

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Darpel, Chairman, called the meeting to order on September 7, 2017 at 6:15 p.m. and opened the proceedings with the Pledge of Allegiance and invocation by Mr. Ryan. 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	n	n	n	e	e	o	e
		n	b	r	r	y	n	J	g	p	t	v	c
Jeff Bethell	Fort Mitchell		X	X	Xx	X	X	X		X			
Gailen Bridges	Kenton Co	X	X	X	Xx	X		X	X	X			
Diane Brown, V. Chair	Erlanger	X	X	X	Xx		X	X	X	X			
Nancy Collins	Ryland Hts.		X	X	Xx	X		X	X	X			
Paul Darpel, Chair	Edgewood	X	X	X	Xx		X	X	X	X			
Brian Dunham	Kenton Cty	X	X	X	Xx	X	X	X	X	X			
Mike Gaiser	Ludlow		X	X	Xx	X		X	X	X			
Lynne Hood	Crestview Hills	X	X	X	Xx		X	X	X	X			
Marc Hult	Covington	X	X	X	Xx	X	X	X					
Keith Logsdon	Lakeside Park	X	X	X	Xx	X		X	X	X			
Matthew Martin	Taylor Mill			X	X	X	X	X	X				
Ron Padget	Covington			X	Xx	X	X	X	X	X			
Joe Pannunzio	Elsmere	X	X	X	Xx		X	X	X	X			
Phil Ryan, Treasurer	Park Hills	X	X		Xx	X	X	X		X			
Marco Sansone	Bromley		X	X		X		X		X			
Greg Sketch	Crescent Spgs	X	X	X	Xx	X		X	X	X			
Maura Snyder	Independence	X	X	X	X	X		X	X				
Jack Toebben	Fort Wright	X	X	X	Xx	X	X	X		X			
Robert "Bob" Whelan	Covington			X	Xx	X	*	X		X			
Brian Wischer	Villa Hills	X	X	X	Xx	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 Mr. Mathew Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videkovich, Mr. Alex Koppelman, Ms. Jill Coniff and Ms. Emi Randall.

AGENDA

Mr. Darpel asked for a motion to accept the agenda as stated. Ms. Brown made the motion to accept the agenda as presented. Mr. Ryan seconded. All in favor by acclamation. The motion carried.

APPROVAL OF THE MINUTES:

Mr. Darpel asked for any questions or changes to the minutes for August. There being no questions or comments, Mr. Darpel asked for a motion. Ms. Brown made the motion to accept the minutes for August. Mr. Wischer seconded the motion. A roll call vote on the on the matter found Ms. Brown, Mr. Wischer, Mr. Bethell, Ms. Brown, Ms. Collins, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. Gaiser, Ms. Hood, Mr. Logsdon, Mr. Padget, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Sketch and Mr. Toeppen in favor. Mr. Whelan abstained. The motion carried unanimously.

Mr. Darpel commented there was a change that needed to be made to the minutes from July to correct the statement on page 7 that states “to exclude” and it should have read “to include” when referencing the bubble. Mr. Bridges made the motion to amend the minutes from July to note that change. Mr. Whelan seconded the motion. A roll call vote on the matter found Mr. Bridges, Mr. Whelan, Mr. Bethell, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Gaiser, Ms. Hood, Mr. Logsdon, Mr. Padget, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Toeppen and Mr. Wischer in favor. The motion carried unanimously.

RECEIPTS AND EXPENDITURES:

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

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS:

FILE: PC1704-0005 (action required)

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

REQUEST: A proposed text amendment to the Villa Hills Zoning Ordinance allowing ground- and roof-mounted solar panels within all zones; the proposed amendment includes definitions and development and installation standards.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMENDATION:

Favorable recommendation on the proposed text amendment to the Villa Hills Zoning Ordinance allowing ground-and roof-mounted solar panels within all zone; the proposed amendment includes definitions and development and installation standards.

Mr. Craig Bohman addressed the Commission in favor and stated the city has worked hard on these regulations and to improve on it and he stated the product is a good one. He stated currently there is no regulation on the size of solar panels and this gives them an opportunity to get ahead of the curve. He then asked for a recommendation on the application.

Mr. Gino Sung addressed the Commission in favor and asked the Commission to approve the issue. He stated there are currently no zoning codes for the size, the type, etc of solar panels. He noted this provides the basic framework for solar panels in Villa Hills. He further stated the ordinance addressed the issue of safety by including safety standards with regard to the solar panels. He additionally stated the fire chief supports this as well. He also stated this ordinance provides for solar glare and requirements of screening. Mr. Sung then stated in the last year he personally has seen solar panels installed in Crestview Hills.

Mr. Darpel then recessed the public hearing for discussion. There being none, he the reconvened and closed the public hearing and asked for a motion. Mr. Wischer then made the motion to approve based on Staff's recommendations. Mr. Whelan seconded the motion. A roll call vote o the issue found Mr. Wischer, Mr. Whelan, Mr. Bethell, Ms. Brown, Mr. Bridges, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Gaiser, Ms. Hood, Mr. Logsdon, Mr. Padget, Mr. Ryan, Mr. Sansone, Mr. Sketch and Mr. Toebben in favor. Mr. Pannunzio voted against. The motion carried.

FILE: PC1708-0001 (action required)

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

REQUEST: A proposed text amendment to the Villa Hills Zoning Ordinance pertaining to the parking or storing of trailers, mobile homes, campers, inoperable vehicles, and other such type equipment: (1) increasing the number of months that trailers, boats, recreational vehicles, campers, or other such type of equipment may be parked in a driveway; and, (2) correcting a misspelling.

Staff presentation and Staff recommendations by Ms. Jill Conniff

PDS STAFF RECOMMENDATION:

Favorable recommendation on the proposed text amendment pertaining to the parking or storing of trailers, mobile homes, campers, inoperable vehicles, and other such type equipment: (1) increasing the number of months that trailers, boats, recreational vehicles, campers or other such type equipment may be parked in a driveway; and (2) correcting a misspelling.

Mr. Craig Bohman addressed the Commission in favor of the issue and stated this issue has been the source of a lot of discussion at city council and was agreed upon by all council members. He stated Staff laid out a good presentation and asked for approval on the issue.

Mr. Darpel recessed the public hearing for discussion amongst the Commissioners. There being none he then reconvened and closed the public hearing. Mr. Darpel then asked for a motion on

the issue. Mr. Wischer made the motion to approve the matter based on Staff's recommendations. Mr. Padget seconded the motion. A roll call vote on the matter found Mr. Wischer, Mr. Padget, Mr. Bethell, Mr. Brown, Mr. Bridges, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Gaiser, Ms. Hood, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Sketch and Mr. Toebben in favor. Mr. Whelan voted against. The motion carried.

FILE: PC1708-0002 (action required)

APPLICANT: City of Ft. Wright per Ed Butler, City Manager

REQUEST: Proposed text amendments to the Fort Wright Zoning Ordinance adding ammunitions manufacturing to the list of permitted uses within the IP (Industrial Park) Zone along with updating cross references for fire and explosive hazards within the industrial performance standards.

Staff presentation and Staff recommendations by Mr. Alex Koppelman

PDS STAFF RECOMMENDATION:

Favorable recommendation of the proposed text amendment to the Fort Wright Zoning Ordinance adding ammunitions manufacturing to the list of permitted uses within the IP (Industrial Park) Zone and updating cross references to industrial performance standards.

Mr. Ed Butler addressed the Commission in favor of the issue and stated he was available to answer any questions. He stated they see this as an opportunity to bring this type of business into the city. He stated they are asking for approval on the issue. Mr. Sansone asked if there was to be any testing of ammunition. Mr. Butler stated there would not. Mr. Bridges stated it looks like a lot of the IP zones are located near residential zones. Mr. Butler stated he could look that up to verify. Mr. Bridges then stated it seemed like an inherently dangerous business to be near the residential zone. Mr. Bridges additionally asked Mr. Butler if he felt this was inherently dangerous to have near a residential zone. Mr. Butler stated he did not.

Mr. Smith clarified two statutes with regard to KRS 100 as it pertains to the production of ammunition to add that for the Commission's consideration. Mr. Darpel recessed the public hearing for discussion amongst the Commissioners. Mr. Bethell stated he feels that propane tanks are much more hazardous to the neighborhood and surrounding people than the ammunition. Mr. Darpel then reconvened and closed the public hearing and asked for a motion. Mr. Toebben made the motion to approve based on Staff's recommendations. Ms. Brown seconded. A roll call vote on the matter found Mr. Toebben, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Gaiser, Ms. Hood, Mr. Logsdon, Mr. Padget, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Sketch, Mr. Whelan and Mr. Wischer in favor. Mr. Bridges voted against. The motion carried.

Ongoing Business

Reports from Committees

By Laws: - No report.

Direction 2030 implementation: Mr. Bethell stated it has been a while since they've had a meeting so a meeting is scheduled on the Wednesday the 27th at 5:30. He also noted the bicycle committee met. Mr. Padget then stated the meeting was really more of an introduction.

Executive: Mr. Darpel stated they did not meet.

Social Media: Nothing to report. Mr. Ryan stated they probably will not meet until November so there is no more information.

Subdivision Review: Mr. Darpel stated things seem to be going okay so there is no need to meet right now.

Reports from Commission Members: Mr. Bridges noted the Harvest Farm Tour is Saturday the 16th. Mr. Darpel stated if you have not done the tour it is really worthwhile and is very informative. Mr. Darpel asked if the flyer could be emailed to the Commissioners regarding the tour.

Mr. Videkovich commented and stated about five months ago there was an issue with sign regulations in Kenton County that involved a lot of discussion. He stated Staff and the Commission wanted it reviewed to see what the Commission felt was appropriate to recommend. Mr. Videkovich stated they have met several times and the regulations have been amended and discussed and run by Mr. Smith. He stated basically to summarize, a lot of what was causing a lot of the conversation at the previous meeting was basically taken out. He noted some were left in that were basically housekeeping items and clarification. Mr. Dunham commented they looked at some practices to be put in place that would be fair to the property owner. He further stated they are looking at the ordinances as a whole and clean up what are essentially typos or just obvious issues that needed to be fixed that relate to policy. He further stated a lot of the changes are just copying sections and moving them to a different section or putting information in charts and into other sections, etc. He then stated this was done for the purpose of getting jurisdictions compliant with Gilbert and he is confident they have done so. Mr. Smith stated he reviewed the revised sign regulations and thanked Mr. Dunham and Staff for their work and stated they did a great job and produced an excellent product. Mr. Darpel then asked for a motion to return the item previously tabled to the agenda for October. Mr. Bridges made the motion to place the item on the agenda. Mr. Sketch seconded. A roll call vote on the motion found Mr. Bridges, Mr. Sketch, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Gaiser, Ms. Hood, Mr. Logsdon, Mr. Padget, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Whelan and Mr. Wischer in favor. The motion carried unanimously.

Reports from Legal Counsel: Nothing to report.

Reports/Announcements from Staff: Mr. Videkovich stated he has an update on the Z-21 project to update the zoning ordinances in Kenton County. He then briefly reviewed the project and gave some background information on the project itself. He also discussed which jurisdictions would be participating. He commented the consultant team will visit in late September and those jurisdictions involved. He further commented they are still in the middle of the process and once the phases are complete there will be time for those communities to review the recommendations. He stated if any of the Commissioners are the representatives of any of these jurisdictions and would want to participate there is information at their seats as to that. Mr. Darpel commented he was a little disappointed the Commission wasn't brought into the discussion until now. Mr. Dunham also commented he was also surprised that the Commission wasn't involved sooner with the project.

General Correspondence: None.

New Business: Mr. Darpel made comments about Boone County updating their plan.

Public Comments: None.

There being nothing further to come before the commission, a motion to adjourn was made by Ms. Brown. Mr. Bethell seconded. All in favor by acclamation. The meeting then adjourned at 7:29 p.m.

APPROVED:

V.Chair Dunne M. Brown

Date 10-5-17
