

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Ryan, Treasurer, called the meeting to order on May 4, 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 a n	F e b	M a r	A p r	M a y	J u n	J u l	A u g	S e p	O c t	N o v	D e c
Jeff Bethell	Fort Mitchell		X	X	Xx	X							
Diane Brown, V. Chair	Erlanger	X	X	X	Xx								
Nancy Collins	Ryland Hts.		X	X	Xx	X							
Gailen Bridges	Kenton Co	X	X	X	Xx	X							
Paul Darpel, Chair	Edgewood	X	X	X	Xx								
Brian Dunham	Kenton Cty	X	X	X	Xx	X							
Mike Gaiser	Ludlow		X	X	Xx	X							
Lynne Hood	Crestview Hills	X	X	X	Xx								
Marc Hult,	Covington	X	X	X	Xx	X							
Keith Logsdon	Lakeside Park	X	X	X	X	X							
Matthew Martin	Taylor Mill			X	X	X							
Ron Padget	Covington			X	Xx	X							
Joe Pannunzio	Elsmere	X	X	X	Xx								
Phil Ryan, Treasurer	Park Hills	X	X		Xx	X							
Marco Sansone	Bromley		X	X		X							
Greg Sketch	Crescent Spgs	X	X	X	Xx	X							
Maura Snyder	Independence	X	X	X	X	X							
Jack Toeppen	Fort Wright	X	X	X	Xx	X							
Robert "Bob" Whelan	Covington			X	Xx	X							
Brian Wischer	Villa Hills	X	X	X	Xx	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 Mr. Matt Smith, Legal Counsel, and the following PDS staff: Ms. Emi Randall, Mr. Andy Videkovich and Mr. Alex Koppelman.

AGENDA

The agenda was before the Commissioners. There being no questions or comments with regard to the agenda for May, Ms. Collins made a motion to approve the agenda. Mr. Dunham seconded. A roll call vote on the matter found Ms. Collins, Mr. Dunham, Mr. Bethell, Mr. Bridges, Mr. Gaiser, Mr. Hult, Mr. Logsdon, Mr. Martin, Mr. Padget, Mr. Ryan, Mr. Sketch, Mr. Sansone, Ms. Snyder, Mr. Toeppen, Mr. Wischer and Mr. Whelan in favor. The motion carried unanimously.

APPROVAL OF THE MINUTES:

Mr. Ryan asked for any questions or changes to the minutes. Mr. Bridges noted he had several changes to the minutes that were sent prior to the meeting to be incorporated into the final changes. Mr. Logsdon commented he was not present at the follow up meeting held on Tuesday, April 11th. There being no further comments, Mr. Ryan asked for a motion. Mr. Wischer made the motion to approve the minutes for April. Mr. Martin seconded the motion. A roll call vote on the motion found Mr. Wischer, Mr. Martin, Mr. Bethell, Mr. Bridges, Ms. Collins, Mr. Dunham, Mr. Gaiser, Mr. Hult, Mr. Logsdon, Mr. Padget, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Toeppen and Mr. Whelan in favor. Mr. Sansone abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Ryan stated the receipts and expenditures report was distributed. There being no comments or questions he asked for a motion to approve. Ms. Snyder made the motion to approve the receipts and expenditures. Mr. Martin seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Martin, Mr. Bethell, Mr. Bridges, Ms. Collins, Mr. Dunham, Mr. Gaiser, Mr. Hult, Mr. Logsdon, Mr. Padget, Mr. Ryan, Mr. Sketch, Mr. Sansone, Mr. Toeppen, Mr. Wischer and Mr. Whelan in favor. The motion carried.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS:

*Mr. Bridges and Ms. Collins recused themselves from any consideration and voting on the following issue.

FILE: PC1609-0004 (action required)

APPLICANT: Earl and Peggy Cox

LOCATION: An area of approximately 15.84 acres located on the west side of Madison Pike (KY 17) approximately 1,300 feet south of Walton Nicholson Road, and on the south side of Walton Nicholson Road (KY 16) approximately 270 feet east of Wynola Drive in Unincorporated Kenton County

REQUEST: A proposed map amendment to the Kenton County Zoning Ordinance changing the described area from A-1 (Agricultural) to RC (Rural Commercial)

Staff presentation and Staff recommendations by introduced by Ms. Emi Randall

PDS STAFF RECOMENDATION:

Unfavorable recommendation on the proposed map amendment to the Kenton County Zoning Ordinance changing the described area from A-1 (Agriculture-One) to RC (Rural Commercial).

Mr. Bob Carran addressed the Commission representing the applicant. He addressed the Commission and stated the applicant needed to only address about one-fifth of the items required for the application. Mr. Matt Smith clarified what is necessary in order to grant a map amendment. Mr. Carran distributed a handout to the Commissioners regarding the issue. Mr. Ryan marked the document as an exhibit to be made a part of the record on the matter. Mr. Carran stated they put the exhibit together to get a feel for what the applicant is really talking about. He further stated he understands and respects the desire to keep north and south Kenton County. He stated they are talking about an area that is not in the southern end of Kenton County and noted it is in the middle. He asked the Commissioners to look at the handout and it will quickly describe what they are talking about. Mr. Carran then reviewed the handout and explained the specific area he was referring to in regard to the application. He stated he asked the applicant why he wanted to bring the map amendment and the applicant stated because he is still a non-conforming use and that is wrong. He stated the applicant noted he is a non-conforming use in a commercial zone. Mr. Carran stated the restaurant will be conforming and the car upholstery site will be conforming also. Mr. Carran then stated if they become a conforming use and they want to add something to the building that is a permitted use, he asked if they have to go back and correct all the things that existed prior to the zone change in order to get the zone change. Mr. Smith clarified and stated if the applicant wanted to stay a non-conforming use he could do so. He further stated when you apply for a zone change and you take the step to change from one zone to another, that brings you into the realm of having to comply with the zoning standards that exist at the time of the application. Mr. Carran stated they are really talking about three pieces of property that area already surrounded by commercial. He further noted there is a question of other land being available on the north side. He stated when he read page five of the staff's report and it shows the circle and the boundary of the community service area, he noted that boundary is not created to be a hard and fast line. Mr. Carran stated in terms of development and service to the people in that area it is not there. He further noted it does say future development should be located on the north side of KY 16. He noted this is a suggestion. Mr. Ryan reiterated that by state statute one of two requirements are needed to be met for the map amendment to be granted. Mr. Carran stated they are proposing that the current zoning is inappropriate and the proposed zoning is appropriate. He stated the area is overwhelmingly a commercial area already.

Mr. Ray Erpenbeck addressed the Commission and noted as non conforming structure, with this zone change it would be a conforming use. He additionally stated the structure could be a non conforming structure but he is not sure it is. Mr. Erpenbeck then read the specifics of the non conforming use. He further stated his purpose is to go over the Staff's report. He stated the first thing he did when the applicant brought him on board was he put together a draft of the Stage I Plan. He noted the site plan they submitted met the requirements and what needed to be provided. Mr. Erpenbeck stated he found nothing in sections three, four, five and six that needed to be submitted. He noted at this point all that is required is the Stage I requirement. He stated the other thing he would like to point out is there are six parcels involved and four of them are commercial. He stated the other two are residential.

Mr. James Ishmale had nothing to add.

Mr. Tom Lyons had nothing to add.

Mr. Ken Finehauer addressed the Commission in favor of the application. He stated he has known the applicant for a long time and he sees this as just trying to improve his business and that is why he is in favor of it.

Mr. Todd Goodrich addressed the Commission in favor of the application and stated he lives in an R-1 community and wanted to know if he could open a restaurant. He stated he is assuming he cannot because it is R-1. He stated Peecox really shouldn't be allowed either because it is residential. He further stated the restaurant has been there 86 years and is a non-conforming use. He asked if they can rebuild if a tornado comes through. Mr. Smith stated they could rebuild but could not expand. Mr. Goodrich stated these lots cannot be farmed on and everything leans to commercial.

Ms. Sherry Goodrich addressed the Commission in favor of the issue and stated she is in favor because so many of the properties are already commercial. She noted she does not think the rezoning of these parcels is going to have a huge impact on the area. She noted she disagrees with Staff's recommendations because so much is already commercial in the area. She further stated she does not see it as a negative aspect when it comes to development.

Mr. Lindsey Decker addressed the Commission and stated he farms and he hates to see farmland go. He then stated on the other hand you have Peecox that has been there eighty-six years and he feels the line that was drawn is wrong. He noted Peecox serves the neighborhood well. He further stated he ran a business at one point in time understands the need to fit into the zone. He stated he feels what the applicant is going through and hopes the Commission does the right thing. He then commented about Peecox doing good for the community and raising money and having benefits for people in the community. He noted McDonalds is not going to do that and other franchises are not going to do that. He noted that is why he supports it.

Mr. Clyde Cunningham addressed the Commission in favor of the issue and stated this is something that is needed in the community very much. He then commented what do you do when a business has been in an area as long as he has, he feels he needs to be rewarded with the proper zoning. He asked that the right thing just be done.

Ms. Mary Fuller addressed the Commission in favor of the applicant. She noted she wanted to reiterate what was stated in that they do a lot of good for the community.

Ms. Beckey Balinger addressed the Commission in favor of the applicant. She stated she has been in the area for over thirty years and also stated how they give back to the community. She stated it would not bother her one bit and doesn't understand why anyone would be against the application. She stated nothing but good has come of it and she doesn't see why that wouldn't continue on.

Mr. Warren Richardson addressed the Commission and stated he is a long time resident. He stated they are not trying to change the agricultural status because they do love their farming. He stated Independence Lumber has been there forever. He commented about the long time businesses that are in the area. He stated he thinks it should be properly zoned to meet the requirements.

Mr. Ken Bayes addressed the Commission and stated he there are only two residential parcels in this and he sees no problem with changing the zoning. He noted if this is a commercial business why would you not want to change it to commercial and keep it as it should be.

All others registered to speak in favor had nothing to add.

Ms. Kathleen Donahue addressed the Commission against the issue and stated she represents the South Kenton County Citizens Group. She further stated their group is working further on the Comprehensive

Plan and are working on various issues. She further stated she serves as the chair for the zoning committee. She stated they don't want this to be just another document that has been put together. She referenced surveys that were mailed to area residents concerning the Comprehensive Plan. She then noted her responses are a reflection of that survey. She stated over 90% of respondents wanted the community to remain agricultural. She further stated they are urging overwhelmingly that the zone change be denied. She noted the zoning change would set the direction for commercial changes to the area. She further noted this is not just a decision on Peecox it's also for property that can be used for other uses. She stated they understand the Board of Adjustment has taken care of the applicant's needs on this issue. She stated the land use map was carefully considered by their community in 2014 and they just want the assurance that their hard work would be not be dismissed easily. Mr. Sketch asked why the line was placed where it was and not placed closer to the existing commercial. Ms. Donahue stated that KY 16 was a good dividing line and they felt they did not want commercial to go any further.

Mr. Bridges addressed the Commission against the issue and stated he was going to be acting as a spokesperson. He distributed a handout that was marked as an exhibit for the record. He then stated all the people that spoke in favor of the issue do not live in the immediate vicinity of the area. He stated they do own property but do not live in the area and live in other places. He stated the middle of the county is the Independence Courthouse. Mr. Bridges stated this will change the character of the area once the commercial is let in. He stated once you put the zoning in you get what you get. Mr. Bridges stated this is really a bar that serves food. Mr. Bridges then distributed a handout showing the expenditures on alcohol and on food for the business. He noted the zone change should be denied because water flows down hill. Mr. Bridges further stated some people value more privacy and more yard and are willing to drive farther for convenience. He stated their choices are no better or worse than others and they should be allowed to make those choices. He stated they live there because they like animal cultures and animal sounds and the peace and quiet. He stated they choose to live there because it is their dream and they should be allowed to make that choice. He stated they can't have diversity if everything is the same. Mr. Bridges then gave background on how the line came to be in the area. He then noted they love their rural lifestyle and are willing to drive for it. He stated when they bought their property in 1988 the Peecox was known as the Chicken Roost and he drove by it every day and you never knew it was there. He stated his family owns all or part of three dairy farms and are preserving their rural heritage. He stated you should be talking about a rural preservation district rather than a commercial zone. He stated when Peecox came around it changed everything. He stated there was noise, bands, cars peeling out, drunks whooping and hollering, etc. He stated from their porch they can see tall pole lights with no sound proofing and no consideration for the neighbors whatsoever. He stated there is nothing but grass between his home and Peecox. He stated sound carries like you wouldn't believe. He then distributed another handout that was marked as an exhibit. He noted they had forty-five signatures of individuals in the area of those against this issue. He noted residents in the area complain of noise in the area from 10:00 p.m. to 2:00 a.m. Mr. Bridges stated this proposal is not in accordance with the 2030 plan that is supposed to preserve the rural heritage and the land use around it. He stated with the community service area they don't have to guess what the area is because the plan says that future development should occur on the north side where it's all open land and no houses. He stated the north can be sewerred and some areas are already. Mr. Bridges further stated from a planning standpoint commercial should be placed where there are six lanes and not a merging of two lanes of roadway. He stated there have not been any significant changes to the area and not so much as a house built in the area. Mr. Bridges stated this is bad planning and leap frogging zoning. He stated you will have more non conforming uses with the zone change than without. Mr. Bridges stated the applicant doesn't want to do anything different so he doesn't really know why they are there. He stated it is inappropriate because once you reach this line there is no natural boundary to ever stop; there is no river, no road, etc. He further noted all the commercial is all oriented to Walton Nicolson which is the natural boundary. Mr. Bridges then read paragraph twelve in referencing the agricultural district. He

stated there are eight agricultural districts in southern Kenton County. He noted with the hilly terrain you don't see a lot of crops but you do see cattle and goats. He stated cattle and commercial don't mix. Mr. Bridges additionally stated there was a lot of talk about how wonderful Peecox is. He then referenced the violations Peecox has been charged with over the years. He then distributed a handout of damage that was done to his fence. The document was marked as an exhibit to be made a part of the record. He stated his wife noticed a car matching the car remnants and the police traced it to the bartender of Peecox. Mr. Bridges then stated this is the type of people Peecox employs. Mr. Bridges then distributed another handout of citations against Peecox over the years. This was then marked as an exhibit to be made a part of the record on the matter. Mr. Bridges highlighted various citations that had occurred at Peecox and asked the Commissioners would want to live next to that. Mr. Bridges then distributed copies of lawsuits of issues that occurred at Peecox. Mr. Ryan marked it as an exhibit to be made a part of the record on the matter. He asked the Commission if they really want to hand the zone change to Peecox when they can't comply anyway. He stated this zone change makes more parcels non-conforming.

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

Mr. Carran then addressed the Commission in rebuttal and asked the owner of Peecox if he heard the amounts for liquor sales and food sales and if they were accurate. Mr. Cox stated they were nowhere near close. Mr. Cox further stated Peecox One takes in considerably more than Peecox Two, which is the location in question. Mr. Carran asked about the drag strip and if it had been in existence with Mr. Bridges built his home. Mr. Cox stated the drag strip is the oldest in the country and has been around since the fifties. Mr. Bethell commented and stated that getting into legal activity or whether something happened or did not has nothing to do with the zone change. He commented further that it is just taking time away from people that may be present on other issues. Mr. Sansone stated he disagreed and felt it is relevant. Mr. Sketch stated he does not see how this is a land use issue. Mr. Logsdon stated he does feel it is a land use issue just like traffic is a land use issue.

Mr. Bridges addressed the Commission in rebuttal and stated many people stood up and stated how wonderful Peecox is and he wanted to highlight how they are not. He stated you have to look out for the health and welfare of the community. He stated you have to follow the plan and the law and that is clear. He stated development should be north and that cows and commercial don't mix.

Mr. Smith clarified non conforming structures and non conforming uses for the Commissioners. He stated this request is to go from one use to the next. He further commented the zoning uses that apply have to comply with current regulations. Mr. Sketch asked for clarification as to whether or not changes would have to be made to the existing business if the zone change is granted. Mr. Smith stated anything related to the use would need to be brought up to current requirements if the zone change is granted, but that in terms of the structural non conforming use, no changes would need to occur until significant changes are done to the structure.

At this time Mr. Ryan recessed the public hearing for discussion on the issue amongst the Commissioners. Mr. Padgett stated this is cut and dry. He stated there is a boundary for a reason and that Staff did a great job on clarifying where this application falls short. He noted he has several problems with this application. Mr. Bethell stated this does not fall into Direction 2030 and has seen nothing that is compelling for the zone change. He stated they have what is considered the logical dividing line. He further noted he has not seen overwhelming evidence to convince him of either A or B necessary to grant the zone change. Mr. Sketch referred to Direction 2030 and stated if this is granted it's not going to change anything, they can still play their loud music, etc. Mr. Smith clarified that as it is now they cannot enlarge or expand because they are a non conforming use. If the zone change is granted they can enlarge

and expand down the road. Mr. Logsdon stated there is nothing bad about a non conforming use that stated he is more concerned about the threat to the area. Mr. Toebben stated there is no way there will be any big commercial development there and it will likely be mom and pop development. Mr. Padgett stated he thinks a good point was brought up that it sets a precedent. Mr. Ryan then reconvened and closed the public hearing. He then asked for a motion. Mr. Sketch made the motion to approve based on the fact that the current zoning is inappropriate as well as the testimony heard. Mr. Martin seconded the motion. A roll call vote on the matter found Mr. Sketch, Mr. Martin, Mr. Gaiser and Mr. Toebben in favor. Mr. Bethell, Mr. Dunham, Mr. Logsdon, Mr. Padget, Mr. Ryan, Mr. Sansone, Ms. Snyder, Mr. Wischer and Mr. Whalen voted against. The motion failed. Mr. Sansone then made the motion to disapprove the issue based on Staff's recommendation and information presented. Mr. Padgett seconded the motion. A roll call vote on the motion found Mr. Sansone, Mr. Padgett, Mr. Bethell, Mr. Dunham, Mr. Logsdon, Mr. Ryan, Ms. Snyder, Mr. Wischer and Mr. Whelen in favor. Mr. Gaiser, Mr. Martin, Mr. Sketch and Mr. Toebben voted against. Mr. Bridges and Ms. Collins recused themselves from any consideration and voting on the issue. Mr. Hult had to leave prior to casting a vote. The motion carried.

At this time (9:37 p.m.) a ten minute recess was taken.

*Ms. Snyder had to leave the meeting

FILE: PC1704-0001 (action required)

APPLICANT: Chad and Elise Seibt

LOCATION: 3594 and 3595 Ashford Road; an area of approximately 2.0 acres located at the terminus of Ashford Road, approximately 200 feet northeast of the intersection of Ashford Road with Limerick Circle in Independence.

REQUEST: A proposed map amendment to the Independence Zoning Ordinance changing the described area from R-RE (a low density residential zone) to R-1C (a suburban residential zone).

Staff presentation and Staff recommendations by Mr. Alex Koppelman

PDS STAFF RECOMMENDATION:

Favorable recommendation on the proposed map amendment to the Independence Zoning Ordinance changing the described area from r-RE (a low density residential zone) to R-1C (a suburban residential zone).

Mr. Chad Seibt addressed the Commission and stated the reason for the application is in order to build a home on the lot. Mr. Sketch asked what is the reasoning for the zone change. Mr. Seibt stated the reason for the zone change is because of the setbacks. He stated because of the setbacks he would need to build a pizza shaped house and they would need to build in the center of the property.

Mr. Jim Cutter addressed the Commission in favor of the application and stated they are working with Cardinal Engineering along with the applicant on the project.

Mr. Ryan then recessed the public hearing for discussion amongst the Commissioners. Mr. Sketch stated his only concern is that Staff made the recommendation based on a higher density. He noted a potential issue with access with the street stubs to the undeveloped land. He noted he thinks it is kind of circumventing the zone and it will have smaller setbacks. Mr. Padgett asked about the access and noted the lots are privately held so he was wondering about issues with access. Mr. Ryan stated street stubs were put in for potential future development. Mr. Ryan then reconvened and closed the public hearing. He then asked for a motion on the issue. Mr. Wischer

made the motion to approve based on Staff's recommendation. Mr. Whelen seconded the motion. A roll call vote on the motion found Mr. Wischer, Mr. Whelen, Mr. Bethell, Mr. Bridges, Ms. Collins, Mr. Dunham, Mr. Gaiser, Mr. Logsdon, Mr. Martin, Mr. Padgett, Mr. Ryan, Mr. Sansone and Mr. Toebben voted in favor. Mr. Sketch voted against. The motion carried.

FILE: PC1704-0002 (action required)

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

REQUEST: Proposed text amendments to the Fort Wright Zoning Ordinance: (1) adding definitions for 'New Luxury Car Dealership' and 'New Motor Vehicle'; (2) amending the LHS Zone to include New Luxury Car Dealerships as a permitted use, along with permissible accessory uses including helipads; (3) increasing the permitted height regulation for all uses from 40 feet to 55 feet and adding area and height regulations for New Luxury Car Dealerships and Other Development Controls associated with New Luxury Car Dealerships; and, (4) increasing the height of signs within the LHS Zone for freestanding signs adjacent to an interstate, for uses not located within a shopping complex from 40 feet to 55 feet.

Staff presentation and Staff recommendations by Mr. Any Videkovich

PDS STAFF RECOMMENDATION:

Request 1) Favorable recommendation of the proposed text amendment to the Fort Wright Zoning Ordinance adding definitions for 'New Luxury Car Dealerships' and 'New Motor Vehicle' subject to the conditions that the referenced to "luxury" be deleted. Request 2 and 3) Favorable recommendation of the proposed text amendments to the Fort Wright Zoning Ordinance Amending the LHS Zone to include New Luxury Car Dealerships as a permitted use, along with permissible accessory uses including helipads; and increasing the permitted height regulations for all uses from 40 feet to 55 feet and adding area and height regulations for New Luxury Car Dealerships and Other Development Controls associates with the New Luxury Car Dealerships, subject to the following conditions:

1. All references to the word "luxury" be deleted.
2. Helipads as an accessory use to New Luxury Car Dealerships be removed.

Request 4) Favorable recommendation of the proposed text amendment to the Fort Wright Ordinance increasing the height of signs within the LHS Zone for freestanding signs adjacent to an interstate, for uses not located within a shopping complex from 40 feet to 55 feet, subject to the condition that the proposed height changes also apply to freestanding signs for shopping complexes.

Mr. Ed Butler addressed the Commission and stated Staff did a great job of explaining the issues and he doesn't know how much more he can say. He noted with regard to the helipad the applicant lives down in Kentucky and flies helicopters and from time to time would like to be able to fly in to check on his dealership. He noted they are trying to stay consistent with the terminology.

Mr. Jay Bayer addressed the Commission and stated they are working with the applicant. He noted they are interested in having the helipad and noted he doesn't see this a common thing to be flying back and forth.

Mr. Ryan recessed the public hearing for discussion amongst the Commissioners. Mr. Bethell stated his concerns with the helipad as they would have to fly over residential homes. Mr. Padgett stated it is a slightly absurd idea to have a helipad for a person to fly in to check on his dealership. Mr. Sansone stated he agrees it is slightly ridiculous to have the helipad when there is an airport fifteen minutes away. Mr.

Dunham stated his only issue is they go with the term luxury and he doesn't have a big problem with it because it's been defined, but he is fine with leaving that in there. Mr. Padgett asked Mr. Butler if the helipad was a big deal to the developer. Mr. Butler stated to be honest they did not discuss it. He said it couldn't see it as being something that occurred often with the helicopter. Mr. Padgett asked how he felt about the helipad. Mr. Butler stated in fairness he doesn't have a house in the area. Mr. Bayer stated the building plans are 99% complete and they have a helipad built into the plans. Mr. Ryan then reconvened and closed the public hearing for discussion amongst the Commissioners. Mr. Toebben made the motion to approve the text amendment as submitted without conditions. Mr. Wischer seconded the motion. A roll call vote on the matter found Mr. Toebben, Mr. Wischer, Mr. Bethell, Mr. Bridges, Ms. Collins, Mr. Gaiser, Mr. Logsdon, Mr. Martin, Mr. Padget, Mr. Sketch and Mr. Whelan in favor. Mr. Dunham, Mr. Ryan and Mr. Sansone voted against. The motion carried.

FILE: PC1704-0003 (action required)

APPLICANT: City of Ludlow per Elishia Chamberlain, City Administrator

REQUEST: A proposed text amendment to the Ludlow Zoning Ordinance removing off-street parking requirements for the rehabilitation or reuse of existing structures within the Neighborhood Commercial (NC) Zone.

Staff presentation and Staff Recommendations by Mr. Alex Koppelman

PDS STAFF RECOMMENDATION:

Favorable recommendation of the proposed text amendment to the Ludlow Zoning Ordinance removing off-street parking requirements for the rehabilitation or reuse of existing structures within the Neighborhood Commercial (NC) Zone.

Mr. Winn addressed the Commission and stated the City is in support of the text amendment.

Mr. Ryan recessed the public hearing for discussion. There being none, he reconvened and closed the public hearing. Mr. Gaiser made the motion to approve based on Staff's report. Mr. Sansone seconded the motion. A roll call vote on the motion found Mr. Gaiser, Mr. Sansone, Mr. Bethell, Mr. Bridges, Ms. Collins, Mr. Dunham, Mr. Logsdon, Mr. Martin, Mr. Padget, Mr. Ryan, Mr. Sketch, Mr. Toebben, Mr. Wischer and Mr. Whelan in favor. The motion carried unanimously.

Ongoing Business:

Reports from Committees

By Laws: - No meeting held.

Direction 2030 implementation: Mr. Bethell stated there is a meeting at 5:30 on May 25, 2017. He stated there will be a memo coming out regarding the upcoming meeting.

Executive: – Mr. Ryan stated they did not meet.

Social Media: - No report.

Subdivision Review – No report.

Reports from Commission Members: Mr. Bridges stated May 13th there will be a spring tour from 10-2 at Morning View Heritage area. He invited all to come out and see what the attraction is in Southern Kenton County.

Reports from Legal Counsel – Nothing to report.

Announcements from Staff – Mr. Videkovich stated the cell tower regulations won a statewide award. He noted Staff just found out about that last week. With regard to the street regulations he noted they were working on that. He additionally stated you will be receiving an email to activate the new commission emails so to be on the lookout for that and to contact them with any questions. Mr. Smith added with regard to any emails being sent regarding any notices to resign anybody so that they are complying with the regulations.

General Correspondence: None

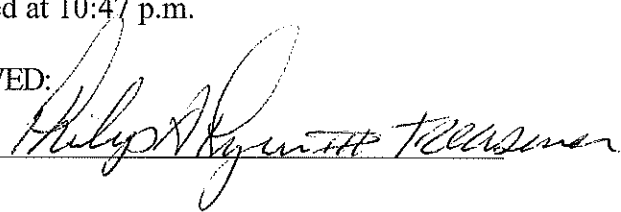
New Business: None

Public Comments: None.

There being nothing further to come before the commission, a motion to adjourn was made by Mr. Bethel, seconded by Mr. Whelan to adjourn. All in favor by acclamation. The meeting then adjourned at 10:47 p.m.

APPROVED:

Chair



Date
