

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes

Mr. Tom France, Vice Chair, called the meeting to order at 6:15 p.m. on Tuesday, July 8, 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			X						
Doug Neuspickle	Ryland Heights		X	X	X	X								
Barry Coates	Covington	X	X	X	X	X		X						
Gailen Bridges	Kenton Co		X	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	X						
Joe Gray	Covington		X	X	X	X	X	X						
David Hilgefurd	Villa Hills	X	X		X		X	X						
Lynne Hood	Crestview Hills	X*	X	X	X	X	X	X						
Marc Hult	Covington		X	X	X	X	X	X						
Keith Logsdon	Lakeside Park	X	X	X	X			X						
Joe Pannunzio	Elsmere	X	X	X	X	X	X	X						
Stan Porter	Taylor Mill		X		X	X	X							
Mark Rogge	Crescent Spgs	X	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	X						
Maura Snyder	Independence	X	X		X	X	X							
Joe Tewes	Bromley	X	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: Martin Scribner.

AGENDA

Mr. France asked for a motion to approve the agenda for June. Mr. Bridges made a motion to move the presentation by the Kenton County Citizens group to just after the public hearing. He then made the motion to approve the agenda as amended. Mr. Keith Logsdon seconded the motion. All in favor by acclamation. None opposed.

APPROVAL OF THE MINUTES:

Mr. France asked for a motion to approve the minutes from June. A motion was then made by Mr. Tewes and seconded by Mr. Gray. A roll call vote on the motion found Mr. Tewes, Mr. Gray, Mr. Bridges, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Pannunzio and Mr. Sletto in favor. Ms. Brown, Mr. Coates, Mr. Logsdon and Mr. Rogge abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. France asked for a motion regarding receipts and expenditures. Mr. Hilgefurd made the motion to accept. Ms. Brown seconded the motion. A roll call vote on the motion found Mr. Hilgefurd, Ms. Brown, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Rogge, Mr. Sletto and Mr. Tewes 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 1406-0001

APPLICANT: City of Fort Wright per Mayor Joseph Nienaber

REQUEST: proposed text amendments to the Fort Wright Zoning Ordinance adding "Exercise/Fitness Equipment Sales" to the list of permitted uses within the LHS (Limited Highway Service) Zone, along with specific off-street parking requirements

Staff recommendations and Staff presentation by Mr. Martin Scribner

NKAPC STAFF RECOMMENDATION:

Unfavorable recommendation of the proposed text amendment to the fort Wright Zoning Ordinance adding "Exercise/Fitness Equipment Sales" to the permitted uses within the LHS (Limited Highway Service) Zone, along with specific off-street parking requirements.

Mr. Tim Mahoney registered to speak in favor of the issue. He addressed the Commission and stated there are currently two hotels in the area and one is vacant. He further stated with the circumstances, council felt this was a good time to get this submitted. He additionally noted this will be the only area in Ft. Wright where LHS will exist. He added this was a site that is

somewhat distressed and this will spruce it up. He additionally noted he does not know of any specific tenant. Mr. Hult asked if the tenant would be leasing or purchasing the property. Mr. Maloney stated they would be purchasing the property.

Mr. Tim Theissen addressed the Commission in favor and stated he is representing Bob Alpers and Joe Lawry who want to purchase one of the properties. He stated the site in question most recently is the Schimmers Building. He stated it is a large building at 18,000 square feet and noted it has been closed for the past year and a half. He additionally noted Bob Alpers will be one of the tenants. He stated he wants to put a small retail building out in the front. He further noted back in the warehouse portion of the building is where he would store the equipment. He additionally stated the business would be strictly sales and not a workout facility. He noted the building would be updated and brought up to code per discussions with the city. He stated the city is thrilled with this type of use because it is a low parking requirement use. He further noted it is a good use for the city and tenant. Mr. Theissen stated there are 42 parking spaces and they will never use all those. He additionally noted the majority of the building will be retail. Mr. Theissen stated they are under a bit of a time crunch as they have to be out by the end of August when closing occurs. Mr. Theissen stated council voted unanimously to send it to the Commission for approved and commented that no one showed up at council meetings in opposition. He further noted no one showed up to speak in opposition before the Commission so therefore they are asking for the Commission's approval on the issue. He then stated he didn't have anything else to add. The public hearing was then recessed for discussion amongst the Commissioners. Mr. France commented that a good thing since you have a tenant proposed to come into a vacant building which is always a good thing. He further commented with the hospital right next store that was another plus. Mr. Sletto stated he didn't see any reason why this would be a detriment to the area. Mr. Logsdon stated that area has been in flux for years and he commented he hates to do planning by text amendment, but this could be a good thing. Mr. Hilgefurd commented he always wondered why that area was limited to highway service. He stated would question the zoning of the three properties. The public hearing was then reconvened and closed. Mr. France asked for a motion on the issue. Mr. Sletto then made the motion to approve based upon the definite improvement in economic conditions and the evidence/testimony given. Mr. Hult seconded the motion. A roll call vote on the issue found Mr. Sletto, Mr. Hult, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Logsdon, Mr. Pannunzio, Mr. Rogge and Mr. Tewes in favor. The motion carried unanimously.

Presentation by South Kenton County Citizen Group

Mr. Bill Schneider addressed the Commission along with Kathy Donahue. They thanked the Commission for letting them speak. Mr. Schneider stated they just wanted to share their report and what they've been doing. He noted Dr. Lori Garkovich prepared the study for the group. He then highlighted the hopes and visions for Southern Kenton County and survey results obtained by Dr. Garkovich. He noted from the report their number one concern is public water as well as access to or better cell phone, cable and high speed internet service that is needed, especially for those with home businesses. He noted there are 6000 homes without a hydrant within 1000 feet and residents are concerned with that. Another concern is with road improvements that are needed in Southern Kenton County. He stated their data shows Southern Kenton County is both a rural and agricultural landscape. Kathy Donahue commented that it was quite telling the number of responses they received which is roughly 800 out of 1000. She noted some of the comments were quite lengthy and that shows the people's dedication to Southern Kenton County. She additionally noted they plan to hold a forum in the fall to brainstorm together. Ms. Donahue further commented they want to have a voice as to

what happens in Kenton County and know about things ahead of time so they can contribute and take action. Mr. France then thanked them for coming and for sharing their passion for the cause.

Ongoing Business:

Reports from Committees:

By-Laws – No meeting held.

Executive – Mr. France noted they met to recommend to the full Commission regarding recommendations for the new contract language. Mr. Smith stated the Commission approved the agreement so it will be in place from here on out. He said he thinks it will be good to the KCPC as a whole. Mr. France commented on all the work Matt Smith and Paul Darpel put into the effort.

Direction 2030 (comprehensive plan)/*2020 Sourcebook* (model zoning ordinance) – Mr. Scribner stated the citizens group has been a huge help. He stated it has also helped to establish a relationship with the citizens in that part of the county that they've never really had before. He also thanked the Commissioners for coming June 18th to the town meeting. He stated they didn't get much input but will change things in the future. He stated staff is planning to make an application for the comprehensive plan for September. He asked that the Commissioners please keep that open because this is an important meeting. He stated there will be an informational meeting on Wednesday July 23 from noon – 1:00 and from 5:30-6:30 and also on July 31st from noon to 1:00 and from 5:30-6:30. He stated Commissioners only need to attend one of them. He further stated they want to make sure everyone understands about the comprehensive plan.

Reports from Commission Members – Mr. Hult stated the OKI meeting for July was canceled.

Reports from Legal Counsel – Nothing to report

Announcements from Staff – Mr. Hult is requesting a four hour credit for the class he attended recently. A motion was made by Mr. Bridges and seconded by Mr. Logsdon. A roll call vote on the motion found Mr. Bridges, Mr. Logsdon, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgefjord, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Rogge, Mr. Sletto and Mr. Tewes in favor. The motion carried unanimously.

General Correspondence: None.

Public Comments: None.

There being nothing further to come before the commission, a motion to adjourn was made by Mr. Rogge and seconded by Mr. Hilgefjord. The motion carried unanimously. The meeting was adjourned at 7:56 p.m.

APPROVED:

Chair _____

Date