPLICANT:** City of Crescent Springs

**LOCATION:** an approximate 29-acre area located at the north corner of the intersection of Buttermilk Pike and Anderson Road

**REQUEST:** a proposed map amendment to the Crescent Springs Zoning Ordinance changing the described area from PO (professional office zone), R-2 (multi-family residential zone), R-1F (single-family residential zone), and NC (neighborhood commercial zone) to MLU-2 (mixed land use two zone)

**PC1404-0004**

**APPLICANT:** City of Crescent Springs per George Ripberger, Public Services Director

**REQUEST:** proposed text amendments to the Crescent Springs Zoning Ordinance to: (1) remove the current definition of "Hotel/Motel" from Article VII, Definitions, and add definitions for "Hotel/Motel", "Research and Development Facility", and "Tavern"; and, to (2) add the Mixed Land Use 2 (MLU-2) Zone to Article X, Zones, along with necessary cross references to other sections of the Zoning Ordinance

Staff recommendations and Staff presentation by Mr. Ed Dietrich

**NKAPC STAFF RECOMMENDATION:**

Favorable recommendation of the proposed map amendment to the Crescent Springs Zoning Ordinance changing the described area from R-1F (a single-family zone), R-2 (a multi-family zone with a maximum density of 15 dwelling units per net acre), PO (Professional Office), and NC (Neighborhood Commercial) to MLU-2 (Mixed Land Use Two) zone.

**NKAPC STAFF RECOMMENDATION:**

Favorable recommendation of the proposed text amendment to the Crescent Springs Zoning Ordinance adding the Mixed Land Use Two (MLU-s) Zone to Article X, Zones, along with necessary cross references to other sections of the Zoning Ordinance.

Mr. Ripberger addressed the Commission and stated this area currently contains four different zones. He stated in recent years there has been a lot of pressure to convert the single family homes. He noted Buttermilk Pike from Walgreens to Harrison Avenue is professional office. He stated they are constantly getting calls to put something commercial in that area. He stated what the city is trying to do basically with a lot of the ongoing concerns, is to come up with one zone that would accommodate everybody. He noted the other problem in that area is the traffic. He noted they've tried resetting the timers and working with the state to coordinate traffic lights which works sometimes and sometimes it doesn't. He stated they have looked at alternate routes with regard to the traffic. He further noted this application has been months of meeting with different people to get their recommendations on what to do with the area and how best to address the issues with the area, but at the same time address the residential requirements. He then noted the map agreement is in compliance with the Comprehensive Plan. Mr. Sletto asked about the parking requirements and why they are recommending no parking in the front of the buildings. Mr. Dietrich commented the parking requirements are the way they are because it is designed to be more of a town center type area. Mr. Darpel then added his concerns about limiting what type of roof and parking etc. for this zone would do in making so many of the buildings non-conforming. He stated it could also affect how a business could get financing due to being a nonconforming use. Mr. Ripberger stated he understood and maybe the line could be moved and stated they are not going to be able to make everyone happy. Mr. Ripberger further stated it's not so much the traffic but residents' concerns with two families. Mr. Hilgefurd stated he feels like it's every three or four years the City of Crescent Springs is trying to turn Harris

into a commercial street.

Mr. Pompei passed and had nothing to add stating Mr. Ripberger addressed the issues properly.

Mr. Anthony Secrist addressed the Commission in favor and stated he is 100% in favor of rezoning all of the 29 acres. He noted he owns property in the area and he is ready for the area to move forward. He further noted he has been approached by several developers in the recent years but these have all been pending the result of a zone change. He stated the interest in high with new developers and they will go elsewhere if they find opposition they move on. He additionally noted since the new Field and Stream has gone in, other developers have increased their desire to get in the area. He stated he would like to see it developed and would like to see new development come to the area. Mr. Bridges asked if it mattered if Harris was included or not. Mr. Secrist stated it did not.

Mr. Stover addressed the Commission in favor and stated he purchased a property over twenty years ago as an investment to rent. He stated at that time, Queen City was a little gravel road. He stated things have changed and Anderson Road is no longer a two lane country road and the area on the other side is now a commercial area. He stated renting is now becoming more and more difficult for his property. He stated he would have to make the rent high enough to make it worthwhile but added not many want to live across from such a busy area. He further noted he has tried to sell it four times over the years and was told no one would want to live across from commercial and raise a family. He additionally stated he is having difficulty renting it. He stated over the past two years he has been approached by two different developers about turning into a commercial development. He stated Crescent Springs would benefit from the commercial retail and he thinks it is a win-win for all concerned. Mr. Bridges again asked if including Harris would affect what he wants to do or not. He stated he doesn't have a problem moving the blue line to the other side of Harris.

Mr. Joe McCarthy addressed the Commission against the issue and stated if approved, this would expand the area to a variety of commercial operations. He stated he and his wife are both retired and moved to the area in 2009. He stated the area is peaceful, quiet and secluded. He stated if this is approved this could negatively impact the way of life they have. He stated they are not anti-business but this request is so broad and it would be disruptive in a residential setting. He further stated if approved this would change their quiet neighborhood in to a bustling area. He stated he would have no choice but to list his condo and move to a more desirable area.

Ms. Clare Moriconi addressed the Commission against the issue and stated she has lived in the City of Crescent Springs since 1943. She stated they moved to their condo in 2009 and it was a big decision and quite a large investment. She stated they are not anti-business and she realizes cities need business to grow. She stated she does not understand how a city can justify zoning a residential area to a MLU-2 zone. She said if this is approved, they could have businesses built 25 feet from their home. She stated she would hate to have it any other way because of all the people that live in the area that would be rezoned. She noted the understand the homes long Anderson Road want to have the area changed so they can sell their homes to be commercial, but to change the entire area doesn't make sense. She stated to compromise she is suggesting a buffer zone.

Mrs. Dawn Johnson addressed the Commission and stated she and her husband own property in the area. She stated she is worried about MLU-2 because it casts too wide of a net. She stated if you want to rezone it, that is fine, but to figure out what it is they want to go in. She stated someone needs to say what they want to put in there so the city isn't left open to what they don't want. She noted they have lived in the neighborhood for seventeen years and when the town center went in the traffic has been horrendous. She stated that is an awful area to turn left at and if this is approved, this area needs to be looked at closely in terms of safety.

Mr. Jeff Smith addressed the Commission and stated he's lived in the community for about twenty-five years. He stated it feels like they are at the Commission about every five years fighting the city against redevelopment and they are getting pretty tired of it. He stated he doesn't understand why the city wants to encroach onto their residential area on Harris. He stated he is not against development but he would hate to see something coming in that shouldn't be there. He stated he feels like they just keep downgrading their area back there and he would like to see this denied. He further stated the line drawn splits his property into two different zones and wanted to know why that was done and what was the reasoning behind it. Mr. Darpel stated the chances are the property was probably like that when he bought it and he is a permitted use in either zone. He also stated if this zone change is granted his property won't be able to be developed and he had thought about putting another small residence on this property. He stated with forty-one permitted uses there is a lot of stuff that can be thrown in there.

Mr. Rodney Sabo addressed the Commission as a neutral party and stated he is a partner and property owner in the area. He stated he wanted to make a clarification and noted they were the ones to ask for the R-2 zone a couple years ago to put in a couple condo buildings. He stated they would like to think they intend to develop it but with the economy they have held off on that. He further stated the consideration with having the parking behind the buildings presents a nice street scape, but not for the folks that are behind the development. He further noted there needs to be some consideration for the folks on Ireland and he thinks there needs to be some work done for the area. He stated his concern is the buffering to the residential properties and is asking what the buffering would be around it. He then stated a couple of residents on Ireland Avenue did not receive a packet and he did not as well with regard to the proposed zone change. Mr. Darpel stated they would have to check on that but if they are an adjoining property owner they should have received a packet.

Mr. Ripberger addressed the buffering question between the R-2 and R-1 and noted that the buffering requirements existing include old requirements involving the planting of pine trees.

Mr. Stover stated in rebuttal that he did not receive a packet either, and some residents did not even get a notice. He commented further that one developer is interested in trying to help with the traffic issue.

Mr. Bridges and Mr. Hilgefurd both commented that the majority of the area outlined in blue is not in compliance with the Comprehensive Plan. Mr. Hilgefurd noted the MLU-2 zone itself is not in compliance with the Comprehensive Plan. They further noted a very small section is actually in compliance with the Comprehensive Plan.

Mr. Darpel then recessed the public hearing for discussion amongst the Commissioners. Mr. Bridges commented he doesn't think it's in compliance with the comprehensive plan with most

of the area being in pink and he doesn't see how it can, in any way, shape, or form, say it is compliance with the Comprehensive Plan. He stated the other problem he has is this would create a bad situation for Harris Avenue. Mr. Gray stated he doesn't think the problem is going to be alleviated by moving the line back. Mr. Hult stated this needs more planning. Mr. Sletto commented that he agreed with Mr. Darpel in that there are too many design restrictions with what is proposed. The public hearing was reconvened and closed. Mr. Darpel then asked for a motion on the map amendment. Mr. Hilgefurd made the motion to disapprove the map amendment based on testimony heard and the information presented. Mr. Sletto seconded the motion. A roll call vote on the motion found Mr. Hilgefurd, Mr. Sletto, Mr. Bridges, Mr. Gray Mr. France, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously. Mr. Darpel then asked for a motion on the text amendment. Mr. Sletto made the motion to deny the text amendment based on the comments heard and the need for more buffering. Mr. Toebben seconded the motion. A roll call vote on the motion found Mr. Sletto, Mr. Toebben, Mr. Bridges, Mr. Gray, Mr. France, Mr. Hilgefurd, Mr. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter Ms. Rust, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously. With regard to issue involving the definition of hotel/motel and taverns, Mr. Hilgefurd made the motion to approve the text amendments for the reasons stated by Staff and the testimony heard. Mr. Gray seconded the motion. A roll call vote on the motion found Mr. Hilgefurd, Mr. Gray, Mr. Bridges, Mr. France, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously

At this time (8:45) a five minute break was taken.

**PC1404-0006**

**APPLICANT:** City of Fort Mitchell per Chris Wiest, Mayor

**REQUEST:** proposed text amendments to the Ft. Mitchell Zoning Ordinance changing the requirements for Class 5 Individual Letter wall signs: (1) allowing logos to be taller than 36 inches in height; (2) redefining the meaning of a separate business as it pertains to limitations on the number of signs permitted; and (3) modifying the number and size of signs permitted for buildings that are adjacent to an interstate highway, having three or more stories, and located within an IP Zone.

Staff recommendations and Staff presentation by Mr. Andy Videkovich

**NKAPC STAFF RECOMMENDATION:**

With regard to request #1; Favorable recommendation on the proposed text amendment allowing logos to be taller than 36 inches in height; with regard to request #2, Favorable recommendation on the proposed text amendment redefining the meaning of a separate business as it pertains to limitations on the number of signs permitted; and with regard to request #3, Favorable recommendations on the proposed text amendment modifying the number and size of signs permitted for buildings that are adjacent to an interstate highway, having three or more stories, and located within a PO Zone, and unfavorable recommendation on the proposed text amendment increasing the size of Class 5 signs for buildings within a PO Zone and with 3 or more stories.

Mr. Moriconi registered to speak in favor of the issue. He noted as far as the language, the way it was understood was separate leases vs. separate rentals. Mr. Moriconi stated they pretty

much agree with all of the proposal except for the square footage. He stated to remain competitive with adjacent cities, the city is trying to be flexible. He stated the goal is to limit the signs to four total per building. He stated with regard to this particular tenant, it is a deal breaker if they cannot get the signage they are requesting.

Mr. Hilgefjord stated he has a hard time understanding why there is a limit on the square footage since most of these face the expressway. Mr. Darpel then recessed the public hearing for discussion. There being none, the public hearing was then reconvened and closed. Mr. Sletto then made the motion to approve the text amendment with regard to request #1 based on Staff recommendations. Mr. Hult seconded the motion. A roll call vote on the matter found Mr. Sletto, Mr. Hult, Mr. Bridges, Mr. Gray, Mr. France, Mr. Hilgefjord, Ms. Hood, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toeppen, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously. Mr. Sletto made the motion to approve request #2 based on the recommendations of Staff. Mr. Hult seconded the motion. Mr. Darpel stated there is a request to clarify the language as to renting vs. leasing. Mr. Sletto agreed as far as the motion was concerned with the clarification of the language. A roll call vote on the motion found Mr. Sletto, Mr. Hult, Mr. Bridges, Mr. Gray, Mr. France, Mr. Hilgefjord, Ms. Hood, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toeppen, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously. With regard to request #3, Mr. Sletto made the motion to approve based on Staff's recommendation. Ms. Snyder seconded the motion. A roll call vote on the matter found Mr. Sletto, Ms. Snyder, Mr. Bridges, Mr. France, Mr. Hilgefjord, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toeppen, Mr. Gerrein and Mr. Darpel in favor. Mr. Gray and Mr. Tewes voted against. The motion carried.

#### **PC1405-0001**

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

**REQUEST:** proposed text amendments to the Ft. Mitchell Zoning Ordinance: (1) adding a definition for "Sign, Banner" and amending the definition for "Sign, Temporary"; (2) amending the regulations pertaining to temporary signs and banners on lots within non-residential zones; (3) removing banners from the list of prohibited signs; (4) increasing the number and size of detached signs allowed in institutional zoning districts; and (5) increasing the allowable size of window and wall signs within the SC (Shopping Center) Zone.

Staff recommendations and Staff presentation by Mr. Andy Videkovich

#### **NKAPC STAFF RECOMMENDATION:**

With regard to request #1, favorable recommendation on the proposed text amendment adding a definition for "Sign, Banner", subject to the condition that "banners" be deleted from the definition of "Sign, Temporary"; and Unfavorable on the proposed recommendation modifying the definition for "Sign, Temporary" to include a time limit. With regard to request #2, Favorable recommendation on the proposed text amendments amending the regulations pertaining to temporary signs and banners on lots within non-residential zones and removing banners from the list of prohibited signs. With regard to request #3, favorable recommendation on the proposed text amendment increasing the number and size of detached signs allowed in institutional zoning districts, subject to the condition that automatic changeable copy signs are allowed in institutional zones. With regard to request #4, favorable recommendation on the proposed text amendment increasing the allowable size of window and wall signs within the SC (Shopping Center) Zone.



Mr. Tim Williams addressed the Commission in favor and stated they think it will improve the clarity and administration on these particular items. He stated he was available to answer any questions. Mr. Darpel then closed the public hearing for discussion. There being none, the hearing was then reconvened and closed. Mr. Hult made the motion to approve all items as stated in the requests based on Staff's recommendations. Ms. Hood seconded the motion. A roll call vote on the issue found Mr. Hult, Ms. Hood, Mr. Bridges, Mr. Gray, Mr. France, Mr. Hilgefjord, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

**Ongoing Business:** *None*

**Reports from Committees:**

*By-Laws* – Mr. France stated they have not met.

*Direction 2030* (comprehensive plan) – Mr. Darpel stated they have a letter from Mr. Schneider that was read into the record regarding ongoing efforts. Mr. Darpel stated they have done a great job in getting the word out as to what they are doing. He further noted they will put him on the agenda. Mr. Bill Schneider then addressed the Commission briefly and stated he appreciated the opportunity to bring the story before the Commission. He stated based on his research and conversations with neighbors, his feeling is there is a catch 22 in terms of urban vs. non-urban services. He stated he doesn't think there is a clear definition of those and of basic services. He additionally stated he doesn't see a plan to provide basic services until an area is developed. He then stated in that disconnect he feels he suffers and others do to in terms of not getting those basic services. He stated he thinks it's the way the 1996 comprehensive plan is interpreted. He further stated he feels like everyone will win with a comprehensive plan and reap the benefits. He then asked if there is a process for ensuring that the final comprehensive plan due to be released in August will include the stakeholder's thoughts and wishes. Mr. Darpel then stated they look forward to hearing from him next month.

*Executive* – Mr. Darpel stated they would discuss the receipts and expenditures as noted at the start of the meeting. He stated they have been trying to figure out the budget based on the auditor's report. Mr. Darpel stated the KCPC will take over the debt but they want to run the finances and basically have the NKAPC roll over into their budget. He stated they went over the various issues and long story short, Gary Edmonson offered to basically say is what is making us go in the red each month is staff services. He stated in order to get all this accomplished, they are working over the next couple of weeks to simplify things with the KCPC. He stated they will provide the funding for the Staff services. Mr. Darpel further stated they are proposing the KCPC will give the Commission the money to pay for staff services so the Commission doesn't continue to appear in the red. Mr. Darpel referenced the existing receipts and expenditures, and stated it is already showing a deficit. He stated Shad has spent a lot of time and energy and also met with the auditor in going over all these items. Mr. Darpel stated technically a budget has to be approved by the end of the fiscal year which is June 30<sup>th</sup>. He then stated they may call a special meeting to go over this and come to some conclusion. Mr. Smith stated in summary they want to carry a line item in their budget and for the Commission to carry a line item in the budget for the staff services and that the money would be infused back into the Commission's budget and all would be basically a wash. Mr. Sletto then reviewed the spreadsheet prepared highlighting the current state of the finances for the Commission. Further discussion was had on how to better understand the KCPC and how they will cover

Staff expenses for the NKAPC. Mr. Darpel stated he needed a motion to continue discussions with the KCPC executive committees. Mr. Hult then made the motion. Mr. Hilgefurd seconded the motion. A roll call vote on the motion found Mr. Hult, Mr. Hilgefurd, Mr. Bridges, Mr. Gray, Mr. France, Ms. Hood, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

*Subdivision Regulations* – Mr. Darpel stated they have a meeting set up with the engineers to finalize what they have set up. He said they are continuing to move forward.

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

*Reports from Commission members:* Mr. Hult stated he attended a conference and received a certificate for seven hours of continuing education.

*Report from Legal Counsel* – Nothing to report.

*Announcements from Staff* – Mr. Videkovich noted the last meeting before the Comprehensive Plan gets submitted will be held in the Crestview Shopping Center. He stated he knows everyone is busy but if any Commissioners can attend a meeting that would be great.

*General Correspondence:* None.

*New Business:* None.

*Public Comments:* None.

There being nothing further to come before the commission, a motion to adjourn was made by Mr. France and seconded by Mr. Hult. All in favor by acclamation. The meeting was adjourned at 10:31 p.m.

APPROVED:

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Chair \_\_\_\_\_

Date