

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Paul Darpel, Chair, called the meeting to order at 6:15 p.m. on Thursday, July 2, 2015, and opened the proceedings with the Pledge of Allegiance and a moment of silence in lieu of an invocation. 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.

Commission Member	Jurisdiction	J	F	M	A	M	J	J	A	S	O	N	D
		a	e	a	p	a	u	u	u	e	c	o	v
		n	b	r	r	y	n	l	g	p	t	v	e
Diane Brown	Erlanger	X	X	X	X	X	X	X					
Doug Neuspickle	Ryland Hts.		X	X	X		X	X					
Barry Coates	Covington	X	X	X	X		X						
Gailen Bridges	Kenton Co	X	X	X	X	X	X	X					
Paul Darpel, Chair	Edgewood	X	X	X		X	X	X					
Tom France	Ludlow		X	X	X	X	X	X					
Joe Gray	Covington		X	X	X		X	X					
David Hilgefurd	Villa Hills		X	X	X	X	X						
Lynne Hood	Crestview Hills		X	X		X	X	X					
Marc Hult, V. Chair	Covington	X	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	X	X	X					
Mark Rogge	Crescent Spgs		X	X	X	X		*					
Paula Rust	Kenton Cty	X	X		X	X		X					
Jack Toebben	Fort Wright		X	X		X	X	X					
Jeff Bethell	Fort Mitchell	X	X	X	X	X		X					
Maura Snyder	Independence	X	X	X			X	X					
Joe Tewes	Bromley	X	X		X		X						
Phil Ryan	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 PDS staff: Mr. Andy Videkovich.

AGENDA

Mr. Darpel asked for any questions or comments with regard to the agenda for the month. There being none, Ms. Snyder made the motion to accept the agenda. Mr. Gray seconded the motion. All in favor by acclamation.

APPROVAL OF THE MINUTES:

Mr. Darpel commented under Reports from Committees/Executive, seven lines down, it should be amended to read “be moved” to Staff Services. A motion was made by Ms. Snyder to approve with the change noted. Ms. Brown seconded the motion. A roll call vote on the motion found Ms. Snyder, Ms. Brown, Mr. Bridges, Mr. Gray, Mr. France, Ms. Hood, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Toebben, Mr. Ryan and Mr. Darpel in favor. Mr. Bethel and Ms. Rust abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel stated the receipts and expenditures were distributed. He noted he would like to see this reflected in how the budget is as far as how it is set up. He stated it is more form over substance. He stated he doesn’t have any real objections to it with regard to how it is broken down on the invoice. Mr. Darpel additionally stated the information is correct and reiterated that it’s more form over substance. There being no other questions or comments, Mr. Darpel asked for a motion to accept. Ms. Snyder made the motion to accept. Ms. Brown seconded. A roll call vote on the motion found Ms. Snyder, Ms. Brown, Mr. Bethel, Mr. Bridges, Mr. Gray, Mr. France, Ms. Hood, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Ryan 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:

Mr. Darpel stated the three legislative items that were approved the past month were in front of the Commissioners. No action was required.

PUBLIC HEARINGS:

FILE: PC1505-003

APPLICANT: Pamela and Jeffrey Williams

LOCATION: an approximate 0.35-acre area located at 708 South Arlington Road in Park Hills

REQUEST: a proposed map amendment to the Park Hills Zoning Ordinance changing the described are from NC (Neighborhood Commercial) R-1FF (a detached single-family and two-family residential zone)

Staff presentation and Staff recommendation by Mr. Videkovich.

PDS STAFF RECOMMENDATION:

To provide a favorable recommendation of proposed map amendment to the Park Hills Zoning Ordinance changing the described area from NC (Neighborhood Commercial) to R-1FF (a detached single-family and two-family residential zone).

Pam Williams registered to speak in favor of the issue. She stated Andy has been very helpful with this. She stated they have lived at the property for 31 years and had recently refinanced and found out it is not zoned residential. She stated that is why she is here.

No others were registered to speak on the issue.

Mr. Darpel stated a letter had been received from the City of Park Hills stating they are in agreement with Staff's recommendation on the issue. He then marked the letter as an exhibit and made it a part of the record on the matter. At this time Mr. Darpel recessed the public hearing for discussion. There being none, the public hearing was reconvened and closed. He then asked for a motion. Mr. Ryan made the motion to approve the amendment in accordance with Staff's recommendations and that the current zoning is inappropriate and the proposed zoning is appropriate. Ms. Snyder seconded the motion. A roll vote on the matter found Mr. Ryan, Ms. Snyder, Mr. Bridges, Mr. Bethel, Ms. Brown, Mr. Gray, Mr. France, Ms. Hood, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben and Mr. Darpel in favor. Mr. Rogge abstained. The motion carried.

PC1505-0002

APPLICANT: City of Erlanger per P. David Hahn, Economic Development Director
REQUEST: proposed text amendments to Section 10.18A, HC (Highway Commercial) Zone, Section 10.19B HC-2 (Highway Commercial Two) Zone, Section 10.22 a, IP-1 (Industrial One) Zone, and Section 10.25 B, Bp-1 (Business Park One) Zone of the Erlanger Zoning Ordinance adding Hospitals (Human Care) as a permitted use in each zone.

Staff presentation and Staff recommendations by Mr. Andy Videkovich.

PDS STAFF RECOMMENDATION:

Favorable recommendation of proposed text amendment to the Erlanger Zoning Ordinance adding Hospitals (Human Care) as a permitted use to the HC Zone, IP-1 Zone, BP-1 Zone.

Mr. Hahn registered to speak on the issue. He stated if you noticed by Andy's report, a lot of these zones allow medical type clinics and facilities. He stated they are getting some inquiries for these areas so that is the reason for the request for this use to allow for the patient type use. He further commented they want to be ready for it since they are getting so many inquiries. He then stated they have talked to and worked with the highway department locally and in Frankfort and noted there is nothing in the horizon as to the issues with the intersection where 275 meets 75 but they do recognize that is an issue. He commented it is not on the State's six year plan. Ms. Rust questioned whether or not the reason that area was zoned the way it is because it will be more of an issue with ambulances and such going through that area.

Mr. Darpel then recessed the public hearing for discussion amongst the commissioners. He then closed the public hearing and recessed the public hearing. Ms. Brown made the motion to approve. Mr. Bethel seconded the motion. A roll call vote on the motion found Ms. Brown, Mr. Bethel, Mr. Bridges, Mr. Gray, Mr. France, Ms. Hood, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Ryan and Mr. Darpel in favor. The motion carried unanimously.

PC1505-0004

APPLICANT: City of Ludlow per Jeff Otis, City Attorney

REQUEST: proposed text amendments to the Ludlow Zoning Ordinance: (1) increasing the separation distance of electronic message boards from residential zoning districts from 60 feet to 200 feet; (2) decreasing the maximum size of pole and ground signs in the NC (Neighborhood Commercial) and SFC (Special Function Commercial) Zones from the 60 feet to 25 square feet; and, (3) adding provisions for awning and projecting signs with the NC (Neighborhood Commercial) Zone and R-1U (Residential One JU) Zone.

Staff presentation and Staff recommendations by Mr. Andy Videkovich.

PDS STAFF RECOMMENDATION:

Request #1: Favorable recommendation on the proposed text amendment increasing the separation distance of electronic message boards from property within residential zoning districts from 60 feet to 200 feet. Request #2: Favorable recommendation on the proposed text amendment decreasing the maximum size of pole and ground signs in the NC (Neighborhood Commercial) and SFC (Special Function Commercial) Zones from 60 square feet to 25 square feet, and to allow automatic changeable copy on these signs. Request #3: Favorable recommendation on the proposed text amendments adding provisions for awning and projecting signs within the NC (Neighborhood Commercial) Zone and R-1JU (Residential one JU) Zone.

No one registered to speak on the issue. Mr. Darpel recessed the public hearing for discussion amongst the Commissioners. There being none, the public hearing was then reconvened and closed. He asked for a motion on the matter. Mr. France made the motion to approve all three aspects of the issue based on Staff's report and recommendations. Ms. Brown seconded. A roll call vote on the matter found Mr. France, Ms. Brown, Mr. Bridges, Mr. Bethel, Mr. Gray, Ms. Hood, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Mr. Rogge, Ms. Rust, Mr. Toebben, Ms. Snyder, Mr. Ryan and Mr. Darpel in favor. The motion carried unanimously.

PC1505-0006

APPLICANT: City of Independence per Chris Moriconi, City Administrator

REQUEST: a proposed text amendment to the Independence Zoning Ordinance adding single-family residential dwellings (attached) as a permitted use within the R-2 Zone (a two-family and multi-family residential zone).

Staff presentation and Staff recommendations by Mr. Andy Videkovich.

PDS STAFF RECOMMENDATION:

Favorable recommendation of the proposed text amendment to the Independence Zoning

Ordinance adding single-family residential dwellings (attached) as a permitted use within the R-2 Zone (a two-family and multi-family residential zone).

Mr. Moriconi addressed the Commission and stated the city is excited for the potential of this development. He stated they feel like there is a demand for these and they will cater to individuals over 50 age bracket. He commented further the location works out perfectly because it acts as a natural buffer between the other developments in the area. He further stated they felt there was a need for this type of development for the area. He additionally stated it is in walking distance of many amenities in the area and is actually less dense than other developments. Ms. Hood asked how many would be built. Mr. Moriconi stated there would be roughly a hundred units built.

Mr. Darpel then recessed the public hearing for discussion. There being none, Mr. Darpel reconvened and closed the public hearing. He then asked for a motion on the issue. Ms. Snyder made the motion to approve based on Staff's recommendations. Mr. Rogge seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Rogge, Mr. Bridges, Mr. Bethel, Ms. Brown, Mr. Gray, Mr. France, Ms. Hood, Mr. Neuspickle, Mr. Pannunzio, Mr. Porter, Ms. Rust, Mr. Toebben, Mr. Ryan and Mr. Darpel in favor. The motion carried unanimously.

Reports from Committees:

20/20 Sourcebook: - Nothing to report.

By Laws: - Mr. Darpel stated the next upcoming meeting will be held on Tuesday.

Direction 2030: - Nothing to report.

Executive: - Mr. Darpel stated they have not met. Nothing to report.

Subdivision Regulations - Mr. Darpel stated he still meets with Scott and there are some things that need to be updated with regard to the language. He stated once those items are worked out it will be back before them.

Reports from Commission Members - Mr. Bridges commented that he had some sad news to report. He stated Conservation District Coordinator Mary Catherine Dickerson had passed away. Mr. Darpel stated thoughts and prayers are with the family.

Reports from Legal Counsel - Nothing to report.

Announcements from Staff - Mr. Videkovich stated Staff has been working on the Rural Sub Area project. He stated there was a meeting a couple weeks ago that was attended by 50 people and they are currently working on feedback from that. He also commented about the Urban Sub Area project also being worked on. He then highlighted the river city web site showing the interactive abilities available to the community. He commented there is nothing being offered quite like this and he encouraged the commissioners to use it. He also mentioned the NKymapLAB and discussed those initiatives and information relating to those interactive maps. He commented further one new map is put out each month and stated it is a very useful tool for the public officials as well as the citizens.

General Correspondence: Nothing to report.

New Business: Nothing to report.

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. Gray. All in favor by acclamation. The motion carried unanimously. The meeting was adjourned at 7:14 p.m.

APPROVED:



Chair _____

Date 8/6/15