

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Ms. Brown, Vice Chairman, called the meeting to order at 6:15 p.m. on Thursday, November 3, 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 | p | 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 | X | X | X | X | |
| Nancy Collins | Ryland Hts. | | | | | X | X | X | X | X | X | X | |
| Barry Coates | Covington | 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 | | |
| Tom France | Ludlow | X | X | X | * | | X | X | X | X | | X | |
| Joe Gray | Covington | X | X | X | X | | X | X | X | X | X | X | |
| Brian Wischer | Villa Hills | | X | X | X | X | X | | X | X | X | X | |
| Lynne Hood | Crestview Hills | X | X | X | X | | X | X | X | X | | X | |
| Marc Hult, | Covington | 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 | |
| Stan Porter | Taylor Mill | X | X | X | | X | X | X | X | | X | X | |
| Greg Sketch | Crescent Spgs | X | X | X | X | X | | | X | | X | X | |
| Brian Dunham | Kenton Cty | | | X | X | X | | X | X | X | X | * | |
| Jack Toebben | Fort Wright | X | X | X | X | X | X | X | X | | X | X | |
| Jeff Bethell | Fort Mitchell | X | X | X | X | X | X | X | X | X | X | X | |
| Maura Snyder | Independence | X | X | X | X | | * | | X | X | * | X | |
| Joe Tewes | Bromley | X | X | X | X | | | | | | | X | |
| Phil Ryan, Treasurer | 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 PDS staff: Ms. Emi Randall, Mr. Andy Videkovich and Mr. Alex Koppelman and Ms. Eileen Lawson.

AGENDA

Ms. Brown recognized Mr. France who has represented the City of Ludlow for the past thirteen years. She then thanked him for his service and presented him with a plaque in recognition of his dedication and service. Mr. France spoke briefly and stated it has been his pleasure to serve on the Commission and he will miss it greatly.

Mr. Bridges and Ms. Collins recused themselves from any consideration on the following: Ms. Brown noted a request had been received with regard to item twelve on the agenda. She then read into the record an email that had been received from the applicant on the issue. Ms. Brown then asked for a motion to table the matter for a period of one month not to exceed six months. Mr. Hult made the motion to table. Ms. Snyder seconded the motion. A roll call vote on the issue found Mr. Hult, Ms. Snyder, Mr. Bethell, Ms. Brown, Mr. Coates, Mr. France, Mr. Gray, Ms. Hood, Mr. Logsdon, Mr. Pannunzio, Mr. Porter, Mr. Ryan, Mr. Sketch, Mr. Toebben and Mr. Wischer in favor. Mr. Bridges and Ms. Collins recused themselves from any consideration and voting on the issue.

Mr. Bob Carran addressed the Commission as the attorney for the applicant requesting the tabling. He stated Mr. Cox received the report from Staff which included a paragraph that talked about the committee in Southern Kenton County and the recommendations they were going to make. He then stated it did not make sense to go ahead with the zone change now when it appears to be a major citizen input to the Fiscal Court on the Southern Kenton County recommendations. Mr. Carran then stated he didn't feel the one month was sufficient for the tabling and if they can get it in earlier they will ask. Ms. Brown then stated the matter was actually tabled until next month but not to exceed six months. Mr. Carran then stated he could not hear that. Mr. Smith then clarified that if it was acceptable to Mr. Hult and Ms. Snyder to amend the motion to state it would be tabled for up to six months.

Ms. Brown additionally stated there was a request made by Staff to move item 15 up on the agenda. Ms. Snyder then made the motion to amend the agenda as requested. Mr. Gray seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Gray, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. France, Ms. Hood, Mr. Hult, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter, Mr. Ryan, Mr. Sketch, Mr. Toebben and Mr. Wischer in favor. The motion carried. Ms. Brown then asked for a motion to approve the agenda for the month. Ms. Snyder then made the motion to approve the agenda as amended. Mr. Ryan seconded the motion. All in favor by acclamation.

APPROVAL OF THE MINUTES:

Ms. Brown asked for any comments or questions with regard to the minutes from October. There being none, Ms. Snyder made the motion to approve. Mr. Bethel seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. Gray, Mr. Hult, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter, Mr. Ryan, Mr.

Sketch, Mr. Toeppen and Mr. Wischer in favor. Mr. France and Ms. Hood abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Ms., Brown commented they were about a fourth of the way through the fiscal year and the numbers pretty much reflect that. She then asked for a motion to accept the receipt and expenditures. Ms. Snyder made the motion to accept the report. Mr. Ryan seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Ryan, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. France, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Collins, Mr. Pannunzio, Mr. Porter, Mr. Sketch, Mr. Toeppen and Mr. Wischer in favor. The motion carried.

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 STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS:

FILE: PC1609-0002

APPLICANT: City of Erlanger per Mark Stewart, Codes Administrator

LOCATION: An area of approximately 4.5 acres located on the southwest side of the intersection of Houston Road with Erlanger Road in Erlanger

REQUEST: A proposed map amendment to the Erlanger Zoning Ordinance changing the described area from R-3 (a multi-family residential zone) and HC (a highway commercial zone providing goods and services adjacent to highways and arterial roads).

Staff presentation and Staff recommendations by Ms. Eileen Lawson, (co-op student with PDS) as introduced by Mr. Videkovich

PDS STAFF RECOMENDATION:

Favorable recommendation on the proposed map amendment to the Erlanger Zoning Ordinance changing the described are from R-3 (a multi-family residential zone) and HC (a highway commercial zone providing goods and services oriented towards the traveling public) to HC-2 (a highway commercial zone providing locally-oriented services adjacent to highways and arterial roads).

Mr. David Hahn addressed the Commission in favor and stated he is with the City of Erlanger and he concurs with Staff's report. He gave a brief background on the property. He stated the city purchased the property where the old concrete plant is to attempt to clean up the entrance way leading to the old Showcase Cinema property for potential investors. He stated there is a currently a potential buyer for that property.

All others registered to speak on the issue had nothing to add.

Mr. France made the motion to approve the map amendment based on Staff's report and stated it complies with the recently adopted Comprehensive Plan. Ms. Snyder seconded the motion. A roll call vote on the matter found Mr. France, Ms. Snyder, Mr. Bethell, Mr. Bridges, Mr. Brown, Mr. Coates, Mr. Dunham, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter, Mr. Ryan, Mr. Sketch, Mr. Toeppen and Mr. Wischer in favor. The motion carried unanimously.

FILE: PC1609-0006

APPLICANT: The City of Ludlow per Elishia Chamberlain, City Administrator

LOCATION: 131 Elm Street; an area of approximately 3,000 square feet located on the southeast corner of the intersection of Elm Street with Carneal Street in Ludlow.

REQUEST: A proposed map amendment to the Ludlow Zoning Ordinance changing the described area from R-1J (P) NC (a single-family residential zone phased to a neighborhood commercial zone) to NC (a neighborhood commercial zone).

Staff presentation and Staff recommendations by Mr. Ed Dietrich

PDS STAFF RECOMENDATION:

Favorable recommendation on the proposed map amendment to the Ludlow Zoning Ordinance changing the described area from R-1J (P) NC (a single-family residential zone phased to a neighborhood commercial zone) to NC (a neighborhood commercial zone).

Mr. Tom Garner addressed the Commission for the City of Ludlow and stated he was available to answer any questions.

There being no questions or comments, Ms. Brown then recessed the public hearing for any discussion on the matter. Mr. France commented that typically those ground floors had store fronts years ago and he feels the city is getting back to the store front type uses on the first floors. There being no other discussion on the issue, Ms. Brown reconvened and closed the public hearing. She then asked for a motion on the issue. Mr. France made the motion to approve. Mr. Hult seconded the motion. A roll call vote on the matter found Mr. France, Mr. Hult, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. Gray, Ms. Hood, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Toeppen and Mr. Wischer in favor. The motion carried unanimously.

FILE: PC1610-0001

APPLICANT: The City of Covington per Larry Klein, City Manager

LOCATION: An area of approximately 1.52 acres located on the south side of West 6th Street between Bakewell Street to the west and Main Street to the east, approximately 100 feet west of Main Street.

REQUEST: A proposed text amendment to the Covington Zoning Ordinance: (1) adding a new intensity designation that allows a maximum floor area ratio (ratio of building floor area to lot area of 6.0 and a maximum height of seven stories; and, (2) allowing the new intensity designation within the CT (Commercial-Tourist) Zone.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMENDATION:

Favorable recommendation of the proposed text amendment to the Covington Zoning Ordinance allowing the dash six (-6) intensity designation within the CT (Commercial-Tourist) Zone.

Mr. Koenig addressed the Commission in favor and stated he really didn't have anything to add but would be happy to answer any questions.

Ms. Brown then recessed the public hearing for discussion amongst the Commissioners. There being none, Ms. Brown then reconvened and closed the public hearing. She then asked for a motion on the issue. Mr. Hult then made the motion to approve the text amendment based on Staff's recommendations. Mr. Gray seconded the motion. A roll call vote on the issue found Mr. Hult, Mr. Gray, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. France, Ms. Hood, Mr. Hult, Ms. Collins, Mr. Pannunzio, Mr. Porter, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Toebben and Mr. Wischer in favor. The motion carried unanimously.

FILE: PC1610-0006

APPLICANT: KY Covington 7th Street W, LLC, per John Whitson on behalf of Greenland Realty, Inc.

LOCATION: An area of approximately 1.52 acres located on the south side of West 6th Street between Bakewell Street to the west and Main Street to the east, approximately 100 feet west of Main Street.

REQUEST: A proposed map amendment to the Covington Zoning Ordinance changing the character and intensity designation of the described area from -2P (a floor area ratio of 2.0, a maximum height of three stories, and a pedestrian character) to -6P (a floor area ration of 6.0, a maximum height of seven stories, and a pedestrian character). The described area is currently located within the CT (HP-O) Zone (a commercial-tourist zone with an historic preservation overlay.)

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMENDATION:

Favorable recommendation on the proposed map amendment to the Covington Zoning Ordinance changing the described area from CT-2P (HP-O) to CT-6P (HP-O), subject to the following conditions:

1. The corresponding text amendments adding a new -6 intensity designation and allowing a new intensity designation within the CT (Commercial-Tourist Zone (PC1610-0001 be adopted prior to or simultaneous with this map amendment.
2. That a traffic impact study be completed pursuant to the scope in Attachment A, and any necessary improvements be implemented prior to occupancy of the new building.

Mr. John Whitson addressed the Commission in favor and highlighted various aspects of the proposed development. He commented that the alleyways are one way which is why the ingress and egress flows the way it does in the proposed development. He commented they are trying to keep some the green space within the project. He additionally stated they are still very much tweaking various aspects of the development to make it appropriate for the city. He then stated that Covington is an urban planner's dream location. He further stated there is connectivity, immediate access to great food, you can go across the bridge to the central park district and commented it is a wonderful location. He stated he refers to it as the Brooklyn of Covington. Mr. France asked about the alleyways and whether or not they are being

maintained in their present width. Mr. Whitson stated they are being maintained as they are presented as to width.

Mr. Bayer addressed the Commission in favor of the issue. He stated Staff has done an absolutely fantastic job. He stated they have had fantastic city involvement as well. He commented further that Staff really covered everything well. He stated sewer and water are adequate with the project. He stated there are some green areas proposed with the rooftop area. Mr. Bayer discussed the parking issue and stated they are working with the city to study parking in that area presently. Mr. Sketch asked about the parking in terms of what sections would be for parking.

Mr. Vince Terry addressed the Commission in favor of the issue and stated he is an architect working on the project. He commented they are the design architects for the Banks, they helped rebuild Louisiana after the hurricane and noted other projects by way of background information. He stated he just wanted to introduce themselves and stated their design team is able and waiting to move onto the next step with this project.

Ms. Whitenburger had nothing to add.
Mr. Bledsoe had nothing to add.

Mr. Warner addressed the Commission in favor of the issue for the City and stated this is a project they believe is very consistent with the center city action plan. He additionally stated he was happy to answer any questions.

Mr. Koenig addressed the Commission in favor and stated if there are any technical questions they were available to answer any questions. Ms. Brown stated there have been many questions about the parking and asked if the traffic study is currently being done. Mr. Hult asked if the third floor garage was to deal with some of the parking issues in the area.

Mr. Fessler had to leave the meeting and did not speak.

Mr. Burns stated he was in favor and had nothing to add.

Ms. Gilroy addressed the Commission and stated she is not totally against it but does not like the height and stated they do not feel like it fits in. She commented she wanted to switch it to neutral and stated they want to see Mainstrasse grow and they don't want it to be Over the Rhine. She commented if they are going to be looking into a garage then for them it's not a good thing. She additionally stated she is concerned about the width of the alley also and wondered about their access to their garage over the course of the development. She stated she wondered if they would be looking into cars and cited concerns with noise from the cars, etc. She commented they just don't want everyone else to be priced out. She stated she doesn't want their community to change so much. She further commented they really don't want to stop growth and have to find another quaint place. She additionally made comments concerning lighting and construction with the development.

All others registered to speak had nothing to add.

Mr. Jay Bayer addressed the Commission in rebuttal and stated the City of Covington did a fantastic job and commented they did find it is in compliance with the Comprehensive Plan. Mr. Logsdon inquired about the parking and whether it would be public parking or for the housing and retail in the building. Mr.

Bayer stated two floors would accommodate their needs in terms of parking. He additionally commented they are working very closely with the city as to screening as well.

Ms. Brown recessed the public hearing for discussion amongst the Commissioners. Mr. Hult stated there is a tremendous need for more parking in the area and that's why the developer is working closely with the city on the project. Mr. Gray stated this is the kind of development they have been waiting for in the area and he is excited to see it develop. Mr. Logsdon stated he agreed and commented it sounds like the developer is willing to work with the city and that is a win-win. Ms. Brown then reconvened and closed the public hearing. She asked for a motion on the matter. Mr. Gray then made the motion to approve the map amendment based on Staff's presentation and the testimony heard. Mr. Hult seconded the motion. A roll call vote on the matter found Mr. Gray, Mr. Hult, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Durham, Mr. France, Ms. Hood, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Toeppen and Mr. Wischer in favor. The motion carried unanimously.

FILE: PC1610-0002

APPLICANT: City of Fort Wright per Ed Butler, Cty Administrator

REQUEST: Proposed text amendments to the Fort Wright Zoning Ordinance to allow three top sides of all non-residential buildings within any office, commercial and industrial zone to be outlined with a single strand of LED lights, subject to restrictions.

Staff presentation and Staff recommendations by Mr. Ed Dietrich

PDS STAFF RECOMENDATION:

Favorable recommendation of the proposed text amendments to the Fort Wright Zoning Ordinance to allow three top sides of all non-residential buildings within any office commercial and industrial zone to be outlined with a single strand of LED lights, subject to the following conditions;

1. The proposed text amendments only apply to the HC (Highway Commercial), LHS (Limited Highway Service), NSC (Neighborhood Shopping Center), SC (Shopping Center), CC (Community Commercial), and HOC (Highway Oriented Commercial) Zones; and
2. The proposed wording be changed from "business buildings" to "non-residential buildings."

Mr. Ed Butler addressed the Commission in favor of the issue and stated he really didn't have anything to add and was really present to answer any questions. Mr. Dunham asked about the text amendments only applying to the zones that are listed. Mr. Butler stated he did not see that as being an issue for the city.

Ms. Brown recessed the public hearing for discussion amongst the Commissioners. There being none, she then reconvened and closed the public hearing. She asked for a motion on the matter. Mr. Toeppen made the motion to approve the text amendment as it is written subject to the restrictions. He commented further that he did not want the amendment to include commercial and industrial zone. Mr. Logsdon stated it sounds like Mr. Toeppen is proposing accepting the amendment except for number one of Staff's recommendation. Mr. Sketch then seconded the motion. A roll call vote on the matter found Mr. Toeppen, Mr. Sketch, Mr. Bethell, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. France, Ms. Hood, Mr. Hult, Mr. Logsdon, Ms. Collins, Mr. Porter, Mr. Ryan, Ms. Snyder and Mr. Wischer in favor. Mr. Bridges, Mr. Gray and Mr. Pannunzio voted against. The motion carried.

FILE: PC1610-0005

APPLICANT: City of Park Hills per Matt Mattone, Mayor

REQUEST: Proposed text amendments to the Park Hills Zoning Ordinance: (1) adding a definition for a “block front”; (2) amending requirements for front yard and side yard variances in all residential zones and, (3) amending the height regulations for permitted uses within the R-1 Zones (single and two-family residential zones.)

Staff presentation and Staff recommendations by Mr. Alex Koppelman

PDS STAFF RECOMENDATION:

Favorable recommendation of the proposed text amendments to amend allowable variances for front and side yards in all residential zones.

Mayor Mattone addressed the Commission and stated they met for several months to come up with the best language and options on the issue and feels the proposals they’ve put forth adequately reflect the intentions of the city. Mr. Mattone stated he was available to answer any questions. Ms. Brown asked if the concern of neighbors dealing with a nonconforming use come up in the discussions. Mr. Mattone stated it did briefly and stated they looked at how to define lot fronts and setbacks. He stated by limiting the scope to a block rather than an entire zone it gave a fair representation. Ms. Brown stated she felt this was an innovative way to design the block fronts and setbacks but she still had some concerns with what is there presently and how it changes what you’ve been living next to a little bit. Mr. Gray asked if there is an undue burden placed on residents with this development. Mr. Mattone stated it probably would be a good idea to have public discussion on it and asked Mr. Ryan his opinion on that. Mr. Ryan stated this is going back to the city so how this permeates through the city is anybody’s guess. Mr. Mattone stated if this is approved they will have opportunity to discuss it amongst city council members. He stated the issue was raised and stated that is why they spent so much time with Staff so they weren’t unintentionally creating a nuisance or burden for neighboring properties. He further stated they felt that was a decent control, although not perfect. Mr. Logsdon asked can you expand a conforming structure in a non-conforming way. He stated he feels you need to keep this in a public arena so these types of issues can be discussed and the neighbors do have that opportunity to speak up. Mr. Mattone stated they did have these discussions with Staff as to that issue. Mr. Logsdon cautioned him to be careful because he might be opening a can of worms.

Ms. Brown recessed the public hearing for discussion amongst the Commissioners. Ms. Brown stated she thinks averaging the lot front is a great innovative way to catch these issues. She stated she liked the innovative idea to it. She then commented she is struggling with the horizontal and vertical and side yard aspect but removing the ability to review that on each instance gives her pause. There being no further discussion, Ms. Brown then reconvened and closed the public hearing. She then asked for a motion on the issue. Mr. Ryan then made a motion with item number 1. He made the motion to approve as recommended by Staff. Mr. Porter seconded the motion. A roll call vote on the motion found Mr. Ryan, Mr. Porter, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. France, Mr. Gray, Mr. Hult, Ms. Collins, Mr. Logsdon, Mr. Pannunzio, Mr. Sketch, Ms. Snyder, Mr. Toebben and Mr. Wischer in favor. Ms. Hood left prior to the vote being taken. The motion carried unanimously. Mr. Ryan then made the motion to approve item two of the issue per Staff’s recommendations. Mr. France seconded the motion. A roll call vote on the issue found Mr. Ryan, M. France, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. Gray, Mr. Hult, Ms.

Collins, Mr. Pannunzio, Mr. Porter, Mr. Sketch, Ms. Snyder and Mr. Toebben in favor. Mr. Logsdon and Mr. Wischer voted against. Ms. Hood left the meeting prior to the vote being taken. Mr. Ryan then made the motion to approve item number 3 as submitted by Staff. Mr. Sketch seconded the motion. A roll call vote on the motion found Mr. Ryan, Mr. Sketch, Mr. Bethell, Mr. Bridges, Mr. Coates, Mr. Dunham, Mr. France, Mr. Gray, Mr. Hult, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter, Ms. Snyder, Mr. Toebben and Mr. Wischer in favor. Ms. Brown voted against. Ms. Hood left the meeting prior to the vote being taken. The motion carried.

Reports from Committees:

By Laws: - Ms. Brown stated they have something coming up on the agenda shortly and probably again in January and February.

Direction 2030 Implementation: – Mr. Brown stated there is a presentation coming up in December and they are looking at new item to be implemented out of the Direction 2030 Plan.

Executive: – Ms. Brown stated they did not meet this month.

Social Media: - Mr. Ryan stated they did not meet this month. He commented the video was approved but due to the audio they did not play the video this month. He noted they are looking a potential meeting the 16th so to be watching email for that.

Subdivision Review – No meeting held.

Reports from Commission Members: Mr. Hult stated OKI did meet. He wanted to remind people that most of the work that OKI does is well documented on their website. He encouraged the Commissioners to look into that.

Reports from Legal Counsel – Nothing to report.

Announcements from Staff – None

General Correspondence: Nothing to report.

New Business:

Ms. Brown stated they have put together an amendment as to Article 5. She then read the revised language as follows: “Reserve funds to be held by KCPC shall be held in a separate account from the operating budget of each fiscal year.” She stated the revised language is “The reserve fund held by KCPC should be held in a separate account from the operating fund. She noted this is so there is more transparency on the funding and budget and for clarification. Mr. Logsdon thanked Mr. Dunham for reviewing the language and has spent so much time on this and he wanted to publicly thank him. Ms. Brown then asked for a motion on the by-laws language. Mr. Bridges made the motion to adopt the revised language. Mr. Ryan seconded the motion. A roll call vote on the motion found Mr. Bridges, Mr. Ryan, Mr. Bethell, Ms. Brown, Mr. Coates, Mr. Dunham, Mr. France, Mr. Gray, Mr. Hult, Mr. Logsdon, Ms. Collins, Mr. Pannunzio, Mr. Porter, Mr. Sketch, Ms. Snyder, Mr. Toebben and

Mr. Wischer in favor. Ms. Hood left the meeting prior to the vote on the issue. The motion carried.

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. Porter to adjourn. All in favor by acclamation. The meeting then adjourned at 9:22 p.m.

APPROVED:

Chair  _____

Date 1/1/17 _____
