

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Darpel, Chairman, called the meeting to order on March 1, 2017 at 6:15 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	a	a	u	u	u	e	c	o	e
		n	b	r	r	y	n	n	g	p	t	v	c
Jeff Bethell	Fort Mitchell		X	X									
Diane Brown, V. Chair	Erlanger	X	X	X									
Nancy Collins	Ryland Hts.		X	X									
Gailen Bridges	Kenton Co	X	X	X									
Paul Darpel, Chair	Edgewood	X	X	X									
Brian Dunham	Kenton Cty	X	X	X									
Mike Gaiser	Ludlow		X	X									
Joe Gray	Covington	X	X										
Lynne Hood	Crestview Hills	X	X	X									
Marc Hult,	Covington	X	X	X									
Keith Logsdon	Lakeside Park	X	X	X									
Matthew Martin	Taylor Mill			X									
Ron Padget	Covington			X									
Joe Pannunzio	Elsmere	X	X	X									
Stan Porter	Taylor Mill												
Phil Ryan, Treasurer	Park Hills	X	X										
Marco Sansone	Bromley		X	X									
Greg Sketch	Crescent Spgs	X	X	X									
Maura Snyder	Independence	X	X	X									
Jack Toeppen	Fort Wright	X	X	X									
Robert "Bob" Whelan	Covington			X									
Brian Wischer	Villa Hills	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 and Mr. Andy Videkovich.

Prior to the roll being taken, Mr. Darpel recognized outgoing members of the commission. He recognized Mr. Joe Gray representing the City of Covington for his years of service and dedication to the Commission. He then presented Mr. Gray with a plaque in appreciation. Mr. Darpel also recognized Mr. Stan Porter for his service on the Commission for the City of Covington from 2011-2017. He also presented Mr. Porter with a plaque in appreciation. Mr. Darpel then introduced the new members to the Commission, for the City of Covington, Mr. Bob Whelan and Mr. Ron Padget and for the City of Taylor Mill, Mr. Matthew Martin.

AGENDA

Mr. Darpel commented Mr. Chamberlain was present to provide the audit report for the FY2016. Mr. Chamberlain then presented a summary of the audit report and pointed out the finance committee did look at this very thoroughly and he appreciates that. He stated it is their opinion as to the financial position for the Commission and stated there are no issues as part of the audit. He further commented about the cash position of the Commission as being very good. He noted it was slightly less than last year but it is a very good cash position. He highlighted various aspects of the audit and stated there is solid growth in funds over last year as well. He then commented as to the letter that was distributed to the Commissioners to be read at another time. He referenced the balance sheet on page nine as to assets and liabilities as well. He encouraged the new Commissioners to review as it had a lot of good information about the organization. Mr. Darpel thanked Mr. Chamberlain for his time and efforts put into the report. Mr. Darpel then asked for a motion on approval of the audit. Ms. Snyder made the motion to approve. Mr. Hult seconded the motion. A roll call vote on the matter found Mr. Snyder, Mr. Hult, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Whalen, Ms. Collins, Mr. Dunham, Mr. Gaiser, Mr. Padget, Ms. Hood, Mr. Logdson, Mr. Martin, Mr. Pannunzio, Mr. Sketch, Mr. Sansone, Mr. Toebben, Mr. Wischer and Mr. Darpel in favor. The motion carried unanimously.

With regard to the agenda, Mr. Darpel requested one change pertaining to issue PC1701-0002. He noted the City of Independence requested a tabling of the issue and asked for a motion to table the matter. Ms. Snyder made the motion to table the item for a period of one month not to exceed six months. Ms. Hood seconded the motion. A roll call vote on the motion found Ms. Snyder, Ms. Hood, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Whelan, Ms. Collins, Mr. Dunham, Mr. Gaiser, Mr. Padget, Mr. Hult, Mr. Logdson, Mr. Martin, Mr. Pannunzio, Mr. Sketch, Mr. Sansone, Mr. Toebben, Mr. Wischer and Mr. Darpel in favor. Mr. Moriconi stated there is some additional information with regard to the design standards they wish to discuss further and therefore are requesting a tabling not to exceed six months. Mr. Darpel stated they would make the tabling not to exceed six months from the filing.

APPROVAL OF THE MINUTES:

Mr. Darpel asked for any comments or questions with regard to the minutes from February. There being none, he then asked for a motion to approve. Ms. Snyder made the motion to approve. Mr. Bridges seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Bridges, Mr.

Bethell, Ms. Brown, Ms. Collins, Mr. Dunham, Mr. Gaiser, Ms. Hood, M. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Sketch, Mr. Sansone, Mr. Toebben, Mr. Wischer and Mr. Darpel in favor. Mr. Whelan, Mr. Padgett and Mr. Martin abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel stated the receipts and expenditures report was distributed. There being no comments or questions he then asked for a motion to approve. Ms. Brown made the motion to approve the receipts and expenditures. Ms. Snyder seconded. All in favor by acclamation.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS:

FILE: PC1701-0006 (action required)

APPLICANT: KWI Properties LLC per Kent Wessels on behalf of Bonnie Ellison Trust, 2809 Howard Litzler Road; An area of approximately 6.21 acres located on the northeast corner of the intersection of KY 17 with Howard Litzler Drive.

REQUEST: A proposed map amendment to the Fort Wright Zoning Ordinance changing the zoning of the described area from R-1G (RCD) (a single-family residential zone with a residential cluster overlay) and R-3 (a multi-family residential zone) to an IP (an Industrial park zone).

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

PDS STAFF RECOMENDATION:

Unfavorable recommendation on the proposed map amendment to the Fort Wright Zoning Ordinance changing the described area from R-1G (RCD) (a single-family residential zone with a residential cluster overlay) to IP (Industrial Park)

Mr. Tim Theissen addressed the Commission in favor of the applicant. He stated he was going to give some explanation and respond to some of the questions and issues raised by the Commission. He noted the property has been on the market for a long time and it's a 40,000 square foot building. He stated he was going to turn it over to Kent Wessels to address the issue and then have Jay Bayer address some issues as well. Mr. Wessels stated he came across the site and did some research on the property and did not like what he could do with it from a residential standpoint. He stated he thought a better use would be as a flex warehouse type use. Mr. Wessels stated a perfect example would be three to four businesses such as a flooring company with a showroom in the front and warehouse space in the back and possibly an office. He stated what they are proposing is a building that is 25 feet high and that is well below what the regulations state. Mr. Padgett asked why something this big and with this much traffic would be proposed next to a residential development. Mr. Wessels stated it was available, there is already industrial nearby and he came across it and thought it would be well suited for their purposes. Mr. Jay Bayer then addressed the Commission in favor of the issue and stated Kent Wessels came to them with the proposal. He noted the site is much more feasible for an industrial use. Mr. Becker stated the traffic study indicated this as being a very low traffic user. He stated they looked at the site from a residential use and the traffic generated would be a much higher than the proposed used. He further stated from a developable

standpoint the utilities are all at the site. He further noted from a development standpoint this is a suitable site for the development. Mr. Sansone asked about heavy truck traffic going up Kyles Lane vs. using 275 as suggested. Mr. Becker stated they met with the Highway Department and they did not have a concern with that due to the low traffic volumes. Mr. Sansone noted his disappointment with the concern the consideration of going up Kyles Lane not being noted in the report. Mr. Bethel stated he was a bit concerned about the set back of the building. Mr. Becker stated one of the things is a proposal of a five foot berm with trees on top of that. Mr. Darpel noted one of the things they have to look at is are there other ways the site can be laid out in terms of the set back and buffer which is the basis for a lot of the discussion with the folks who showed up to speak on the issue. He then asked if it meets the minimum zoning setback for the zone. Mr. Becker stated the setback is approved with the plan. Mr. Padgett stated he is going to assume this is not going to be a 9-5 operation. Mr. Sketch questioned the five foot berm as laid out on the landscape plan. Mr. Wessels then commented and stated with the scanned copy the landscape detail didn't copy well. Mr. Darpel then stated he was a bit confused because in Staff's report they do say in Section 94.17 table 1 indicated any industrial zone adjacent to a residential zone must provide a 75 foot wide planting strip. Mr. Theissen stated that table does not apply to industrial park. He noted it is not a strict zoning type of district. He then explained the design of the buffer area. Mr. Theissen stated they intend to extend the privacy fence the entire property line where the existing privacy fence is. He stated what is also being proposed is a much higher berm with a row of both pine and deciduous trees along the boundaries. He further commented that the idea is to protect the residential side of the property. Mr. Padgett stated the idea of a five foot berm with trees on top sounds nice but that will then involve security lights that will be blasting the neighborhood. He also commented that the trucks will be higher than the five feet and the noise will be an issue. Mr. Theissen then commented that the lighting shouldn't be an issue. Mr. Theissen stated he lives on Kyles Lane and noted you probably aren't going to see an eighteen wheel truck that can get up there with the bend that is on Kyles Lane. Mr. Sansone then stated he wasn't referring to eighteen wheelers; it could be any big truck that stinks and is noisy. Mr. Theissen then stated this is a unique issue because you have an industrial site that can turn left or right and get to the highway without having to leave the arterial road to get to the highway. Mr. Theissen then referenced additional portions of the handout for clarification. He stated if it is residential development, which is what it is currently zoned for, you will have a lower price point and possibly more police calls, more EMT calls, etc. He stated there are sex offenders within a mile and cited crime records that raise concerns with a residential development. He stated what is being proposed is actually going to be a better neighbor than what it is currently zoned for. He also commented that there is actually a high demand for warehouse office space like so it is a high demand need. Mr. Theissen further stated one of the goals is trying to encourage innovative design and Staff's comments were rather crucial. He stated they are trying to leave the land that is truly undevelopable and leave it as it is and put the building in the best place for the site. He further commented that is a type of use that is going to have a very low traffic impact. He additionally stated with regard to sidewalks it just doesn't make sense because it is a six acre site with nothing on either side to connect to. He commented no one will be walking there and in addition, it's not a good area to walk in terms of safety since it is a busy road. With regard to the berm he stated their hope is this is going to be a much more attractive buffer than what would typically be suggested for an industrial use. He then stated he feels you can find the proposal is consistent with the comprehensive plan and the current zoning is inappropriate. He stated this location is not appropriate for residential. Mr. Theissen further commented about the storm water retention so the storm water coming in will actually be cleaner than when it goes out. He further commented about the buffer and that the IP zone allows for flexibility for that. He stated they agree all of the design will be addressed in Phase II. Mr. Darpel then marked the handout as an exhibit to be made a part of the minutes on the matter. Mr. Dunham stated he gets the sense that some of the Commissioners have the impression that this is going to be a large industrial use for the property. He stated an electrical company doesn't sound like something of a high traffic use and the building is not laid out for a large industrial type use. Mr. Dunham then asked Mr. Bayer what type of

uses would potentially go in there for a use that is a higher traffic type use. Mr. Bayer stated large distribution facilities are significantly larger. Mr. Dunham asked if a large user would want angled truck bays or would they want easier ways to get in and out. Mr. Bayer stated those are not ideal for a larger truck. Mr. Padgett asked about having the trucks entrance facing the side of the building that is not facing the residential area. Mr. Bayer stated generally they want their storefront facing the front and be the first thing people see so it's not really feasible to have it another way.

Mr. Butler then addressed the Commission in favor of the issue representing the city and stated he was present to answer any questions from the city's perspective, and to let the Commissioners know they feel this is an appropriate use the land and they support the plan as submitted. Mr. Hult asked if there were any discussions with the City of Covington about any concerns they have with the development. Mr. Butler stated he did not. Mr. Sketch asked about the access and why it was changed. Mr. Theissen responded and stated what he heard was when the four family was built it was changed because there were a lot of people cutting through.

Mr. Darpel then read letters received in opposition to the issue. He then marked the letters as exhibits to be made a part of the record on the matter.

Mr. Ray Tanner addressed the Commission and stated his major concern is the traffic issue. He further stated issues with the fence and the berm. He asked what is to happen when people cut through the berm to access 33rd Street. He also cited another concern with the wildlife in direct area. He noted there are Blue Heron in the area, which is a rarity for the area. He noted all of those will be affected by this. He also asked about any environmental rules or an impact study on the property. Mr. Darpel stated their scope tonight is to look at what is presented and make a recommendation on it. He noted he does not want to provide inaccurate information. He stated the main concern is the traffic and that seems to be addressed.

Mr. Roger Scott addressed the Commission and asked how many residences are within 1500 feet of this development. He stated there is probably something that will go into this property eventually, but whatever goes in there shouldn't be to the detriment of the others in the area.

Ms. Amy Abel addressed the Commission and stated this is not just about the site plan. She noted the zone change is permanent. She stated the only place in the region where industrial abuts against residential is in South Newport. Ms. Abel noted the hardworking people of modest means deserve the Commission's consideration of their investment and the protection of their neighborhood. She additionally stated this property could be multi-family or a less intrusive commercial zone. She then asked the Commission if there was anyone that could show where industrial is compatible to residential in any zone anywhere in any planning manual.

Mr. Smith clarified any change to the development plan for the newer Commissioners. He stated whenever there is a zone change in a Stage 1 Development plan the application is bound to the Stage 1 Development and the applicant would have to come back before the commission when there is a substantial change.

Ms. Catherine Gastor addressed the Commission against the issue and asked the investor why he would invest in a 6.2 acre property and utilize only 2.5 acres of it. She stated this jeopardizes their peace, their quiet, their ability to sit on their front porches in the morning drinking coffee or sit in their driveways and chit chat with neighbors. Ms. Gastor stated it is a great plan but not feasible for the homes and the investors in the area. She noted a lot of concerns were addressed and the main concern was the traffic. Ms. Gastor additionally commented she was

offended at the mention of the crime rate and sex offenders in the area. She noted this is not their street. She further stated this is Covington and this is on the Ft. Wright line.

Ms. Paula Plummer addressed the Commission and stated she just purchased a home in the area. She commented what the applicant has done is show proposals of the building and such but it does not show what types of businesses will be going in there. She noted they could have chemicals and such that could pollute the area. She further commented the area in front of the building can become a walking trail or a bike trail. She stated this property is a whole six acres of a woodland and flood plain area that will have to be rerouted and such. She commented they may not have million dollar homes but they pay taxes and take care of their homes.

Ms. Rebecca Hornsby addressed the Commission and stated her main concern is can they guarantee that this property will not end up as the plastics factory. She also asked if it can be guaranteed that they will not be making chemicals in this facility. She stated Silmar has always dumped in the sewers. She stated the neighborhood is a quiet area where people have made a living and made the area their home. She suggested making the area a neighborhood park and stated there is money in that. She further commented that the traffic is going to be trouble for the area because there are already issues in the area. She reiterated her main concern is the chemicals. She stated if it cannot be guaranteed that chemicals will not be made there then please build somewhere else.

Mr. Gregory Hornsby addressed the Commission and stated there are thousands of cars that go down through there every day. He also stated there are runners that go through there. He also commented about the crime and stated he has lived there for 40 years and there isn't the crime they say is present. He also commented about the trucks going in and out at the plastic factory.

Mary Beth Enneking and Kara Enneking addressed the Commission against the issue. Ms. Mary Beth Enneking stated her daughter worked hard after college and saved up and bought her first home that backs up to the property in question where the privacy fence is. She stated the building will be forty-three feet from her house. She stated she can't believe people would want this in their back yard. Ms. Mary Beth Enneking asked why would the integrity of this nice little community be threatened by this development. She further commented that the berm would butt right up to Kara's fence and would cause drainage problems. She additionally commented there are plenty of other places around that could be used for this development. She asked the Commission to consider the residents because they have worked their whole lives for what they have. She stated they are entitled to their privacy. Ms. Kara Enneking stated when she purchased her home she was told by the realtor and the property owner that the property next door would never be developed.

Ms. Patti Shulkenburg addressed the Commission and stated she was shocked that the plastic factory was not buying the property. She stated the zone change is inappropriate and the lights will be terrible. She stated she wanted to get on the record that the lights if you go down Howard Litzler are very bright. She also noted there are truckers that get lost and come down the street. She stated the only way they can get out is to back out.

Mr. Phillip Sumnick addressed the Commission as the superintendent of Mother of God Cemetery. He stated he can hear a lot of things that go on at the plastic factory. He stated it is getting harder and harder to have a quiet service with the beeping trucks and traffic in the area. He further noted he appreciated what the Commission is doing. He commented it is going to get difficult to sell the lots in the back of the cemetery next to this property.

Mr. Theissen addressed the Commission in rebuttal and stated they would never access the site from 33rd Street and noted there will never be an extension from 33rd Street. He also noted the left side of the property is the side adjacent to the cemetery but the building is more oriented to the other side of the property. He further noted this building is not in any way, shape or form associated with the plastic company next door. He then commented that it is not uncommon to have a main road with the residential area behind it. He stated he wanted to emphasize that is in an area that is favorable for industrial development. He stated there is no great way to buffer traffic from a property and there will also be some adjacency from a residence and a business so you have to come up with a reasonable way to buffer the two. He further commented this is the least intensive industrial use. Mr. Sansone asked what the point was in making the sexual predator comment. Mr. Theissen stated there has been crime that has occurred in the past 24 months and there is a sexual predator within a mile. His stated his comment was intended to show that this is not a good area for residential and also stated it abuts Howard Litzler. Mr. Sketch stated 33rd Street has been there forever and the residents have been there forever and then the plastics company comes in and gets an IP zone and it shouldn't have been allowed. He stated he is confused and commented that industrial zone came in after.

Ms. Horsnby addressed the Commission in rebuttal and stated if this is allowed to go in and it doesn't work out and the plastics factory comes in and says we'll double your money, do they have to come back before the Commission or can they just do whatever they want with it. Mr. Darpel stated they are a recommending body and it goes before the city. He stated once it is approved, whatever is allowed in that zone according to the plan would be allowed. He then stated he can't say if that use is allowed in that zone or not because he doesn't have it in front of him.

Ms. Mary Beth Enneking addressed the Commission in rebuttal and stated her daughter's house is built very close to the property line. She stated she is wondering if the berm can come right up to her property. Mr. Darpel stated the berm would have to start on the property line and go back from there. She asked who is responsible for the berm if it washes away. She stated she hopes the Commission thinks this through for these people so they can have their homes. She further stated there are just other uses for this property.

Mr. Darpel then recessed the public hearing for discussion amongst the Commissioners. Mr. Hult stated this seems to be a classic case of a zone change impacting residents in another zone. Mr. Toebben stated unfortunately the residents are already living next to an industrial zone. He noted the city has come in and backed the project and the residents are against it which he can understand. Mr. Logsdon then commented that the city administrator seemed to indicate they had already made up their mind on the issue. Mr. Toebben additionally stated the city should give an opinion on a development. Mr. Sansone stated this looks like the last piece of sanctuary for this area instead of saying well there is industrial there anyway so it's a natural progression. Mr. Sketch stated to prove a zone change there has to be a land use issue. He commented further that having a sanctuary is not a land use issue. Mr. Dunham stated what he heard from the residents is whether they are going to have a large industrial development on the property. He stated to look at the plan, this is going to be a small business that it is a 9-5 business with traffic that will be less than a tenth of what could go here, based on what he's heard he thinks it makes sense. Mr. Darpel stated what bothers him is that it is so close to the road. He further stated there isn't going to be a chemical company going in and stated it isn't the type of business that lends itself to that. Mr. Hult stated every bus in Northern Kentucky goes by here so the fact that sidewalks are necessary seems to be a non-issue. Mr. Bethell commented he knows there is industrial right up the road. Mr. Martin stated 43 feet is a basketball shot essentially. He commented it should stay residential. Ms. Snyder stated it is a small industrial area and she has industrial in her backyard and it is not terrible. She noted if it is a small industrial area it's not going to encroach on the residential. Ms. Brown stated her concern is the site development plan more so

than the change from residential to industrial. She further commented the building will be sixteen feet from the residential driveway. Mr. Hult stated he wondered if this would ever come up if this entire property was in the City of Covington. Mr. Padgett stated there is a lot of land in Ft. Wright so he commented the fact that it is coming down to fifteen feet from a neighboring community is a little tight. At this time Mr. Darpel reconvened and closed the public hearing. Mr. Darpel clarified the fact that the Commission is a recommending body and the issue will go to the city for the final decision and cautioned the audience to that fact. He then asked for a motion on the issue. Mr. Toeppen made the motion to approve the map amendment changing the zone on the basis that it conforms with the comprehensive plan and the testimony heard. Ms. Hood seconded the motion. A roll call vote on the motion found Mr. Toeppen, Ms. Hood, Mr. Dunham, Mr. Gaiser, Mr. Pannunzio, Mr. Sketch, Ms. Snyder and Mr. Wischer in favor. Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Whelan, Ms. Collins, Mr. Padgett, Mr. Hult, Mr. Logsdon, Mr. Martin, Mr. Sansone and Mr. Darpel voted against. The motion failed. Mr. Darpel then asked for another motion on the issue. Mr. Hult made the motion to deny the request based on Staff's report and the testimony heard. Mr. Pannunzio seconded the motion. A roll call vote on the matter found Mr. Hult, Mr. Pannunzio, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Whelan, Ms. Collins, Mr. Padgett, Mr. Logsdon, Mr. Martin, Mr. Sansone and Mr. Darpel in favor. Mr. Dunham, Mr. Gaiser, Ms. Hood, Mr. Sketch, Ms. Snyder, Mr. Toeppen and Mr. Wischer voted against. The motion carried.

*At this time (9:33 p.m.) a five minute break was taken

FILE: PC1701-0005 (action required)

APPLICANT: City of Villa Hills per Craig Bohman, City Administrator/Clerk

AREA AFFECTED: an area of approximately 240 acres in Villa Hills bounded roughly by River Road (KY) to the north, Radio Road to the west, Amsterdam Road (KY 371) to the south, and Madonna Manor Drive to the east.

REQUEST: Amendments to Kenton County's Direction 2030: Your Voice, Your Choice comprehensive plan: (1) amending the Land Use Element, Small Area Studies Section to include language describing the Villa Hills Study and incorporating appropriate sections of the study by reference; and (2) amending the Recommended Land Use Map for the study area from Other Community Facilities to recommended land uses defined in the study).

Staff presentation and Staff recommendations by Mr. James Fausz

PDS STAFF RECOMENDATION:

To adopt the *Villa Hills Study* as an amendment to the *Direction 2030: Your Voice, Your Choice*, comprehensive plan as described in Attachment A. The officially approved study document will serve as the source for comprehensive plan information for the area included within the study.

Craig Bohman addressed the Commission in favor of the issue and stated he had to take a moment to thank the Benedictine Sisters. He stated they had a year to do a study to determine what is the best use for the property. He noted this is the last, large, developable property in the City of Villa Hills. He further commented over two hundred and fifty people showed up at the meeting to discuss the issue. He stated over two hundred written comments were received giving unanimous support of the project allowing the city to make the proposal to the Commission. He further commented that the site represents 9% of the city's land mass. He stated he respectfully requests support to add this to the comprehensive plan and is happy to answer any questions.

Sister Mary Catherine Wenstrup registered to speak on the issue. She stated the reason for the selling of the land will enable them to continue to live and serve within the city and to fund their retirement. She

further stated this will positively affect their community and also the city. She additionally stated she would like to thank the folks at PDS and the City of Villa Hills who have walked with them on this issue. She further stated they are very grateful and hope the Commission approves the text.

Mr. Jerry Dusing addressed the Commission and stated he had the privilege of representing the Benedictine Sisters. He stated they have eighteen interested parties on the list interested in area one in the study. He additionally stated they probably have five or six very interested parties that they expect some good offers from very soon. He stated they have been at this two years so they don't want to waste their time. He stated they expect a development plan to be a part of the purchase plan and they expect to come back with a zone change on the issue. He noted they are very much in favor of this and they expect to come back with a zone change this year regarding the property.

Mr. Gino Sadem addressed the Commission as a member of the task force and noted this is a good plan and a compromised plan. He stated this is a good plan and a compromised plan and noted it gives the Sisters the widest opportunity and purchase options and also benefits the city. He stated he hopes this is approved to allow the Sisters to move on since this has been in development for a year.

Mr. John Kerr addressed the Commission and stated he wanted to thank the Sisters for being wonderful neighbors and servants to the land and they could not ask for any better neighbors. He stated this is their property and they need to do what they need to do with it. He stated what he does not understand is in the plan there are over 240 acres mentioned but they are talking about 82 acres to be sold. He stated he was not real clear about that. He commented about the support of the mixed use with regard to those who attended the meetings. He commented that about one-fourth to one-fifth of those turning in comment cards were not residents of the city but realtors and agents who are in favor of the mixed use. He asked that the Commission keep that in mind. He stated this has always been a bedroom community and they have a limited amount of property available.

Mr. Steven Coleman addressed the Commission and stated he just found out about this yesterday. He stated he is concerned with storm water runoff. He stated he is also concerned about area 4 and area 5 as his property borders those areas. He asked if there are any concerns down the road with those areas in terms of further development. Mr. Darpel stated he didn't believe he is not involved in the plan in terms of where his property is located. He further stated the storm water runoff is an SD1 issues that is always going to be under their jurisdiction.

All others registered to speak had nothing to add.

The applicant had nothing to add in rebuttal.

Mr. Darpel then recessed the public hearing for discussion. He stated he thinks the Staff did a really good job on limiting the specificity on this. He further noted he doesn't like the idea of revenue generation in there when it involves the Comprehensive Plan but he has a hard time voting against it when it involves the Sisters. He stated he has no objection to the plan itself at all but he thinks the Staff did a nice job of working on this first one. He further stated the folks at Villa Hills and the county as a whole are well served, and especially the Sisters. Mr. Sansone commented about increased traffic coming up from Bromley and asked about access coming up from area 5 into area 1. Mr. Fausz stated discussions on that didn't go much farther than preliminary analysis on that issue. Mr. Darpel then reconvened and closed the public hearing and asked for a motion on the issue. Mr. Wischer then made the motion to adopt the issue for the reasons as stated by Staff and recommended by Villa Hills and the Sisters as well. Ms. Brown seconded the motion. A roll call vote on the issue found Mr. Wischer, Ms. Brown, Mr. Bethel, Mr.

Bridges, Mr. Whelan, Ms. Collins Mr. Dunham, Mr. Gaiser, Mr. Padget, Mr. Pannunzio, Ms. Hood, Mr. Hult, Mr. Logsdon, Mr. Martin, Mr. Sketch, Mr. Sansone, Ms. Snyder, Mr. Toebben and Mr. Darpel in favor. The motion carried unanimously.

Ongoing Business:

Reports from Committees

By Laws: - Nothing report.

Direction 2030 implementation: Mr. Bethell stated there will be a meeting on March 23rd at 5:30. Darpel noted there was one change to the list of committees and noted Mr. Bethell is going to be the chair of the implementation committee and Ms. Brown will serve on that as well. Nothing else to report.

Executive: – Mr. Darpel stated they did meet primarily on the audit and that has already been discussed.

Social Media: - No meeting held.

Subdivision Review – No meeting held. Mr. Darpel stated they are just working on the website and looking for bids on different providers for the web site.

Reports from Commission Members: Mr. Hult spoke briefly with the chairman about having an alternate for the board. He stated he is the representative for KCPC and almost always attends when he can. He stated if someone wants to serve as an alternate to email Paul Darpel or himself.

Reports from Legal Counsel – Nothing to report.

Announcements from Staff – Ms. Randall commented about an item on next month’s agenda regarding sign amendments was distributed to the Commissioners for review. She additionally stated the language for the fee schedule was distributed and requested the Commissioners please take some time to look at that. She noted she has four disks for training if anyone is interested in taking one of those home. She additionally stated the Cincinnati APA has a session on March 31st. She asked that anyone interested in attending to let her know.

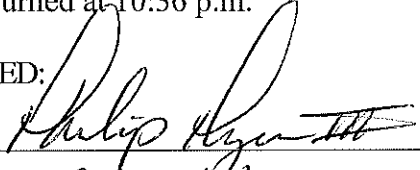
General Correspondence: None.

New Business: None.

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. Wischer to adjourn. All in favor by acclamation. The meeting then adjourned at 10:36 p.m.

APPROVED:

Chair 

Date May 4th, 2017