

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Darpel, Chairman, called the meeting to order on January 5, 2017 at 6:00 p.m. 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	e	o	e
		n	b	r	r	y	n	l	g	p	t	v	c
Diane Brown, V. Chair	Erlanger	X											
Nancy Collins	Ryland Hts.												
	Covington												
Gailen Bridges	Kenton Co	X											
Paul Darpel, Chair	Edgewood	X											
Tom France	Ludlow												
Joe Gray	Covington	X											
Brian Wischer	Villa Hills	X											
Lynne Hood	Crestview Hills	X											
Marc Hult,	Covington	X											
Keith Logsdon	Lakeside Park	X											
Joe Pannunzio	Elsmere	X											
Stan Porter	Taylor Mill												
Greg Sketch	Crescent Spgs	X											
Brian Dunham	Kenton Cty	X											
Jack Toebben	Fort Wright	X											
Jeff Bethell	Fort Mitchell												
Maura Snyder	Independence	X											
	Bromley												
Phil Ryan, Treasurer	Park Hills	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, Mr. Alex Koppelman and Mr. Edward Dietrich.

Prior to the roll being called, Mr. Darpel recognized Mr. Barry Coates who is retiring from the Commission after twenty years of service. He acknowledged his years of service, and service to Covington and thanked him for his dedication to the Commission. He then presented him with a commemorative plaque for his years of dedicated service.

AGENDA

Mr. Darpel asked for any comments on the agenda. There being none, he then asked for motion to approve the agenda. All in favor by acclamation.

APPROVAL OF THE MINUTES:

Mr. Darpel asked for any comments or questions with regard to the minutes from December. There being none, he then asked for a motion to approve. 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. Dunham, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Mr. Sketch, Mr. Toebben, Mr. Wischer and Mr. Darpel in favor. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel stated the receipts and expenditures report was distributed. There being no comments or questions then asked for a motion to approve. Ms. Snyder made the motion to approve the receipts and expenditures. Mr. Ryan seconded the motion. A roll call vote found Ms. Snyder, Mr. Ryan, Mr. Bridges, Ms. Brown, Mr. Dunham, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Sketch, Mr. Toebben, Mr. Wischer and Mr. Darpel in favor. The motion carried.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS:

FILE: PC1612-0001 (action required)

APPLICANT: Len Riegler Blacktop, Inc. per Dan Riegler on behalf of Taylor Development Company between Madison Pike (KY 17) to the north and Williams Creek Way to the south approximately 1,000 feet south of Madison Pike in Fort Wright.

REQUEST: Review of a Stage I Development Plan for the described area which is currently zoned IP (Industrial Park); the applicant proposes to construct an indoor athletic and recreational facility.

Staff presentation and Staff recommendations by introduced by Mr. Alex Koppelman

PDS STAFF RECOMENDATION:

Favorable recommendation on the review of a Stage I Development Plan for the described area which is currently zoned IP (Industrial Park).

Mr. Dan Riegler, applicant, addressed the Commission and stated he was contacted by Taylor Development regarding this plan. He stated the only concern they basically have is with the sidewalks. He noted there are no sidewalks along KY 17 or Madison Pike and he would like to request a waiver in that regard. Mr. Riegler also noted they are well above the elevation and feel they are quite a bit out of the hundred year flood plan. He stated he would be happy to answer any questions.

Mr. Smith addressed the Development Plan and described the process with the requirements and compliance pertaining to the development plan. He noted they would not have an independent authority to waive any requirements in the city's zoning regulations. He also noted their basic job is to review what is presented. Mr. Darpel then commented that Staff is doing a great job in terms of laying out what is sufficient and insufficient and making recommendations. Mr. Riegler also commented regarding the storm water regulations and stated they are still subject to storm water regulations and he wanted to point that out.

Ms. Lauren Townsend addressed the Commission and stated ultimately she was present to find out what this development is about. She stated they obviously want to keep their property values where they should be and so she wanted to find out what the development was about. She stated as a resident she is in support of the development for the area and asked what was going to happen with the building on the property. She stated she had one question and asked about the building on the property. She stated it is an eyesore and was wondering what was to happen to that. She further noted she welcomes the development and is glad to see it happening.

Mr. Darpel stated it was an ideal use for the site and asked for any other discussion. Mr. Sketch inquired about the radius and stated he didn't understand the radius of the driveway entrance stating it didn't make sense. Mr. Koppelman stated he didn't have any clarification on that. Mr. Gray asked Mr. Riegler if it was their intent to raze the building on the property to put in the new building. Mr. Riegler noted it was not and at this time it would remain. Mr. Riegler then inquired about the radius requirement and asked if that is something that can be waived. Mr. Smith stated that would be up to the city in terms of a variance. Mr. Darpel then recessed the public hearing for discussion and asked if there were any other questions or comments. Mr. Dunham commented he didn't feel the sidewalks were necessary given the location and what was around there. He commented further he didn't feel it was necessary to include that in the motion and his preference would be to just approve the Stage I Development Plan and let the city decide on the sidewalks. Mr. Smith stated by an approval they are just approving a Stage I plan, but that would be another thing to suggest it under the additional comments section. Mr. Toebben commented he thought Staff did ask that the approval include the recommendation that the sidewalks be required by the city. He also agreed that the sidewalk issue should be the city's decision. Mr. Smith clarified the issue with regard to the sidewalks. Mr. Darpel then reconvened and closed the public hearing. He asked for a motion on the issue. Following a brief discussion, Mr. Toebben made the motion to approve the Stage I Development as submitted. Ms. Brown seconded the motion. A roll call vote on the issue found Mr. Toebben, Ms. Brown, Mr. Bridges, Mr. Dunham, Mr. Gray, Ms. Hood, Mr. Hult Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Wisher and Mr. Darpel in favor. The motion carried unanimously.

FILE: PC1611-0002 (action required)

APPLICANT: City of Independence per Chris Moriconi, City Administrator
REQUEST: A proposed text amendment to the Independence Zoning Ordinance adding “Veterinary offices for small animals and small animal clinics” to the list of permitted uses within the NC (Neighborhood Commercial) Zone.

Staff presentation and Staff recommendations by introduced by Mr. Alex Koppelman

PDS STAFF RECOMENDATION:

Favorable recommendation of the proposed text amendment to the Independence Zoning Ordinance adding “Veterinary offices for small animals and small animal clinics” to the list of permitted uses within the NC (Neighborhood Commercial) Zone.

Mr. Chris Moriconi addressed the Commission in favor of the application and stated he was available to answer any questions. Mr. Bridges inquired about the boarding and animal runs. He asked if this was different from downtown Independence. Mr. Moriconi stated he did not recall that off hand.

Mr. Burns registered to speak in favor of the issue but had nothing to add.

At this time Mr. Darpel recessed the public hearing for discussion. There being none, he then reconvened and closed the public hearing. Mr. Darpel then asked for a motion on the matter. Ms. Snyder made the motion to approve. Mr. Hult seconded he motion. A roll call vote on the matte found Ms. Snyder, Mr. Hult, Mr. Bridges, Ms. Brown, Mr. Dunham, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Mr. Sketch, Mr. Toeppen, Mr. Wischer and Mr. Darpel in favor. The motion carried unanimously.

FILE: PC1612-0002 (action required)

APPLICANT: City of Crestview Hills per Tim Williams, City Administrator

REQUEST: A proposed text amendments to the Crestview Hills Zoning Ordinance: (1) decreasing the minimum size of off-street parking spaces and adding provisions for off-street parking spaces within a garage or parking deck; (2) amending the off-street parking requirements for medical offices and/or clinics.

Staff presentation and Staff recommendations by introduced by Mr. Andy Videkovich

PDS STAFF RECOMMENDATIONS:

Request (1) Favorable recommendation on the proposed text amendment to the Crestview Hills Zoning Ordinance decreasing the minimum size of off-street parking spaces and adding provisions for off-street parking spaced within a garage or parking deck.

Request (2) Favorable recommendation on the proposed text amendment to the Crestview Hills Zoning Ordinance amending the off-street parking requirements for medical offices and/or clinics, subject to the condition that he proposed definition for “gross square foot area” be deleted.

Mr. Williams, City Administrator, addressed the Commission in favor and stated he was available to answer any questions.

There being no questions of Mr. Williams, Mr. Darpel recessed the public hearing for discussion amongst the Commissioners. There being none, Mr. Darpel then reconvened and closed the public hearing and

asked for a motion on the issue. Ms. Hood made the motion to approve the text amendments based on Staff's recommendations. Mr. Dunham seconded the motion. A roll call vote on the motion found Ms. Hood, Mr. Dunham, Mr. Bridges, Ms. Brown, Mr. Gray Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Toebben, Mr. Wischer and Mr. Darpel in favor. The motion carried unanimously.

FILE: PC1612-0003 (action required)

APPLICANT: City of Lakeside Park per David Jansing, Mayor

REQUEST: Proposed text amendments to the Lakeside Park Zoning Ordinance: (1) adding a definition for "block front"; (2) adding language to clarify how exceptions and modifications to front yard setbacks apply when new streets are proposed or constructed; (3) permitting more than one curb cut for wide lots along local streets; and (4) adding fence regulations for commercial uses.

Staff presentation and Staff recommendations by introduced by Mr. Andy Videkovich

PDS STAFF RECOMMENDATIONS:

Request (1) Favorable recommendation on the proposed text amendments to the Lakeside Park Zoning Ordinance: (1) adding a definition for "block front"; (2) adding language to clarify how exceptions and modifications to front yard setbacks apply when new streets are proposed or constructed.

Request (2) Favorable recommendation on the proposed text amendment to the Lakeside Park Zoning Ordinance permitting more than one curb cut for wide lots along local streets.

Request (3) Favorable recommendation on the proposed text amendment to the Lakeside Park Zoning Ordinance adding fence regulations for commercial uses.

Mr. David Jansing addressed the Commission in favor and stated he and council are very much in favor of all three text amendments. He noted with the streetscape they are just trying to maintain the appearance of the area. He stated with regard to the fence issue relates to Barleycorns having an outdoor patio that has become more popular. He stated they have come to an agreement to build more of a privacy fence than what is currently allowed. He noted with the horseshoe driveway this issue has come up a number of times and they would just like to have something in black and white to avoid property owners getting a variance in order to do so. He stated they are very much in favor of all three amendments and are ready to go forward at their next meeting.

There being no further comments, Mr. Darpel recessed the public hearing for discussion. Mr. Gray asked about voting separately on the amendments. Mr. Darpel stated whatever the preference is for the vote is fine. There being no further comments, Mr. Darpel reconvened and closed the public hearing. Mr. Logsdon then made the motion to approve the text amendments based on Staff recommendations and the evidence presented. Mr. Wischer seconded the motion. A roll call vote on the matter found Mr. Logsdon, Mr. Wischer, Mr. Bridges, Ms. Brown, Mr. Dunham, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Pannunzio, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Toebben and Mr. Darpel in favor. The motion carried unanimously.

FILE: PC1609-0001 (action required)

APPLICANT: Robert Ehmet Hayes and Associates, PLLC per Noah Onkst on behalf of the Erlanger-Elsmere Independent Board of Education

LOCATION: An area of approximately six acres located on the east side of Central Row, bounded by Buckner Street to the north and Plateau Street to the south.

REQUEST: Public facilities review per KRS 100.324; the applicant proposes to add a new classroom addition with additional off-street parking to the Howell Elementary School.

Staff presentation and Staff recommendations by introduced by Mr. Edward Dietrich

PDS STAFF RECOMMENDATIONS:

To approve the new classroom addition onto the Howell Elementary School building subject to the following recommendations:

1. The development meet all required landscape regulations of the Elsmere Zoning Ordinance; and
2. No lighting shall glare onto any street or adjacent property.

Mr. Onkst addressed the Commission in favor of the application and stated the right of way running northeast to southwest was abandoned by the city and it was discovered by Viox. He noted the smaller one is the right of way that the city is working on cleaning up now. He noted the trailers are in the right of way. He noted all of the properties are being combined into one deed and that is being worked on right now. Ms. Brown asked if the addition is large enough to replace the trailers. Mr. Onkst stated it was and it would be a net gain of four classrooms per building.

There being no further questions or comments, Mr. Darpel recessed the public hearing for discussion. There being none he then reconvened and closed the public hearing and asked for a motion on the matter. Ms. Brown made the motion to recommend approval for the additional classroom and off-street parking and to include the two recommendations of Staff. Ms. Pannunzio seconded the motion. A roll call vote on the motion found Ms. Brown, Mr. Pannunzio, Mr. Bridges, Mr. Dunham, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Toeppen, Mr. Wischer and Mr. Darpel in favor. The motion carried unanimously.

Ongoing Business:

Reports from Committees

By Laws: - Ms. Brown stated after three years of work was able to discover some areas in the budget that needed looked at and corrected. She also noted there would be an amendment coming before the Commission regarding the increase in fees at next month's meeting.

Direction 2030 implementation: No meeting held.

Executive: – No meeting held.

Social Media: - No meeting held.

Subdivision Review – Mr. Darpel stated Scott is making calls along the way with regard to the subdivision regulations. He commented Scott feels the subdivision regulations are being enforced and it seems to be going well.

Reports from Commission Members: Nothing to report.

Reports from Legal Counsel – Nothing to report.

Announcements from Staff – Ms. Randall reminded everyone that the six months for the online training comes to a close on February 7th and encouraged those who have not taken advantage to do so. She also noted a new disk regarding site plan review for officials was available if anyone was interested. She also stated the amendments adopted at last month's meeting have been

changed on the website and could be viewed there. She also gave a quick update on the Villa Hills Small Area Study and noted about one hundred and fifty people were in attendance. She stated that will go forward to city council within the next two weeks and would like to see it before the planning Commission in March so that is coming up in the next few months. Ms. Randall stated they would like to do an overview of the Action Website at next month's meeting assuming there is a light agenda. She noted it would probably be a 20-30 minute presentation.

General Correspondence: None.

New Business:

Election of officers for 2017

Ms. Snyder stated after contacting everyone it stands as it is for Chair, Paul Darpel, Vice Chair, Diane Brown, and Treasurer, Phil Ryan. Mr. Darpel asked for any other nominations. Mr. Smith stated for the record there were no additional nominations. Mr. Bridges made the motion to accept the slate as presented. Mr. Sketch seconded. A roll call vote found Mr. Bridges, Ms. Sketch, Ms. Brown, Mr. Dunham, Mr. Gray, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Ms. Snyder, Mr. Toebben, Mr. Wischer and Mr. Darpel in favor. The motion carried unanimously.

Mr. Darpel then noted the list of Committees and members was distributed. He stated there were several vacancies and asked if anyone wanted to be on any other committee to let him know.

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. Ryan to adjourn. All in favor by acclamation. The meeting then adjourned at 8:04 p.m.

APPROVED: _____

Chair  _____

Date 2/2/17 _____

