

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Ms. Brown, Vice Chair, called the meeting to order at 6:15 p.m. on Thursday, July 7, 2016, and opened the proceedings with the Pledge of Allegiance and 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.

Commission Member	Jurisdiction	J	F	M	A	M	J	J	A	S	O	N	D
		a	e	a	r	a	u	u	u	e	c	o	e
		n	b	r	r	y	n	l	g	p	t	v	c
Diane Brown, V. Chair	Erlanger	X	X		X		X	X					
Nancy Collins	Ryland Hts.					X	X	X					
Barry Coates	Covington	X	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					
Joe Gray	Covington	X	X	X	X		X	X					
Brian Wischer	Villa Hills		X	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	X	X					
Joe Pannunzio	Elsmere	X	X	X	X	X	X	X					
Stan Porter	Taylor Mill	X	X	X		X	X	X					
Greg Sketch	Crescent Spgs	X	X	X	X	X							
Brian Dunham	Kenton Cty			X	X	X		X					
Jack Toebben	Fort Wright	X	X	X	X	X	X	X					
Jeff Bethell	Fort Mitchell	X	X	X	X	X	X	X					
Maura Snyder	Independence	X	X	X	X		*						
Joe Tewes	Bromley	X	X	X	X								
Phil Ryan, Treasurer	Park Hills	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 PDS staff: Ms. Emi Randall, Mr. Andy Videkovich and Mr. Scott Hiles.

AGENDA

Ms. Brown asked for a motion to approve the agenda for July. Mr. France made the motion to approve with Mr. Ryan giving the second. A roll call vote on the motion found Mr. France, Mr. Ryan, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter and Mr. Toebben in favor. The motion carried unanimously.

APPROVAL OF THE MINUTES:

Ms. Brown stated the minutes were before the Commissioners. There being no questions or comments, she then asked for a motion to approve. Mr. Bethell made the motion to approve. Mr. Ryan seconded the motion. A roll call vote on the matter found Mr. Bethell, Mr. Ryan, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. France, Mr. Gray, Ms. Hood, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter and Mr. Toebben in favor. Mr. Dunham and Mr. Hult abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Ms. Brown asked for any questions or comments. There being none, she then asked for a motion to approve. Mr. Hult made the motion to approve. Mr. Ryan seconded the motion. A roll call vote on the motion found Mr. Hult, Mr. Ryan, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. France, Mr. Gray, Ms. Hood, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter and Mr. Toebben 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:

FILE: PC1605-0005

APPLICANT: Robert C. Bell, Jr., on behalf of the estate of Ignance and Helen Winterberg

LOCATION: An area of approximately 1.3 acres located to the northwest of Anderson Road and to the northeast of Spille Court, approximately 250 feet northwest of Anderson Road and 100 feet northeast of Spille Court.

REQUEST: Proposed map amendment to the Crescent Springs Zoning Ordinance changing the described area from r-2 (a multi-family residential zone) to MLU-2 (a mixed use zone with a pedestrian character).

Staff presentation and Staff recommendations by Mr. Andy Videkovich.

PDS STAFF RECOMENDATION:

Favorable recommendation of the proposed map amendment to the Crescent Springs Zoning Ordinance, changing the area from R-2 (a multi-family residential zone) to MLU-2 (a mixed use zone with a pedestrian character).

Mr. Bell registered to speak in favor of the issue. He addressed the Commission and stated the purpose for the zone change is to have the property be zoned all the same. He stated with the current zoning the property is useless and undevelopable. He stated the plan submitted was the same plan that was submitted in 2013 so the purpose is to just get it zoned all the same.

Ms. Brown then recessed the public hearing for discussion amongst the Commissioners. Mr. Bethell stated the zoning makes sense in light of the present zoning as it stands. Mr. Gray asked why the other surrounding properties weren't also requested to be zoned the same way. Mr. Videkovich stated this was a private property owner with the current issue and he does not know about the other property owners and whether or not they wanted the property zoned the same way. There being no further discussion, Ms. Brown reconvened and closed the public hearing. She then asked for a motion on the issue. Mr. Hult made the motion to approve the matter based on Staff's recommendations. Mr. Bethell seconded the motion. A roll call vote on the matter found Mr. Hult, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. France, Mr. Gray, Ms. Hood, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter, Mr. Ryan and Mr. Toebben in favor. The motion carried unanimously.

FILE: PC1606-0001

APPLICANT: Hemmer Management Group per John Hemmer on behalf of Thomas More II LTD and Thomas More Center Hemmer

REQUEST: 2670 and 2671 Chancellor Drive; an area of approximately 15 acres located at the terminus of Chancellor Drive in Crestview Drive in Crestview Hills.

Staff presentation and Staff recommendation by Mr. Andy Videkovich

*Mr. Coates recused himself from any consideration or voting on the issue due to a conflict of interest.

PDS STAFF RECOMMENDATION:

To approve the submitted Stage I Development Plan

Ms. Brown read a letter in the record from Timothy Williams, City Administrator for the City of Crestview Hills in support of the issue. The letter was then marked as an exhibit and made a part of the record on the matter.

Mr. Michael Hemmer addressed the Commission and stated basically over time they found out they do not have enough parking for their existing building. He stated a tenant is moving in and taking the majority of the parking available. He further stated as far as Phase II they really do not know what it will be developed to be at this point. Mr. Hemmer commented the Phase II Plan is being shown as just a concept at the moment. He further commented they will have to meet all the green space and landscape requirements with Phase II. Mr. Hemmer then stated all they are trying to do is add the parking and the majority of it is already paved. He further commented it will just change the road but stated it doesn't need to extend any further. He stated they understand if the plan changes they will have to come back

because it is being shown in Phase I. Mr. Hult asked about the environmentally sensitive areas. Mr. Hemmer stated that is primarily in the area involving Phase II and they intend to avoid that area as much as possible.

Mr. Don Stegman with Cardinal Engineering addressed the Commission in favor of the issue. He commented that are mostly here to show a fully developed site plan. He stated at this point there are no plans to build Phase II. He stated should that user at that point decide they want something different, they will come back at that time. Mr. Stegman further commented that this shows a development plan for both parcels but at this time they are only going to develop Phase I. He stated the city encouraged them to come up with a plan to maximize the use of the ridge since this is one of the last developable areas within the city.

Mr. Tim Williams addressed the Commission for the City and stated the City is in support of the application.

Ms. Brown then recessed the hearing for discussion amongst the Commissioners. Mr. Ryan asked if the Stage I had to be done for the whole property even though it's not all going to be developed right now. Mr. Videkovich stated they could develop it piece meal, but in doing it this way, they don't have to come back. He stated it's not a requirement, but it is encouraged. There being no further questions, Ms. Brown reconvened and closed the public hearing. She then asked for a motion on the matter. Ms. Hood made the motion to approve based on Staff's recommendations. Mr. Ryan seconded the motion. A roll call vote on the matter found Ms. Hood, Mr. Ryan, Mr. Bethell, Mr. Bridges, Ms. Brown, Dunham, Mr. France, Mr. Gray, Mr. Hult, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter and Mr. Toebben in favor. Mr. Coates recused himself from voting. The motion carried unanimously.

FILE: W-758

APPLICANT: Roger Schroder

LOCATION: 2410 Stonewell Trail, an approximate six-acre parcel located at the terminus of Stonewell Trail in Fort Mitchell.

Staff presentation and Staff recommendation by Mr. Scott Hiles

PDS STAFF RECOMMENDATION:

To deny the requested waiver to Appendix A and require that a full-size cul-de-sac at the terminus of Stonewell Trail be provided.

Mr. Roger Schroder addressed the Commission in favor of the issue. He stated basically if the turnaround is larger it is a safer situation for fire trucks or police cars. He then went through a power point presentation showing his proposal for the extension at the end of the existing street. He stated the request is to improve the existing "T" and this will make it easier to turn around. He stated it doesn't bring it up to current regulations but will make it easier for a turnaround. He also commented it will involve moving the fire plug and rock entrances. Mr. Schroder additionally commented the ridge is narrower the further you go. He stated it is an economic problem to move it down further. He then stated his intention is not to sell the additional lots he is trying to create right away. He stated it is basically not essentially land locking it. He then stated this property has been in his family for seventy years and the "T" was put in before the regulations were in place. Mr. Schroder commented his family

basically owns 90 acres and they want to preserve it so other family members may be able to build in the future without having to build a road all the way down and around to get to the other lots. He additionally commented that he has a fire truck and has driven a fire truck down the cul de sac and it is difficult. He reiterated increasing the size would make it safer situation for fire trucks to turn around. He further commented it enhances a preexisting deficit that exists. He also commented it will be constructed at no cost to the city. Mr. Schroder then further stated it will not be detrimental to the public and a waiver should be granted based on a combination of exceptions 1, 2 and 4 of the subdivision regulations. Mr. France asked Mr. Schroder if he ever considered exception 5 of the regulations and getting the permission of all the surrounding property owners. Mr. France stated he felt if most of them were family it should be fairly easy to get a letter of permission from each property owner. Mr. Schroder stated if he were to do that he would then have to come back before the Commission. Mr. Ryan stated if there is not an immediate need for those additional two lots, it may make sense to table the issue for up to six months in order to secure the signatures of the surrounding property owners in that time. Mr. Ryan also stated it would avoid having to pay another fee when coming back before the Commission if tabled. Mr. Bethell then commented that he wouldn't be in any worse shape by tabling the issue and obtaining the signatures of the surrounding property owners. Mr. Schroder then stated he would request a tabling of the issue. Mr. Bethell then made the motion to table for a period of up to 6 months to allow the applicant to gather more information and possible exceptions to the subdivision regulations. Ms. Hood seconded the motion. A roll call vote on the motion found Mr. Bethell, Ms. Hood, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. France, Mr. Gray, Mr. Hult, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter, Mr. Ryan and Mr. Toebben in favor. The motion carried unanimously. Ms. Brown then stated she would mark Mr. Schroder's packet as an exhibit to be made a part of the record on the matter.

Reports from Committees:

Executive: – No meeting held.

By Laws: - Ms. Brown stated they will be meeting next month on the first Tuesday of the month.

Subdivision Review – No meeting held.

Direction 2030 Implementation: – Ms. Brown stated there will be a meeting coming up as she is meeting next month on that.

Social Media: - Mr. Ryan stated they will be meeting Thursday, the 21st of July. He stated Emi Randall is checking on that.

Reports from Commission Members: Mr. Hult stated OKI met and wrapped up the 2040 plan. He stated one of the things they emphasized is that they didn't hold any public meetings but had ten times the participation due to social media. He further stated there are 17 projects ongoing in Kenton County currently. He commented briefly on some of those projects currently underway. He then suggested going to the OKI website and get familiarized with the 2040 plan. He stated he thinks it is extraordinarily good work that they did and it lays out some of the dollar amounts for some of the projects.

Reports from Legal Counsel – Nothing to report.

Announcements from Staff – Ms. Randall stated there are some new training options available to the Commissioners. She stated they have purchased four new URLs and stated all Commissioners have access for a period of six months. She noted Pam Messer will send the access codes tomorrow so they can be accessed. She further commented that they have received one CD of training materials that Mr. Ryan has already spoken for so that will be available as well. Ms. Randall stated they did a survey of Commissioners to see if they would be interested in having meals available to purchase before the meetings. She said the majority of the responses were a 50/50 split of Commissioners possibly interested in that and she was wondering what direction Staff should take with that. Mr. Bridges suggested a trial period. She stated they will give it a try for next month. She noted the only other announcement was the social Media Committee meeting on the 21st at 5:30 p.m.

General Correspondence: Nothing to report.

New Business: None.

Public Comments: None.

There being nothing further to come before the commission, a motion to adjourn was made by Mr. Dunham and seconded by Mr. Gray. All in favor by acclamation. The meeting then adjourned at 8:27 p.m.

APPROVED:

V. Chair *Diane Brown*
Date *Aug 4, 2016*
