

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Paul Darpel, Chair, called the meeting to order at 6:15 p.m. on Thursday, December 4, 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 PDS Building in Fort Mitchell. Attendance of members (for this meeting as well as those during the year to date) was as follows.

		2014												
Member	Jurisdiction	J a n	F e b	M a r	A p r	M a y	J u n	J u l	X	S e p	O c t	N o v	D e c	
Diane Brown	Erlanger	X	X		X			X	X	X	X	X	X	
Doug Neuspickle	Ryland Heights		X	X	X	X			X		X	X		
Barry Coates	Covington	X	X	X	X	X		X	X	X	X	X	X	
Gailen Bridges	Kenton Co		X	X	X	X	X	X	X	X	X	X	X	
Paul Darpel, Chair	Edgewood	X	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	X	X	
Joe Gray	Covington		X	X	X	X	X	X	X	X	X	X	X	
David Hilgeford	Villa Hills	X	X		X		X	X	X	X		X	X	
Lynne Hood	Crestview Hills	X *	X	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			X	X	X	X	X	X	
Joe Pannunzio	Elsmere	X	X	X	X	X	X	X	X	X	X	X	X	
Stan Porter	Taylor Mill		X		X	X	X		X	X	X	X		
Mark Rogge	Crescent Spgs	X	X	X	X	X		X	X	X	X		X	
Paula Rust	Kenton Cty		X	X	X	X	X		X	X	X	X	X	
Jack Toebben	Fort Wright	X	X	X	X	X	X		X	X	X	X	X	
Shad Sletto, Treasurer	Fort Mitchell	X	X	X	X	X	X	X	X	X	X	X	X	
Maura Snyder	Independence	X	X		X	X	X		X	X	X	X	X	
Joe Tewes	Bromley	X	X	X	X		X	X	X	X	X	X	X	
Carl Gerrein	Park Hills	X	X	X	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, Mr. Andy Videkovich and Ms. Sharmili Reddy.

AGENDA

Mr. Darpel asked for a motion to approve the agenda for December. Ms. Snyder made the motion to approve. Ms. Hood seconded. All in favor by acclamation.

APPROVAL OF THE MINUTES:

Mr. Darpel asked for any comments or corrections with regard to the minutes. Mr. Logsdon stated on page 5 where it reads 7500 feet it should read 75-200 feet. Mr. Rogge added on page 12 he was noted as having attended and he was not present. Mr. Hilgeförd then stated he abstained from the approval of the minutes as he was not present the previous month. Mr. Darpel then asked for a motion to approve. Ms. Snyder then made the motion to approve the minutes as corrected. Ms. Hood seconded the motion. A roll call vote on the motion found Ms. Snyder, Ms. Hood, Mr. Brides, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgeförd, Mr. Logsdon, Mr. Pannunzio, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. Mr. Hult, Mr. Rogge abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel asked for a motion regarding receipts and expenditures. Ms. Snyder made the motion to approve. Mr. Rogge seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Rogge, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgeförd, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, 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:

PC1404-0002

APPLICANT: Habitat for Humanity of Greater Cincinnati per Adam Nelson

LOCATION: 485 Jericho Road; an approximate 9,000 square foot area located on the southeast side of Jericho Road, approximately 400 feet northeast of its intersection with Club House Drive in unincorporated Kenton County

REQUEST: A proposed map amendment to the Kenton County Zoning Ordinance changing the area described herein from R-1C (a detached single-family residential zone with a maximum density of 3.5 dwelling units per net acre) to R-1E (a detached single-family residential zone with a maximum density of 5.8 dwelling units per net acre)

Staff presentation and Staff recommendations by Mr. Andy Videkovich.

PDS STAFF RECOMMENDATION:

Favorable recommendation on the proposed map amendment to the Kenton County Zoning Ordinance changing the area described herein from R-1C (a detached single-family residential zone with a maximum density of 3.5 dwelling units per net acre) to R-1E (a detached single-family residential zone with a maximum density of 5.8 dwelling units per net acre).

Mr. Adam Nelson addressed the Commission and stated it was a wonderful presentation and he didn't have too much more to offer. He stated he would be happy to answer any questions. He commented that the reason it had previously been tabled was due to road repair issues. He further commented that the individual lot is not subdividable. Mr. France asked if the road was widened as part of the repaving. Mr. Nelson stated it was cleared on both sides but was not widened so there is more room to operate. Mr. Rogge asked if all the houses on that side of the road would be Habitat for Humanity homes. Mr. Nelson stated they would all be Habitat homes.

Mr. Darpel then recessed the hearing for discussions amongst the Commissioners. Ms. Rust stated she appreciated the work Habitat for Humanity does for the area. She further commented she doesn't see a problem with the application. Mr. Bridges commented that it is consistent with the land use plan and it cleans things up a little. Mr. Darpel then reconvened and closed the public hearing. He then asked for a motion on the issue. Mr. Bridges made the motion to approve PC1404-002 for the reasons as stated by Staff and stated it just makes sense to have more linear boundaries between the zones and also due to the fact there is no opposition to the application. Ms. Rust seconded the motion. A roll call vote on the motion found Mr. Bridges, Ms. Rust, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgefard, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Rogge, Mr. Toebben, Mr. Sletto, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

PC 1409-0001

APPLICANT: GBC Design, Inc.

REQUEST: proposed State I Development Plan for the parcel which is currently zoned NSC (Neighborhood Shopping Center) and HOC (Highway Commercial); this item was tabled from the October 2, 2014 meeting

Staff recommendations and Staff presentation by Ms. Sharmili Reddy.

PSDS STAFF RECOMMENDATION:

To approve the submitted Stage I Development Plan, subject to conditions.

Mr. Rouse addressed the Commission and stated Sharmili did a wonderful presentation and didn't have anything else to add but would be more than happy to answer any questions. He commented they did have a traffic study completed for the project and they were present to answer any questions as well.

Mr. Schulte had nothing to add.

Mr. Brandy had nothing to add.

Mr. Tim Maloney with the City of Ft. Wright addressed the Commission and stated he really didn't have anything to add but commented that the city has been working with the Staff and the applicant and the city is on board with the application.

Mr. Darpel asked if Mr. Rouse was okay with the conditions as stipulated by Staff. Mr. Rouse then stated they would probably go back to the Board of Adjustment on that issue but for now they were okay with the conditions.

Mr. Darpel then recessed the hearing for discussion amongst the Commissioners. Mr. Gray asked if they would have to bring it back to the Commission if they do decide to go back to the Board of Adjustment. Mr. Darpel stated they would not. Mr. Darpel then reconvened and closed the public hearing. He asked for a motion on the issue. Mr. Rogge then made the motion to approve the Stage 1 Development for the reasons presented and Staff's report. Ms. Snyder seconded the motion. A roll call vote on the motion found Mr. Rogge, Ms. Snyder, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. The motion carried unanimously.

PC1410-0006

APPLICANT: Kenton County per Mark Kreimborg, Deputy/Judge Executive

REQUEST: a proposed text amendment to the Kenton County Zoning Ordinance adding permanent wall sign regulations to institutional us

Staff presentation and Staff recommendations by Ms. Sharmili Reddy.

PDS STAFF RECOMMENDATION:

Favorable recommendation on the proposed text amendment to add permanent wall sign regulations to institutional uses in all ones subject to two conditions:

1. The maximum size of the sign be limited to 150 square feet.
2. The maximum size of letters shall be thirty-six (36) inches in height.

No one registered to speak either for or against the issue. Mr. Darpel then recessed the hearing for discussion amongst the Commissioners. Mr. Logsdon stated he sees a problem with this in the residential zone. He stated he could see some problems with neighbors with the signage. Mr. Hilgefurd stated his concern is the applicant is not present so there is no way to know how many conditional uses have been approved. He further commented that the conditional uses could use this to put up signs. He stated since there is no knowledge of how many conditional uses have been approved, he cannot approve it. Mr. Bridges stated it would be nice to have since it is in unincorporated Kenton County it would help people find their way around the area. There being no other comments, Mr. Darpel then reconvened and closed the public hearing. He then asked for a motion on the issue. Mr. Bridges made the motion to approve based on the conditions of Staff and to include that paragraph three include any language about institutional uses and school houses so that it is consistent. Mr. Sletto seconded the motion. A roll call vote on the issue found Mr. Bridges, Mr. Sletto, Ms. Brown, Mr. Coates, Mr. France, Ms. Hood, Mr. Hult, Mr. Rogge, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Gerrein, Mr. Tewes and

Mr. Darpel in favor. Mr. Gray, Mr. Hilgefjord, Mr. Logsdon and Mr. Pannunzio voted against. The motion carried.

Ongoing Business:

Reports from Committees:

By-Laws – Mr. Darpel stated one of the things they discussed was to try to give representatives from other jurisdictions that are represented the chance to talk. He stated further he will try to do that in the future and that he thinks it would be a good practice. Mr. France commented further that they were going to target meeting again on the 9th of January. He also commented they were going to review the issue regarding cell towers.

Executive – Mr. Darpel stated tonight we have the nominations for the Committees. He commented voting would take place at the January for the election. Ms. Snyder commented that she was under the understanding that the positions would remain the same and then found out at the meeting that Mr. France was not interested in the Vice Chair position. She then commented the nominations were as follows: Chair Mr. Darpel, Ms. Brown, Vice Chair and Mr. Sletto, treasurer. Mr. Hult commented that he would like to add his name as well for Vice Chair. Mr. Tewes asked if any new members were coming off or on. Mr. Darpel stated at this point he has not been notified that anyone is not coming back. Mr. Scribner commented that it is status quo as of now.

Subdivision Regulations – Mr. Darpel stated they have met several different times and would think they should have something out to the committees within a week or so. He said everyone has beat this horse and has gotten countless hours of input from the engineers. He stated the engineers group has taken much longer but it was because they kept working on it and have done a great job. He commented briefly that he was very disappointed that an article was done on how long this was taking and no one on the committee was called for input for the article. He stated the regulations will be far better and he feels some of the neighboring counties will adopt these. He said Kenton County will be far better off because of the input. He stated the next meeting was tentatively scheduled for the second week of January. He commented that he is hoping to have something in front of the Commission by February.

2020 Sourcebook (model zoning ordinance) – Mr. Rogge stated they have not met but they have had some discussion about next steps. Mr. Darpel commented he has had some conversations with Sharmili Reddy as well. She then gave a brief updated and stated there are several projects they are focused on as the sub areas and to focus on implementing the comprehensive plan. She stated the second thing is they would like to develop a web site that showcases the development of the plan. She also commented that there are certain elements of the plan that they will probably have to come back before the Commission at some point. She stated the focus is on the implementation of the plan itself.

Reports from Commission Members – Mr. Hult stated in September the OKI Board approved funding for a project on 536 so \$300,000 for a study and he was asked to serve on that committee. He commented that he spoke to Gailen Bridges and he will serve as an alternate on the committee. He also commented that he was appointed to serve out the remaining two years on the Board that had been vacated after 18 years. Mr. Sletto asked about the invoice question as

to whether or not that has been resolved. Mr. Scribner stated he had thought it had been resolved but that he would check on it and get back with him.

Reports from Legal Counsel – Nothing to report.

Announcements from Staff – Mr. Scribner stated he wanted to make a quick announcement on the calendar notes and commented there would be continuing education opportunity next Wednesday at 10:00. He stated there was no need to R.S.V.P.

General Correspondence: Mr. Darpel stated a letter had been received for a cell tower application on Taylor Mill Road from Mr. David Pike. He asked for a motion to approve the request for no more than 71 days and to place it on the agenda for February. Mr. Sletto made the motion to extend the time frame to no more than 71 days. Mr. Hilgefurd seconded the motion. A roll call vote on the motion found Mr. Sletto, Mr. Hilgefurd, Ms. Brown, Mr. Coates, Mr. Gray, Mr. France, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Rogge, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Gerrein, Mr. Tewes and Mr. Darpel in favor. Mr. Bridges recused himself and abstained from voting on the issue due to a conflict. The motion carried.

New Business:


Appointment of a representative to the Ohio-Kentucky-Indiana Regional Council of Governments Board of Directors (*action required*) Mr. Darpel commented that Mr. Hult has agreed to serve in this capacity once again and asked for a motion to appoint him. Mr. Bridges made the motion to appoint Mr. Hult. Mr. Gray seconded. All in favor by acclamation.

Review of request for continuing education credit (*action required*) Mr. Darpel asked if all of the requests were appropriate. Mr. Scribner commented that the first 7 were outdated pursuant to K.R.S. Mr. Darpel asked for approval on the remaining topics as requested by Staff. Ms. Snyder made the motion to approve. Ms. Brown seconded. A roll call vote on the motion found Ms. Snyder, Ms. Brown, Mr. Bridges, Mr. Coates, Mr. Gray, Mr. France, Mr. Hilgefurd, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Rogge, Ms. Rust, Mr. Toebben, Mr. Sletto, Mr. Gerrein, Mr. Tewes 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. Mr. Gray seconded the motion. All in favor by acclamation. The motion carried unanimously. The meeting was adjourned at 7:52 p.m.

APPROVED:



Chair _____

Date 1/6/15