

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Ms. Brown, Vice Chairman, called the meeting to order on October 5, 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	T	A	S	O	N	D
		a	e	a	a	a	u	u	u	e	e	o	e
		n	b	r	r	y	n	l	g	p	t	v	e
Jeff Bethell	Fort Mitchell		X	X	Xx	X	X	X		X	X		
Gailen Bridges	Kenton Co	X	X	X	Xx	X		X	X	X	X		
Diane Brown, V. Chair	Erlanger	X	X	X	Xx		X	X	X	X	X		
Nancy Collins	Ryland Hts.		X	X	Xx	X		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			X		
Keith Logsdon	Lakeside Park	X	X	X	Xx	X		X	X	X	X		
Matthew Martin	Taylor Mill			X	X	X	X	X	X		X		
Ron Padgett	Covington			X	Xx	X	X	X	X	X			
Joe Pannunzio	Elsmere	X	X	X	Xx		X	X	X	X	X		
Phil Ryan, Treasurer	Park Hills	X	X		Xx	X	X	X		X	X		
Marco Sansone	Bromley		X	X		X		X		X	X		
Greg Sketch	Crescent Spgs	X	X	X	Xx	X		X	X	X	X		
Maura Snyder	Independence	X	X	X	X	X		X	X		X		
Jack Toebben	Fort Wright	X	X	X	Xx	X	X	X		X	X		
Robert "Bob" Whelan	Covington			X	Xx	X	*	X		X	X		
Brian Wischer	Villa Hills	X	X	X	Xx	X	X	X	X	X	X		

"X" denotes attendance at the regular meeting and "x" denotes attendance at the continuation meeting. "*" denotes arrival after roll call was taken.

Also present were Mr. Mathew Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videkovich, Mr. Alex Koppelman and Ms. Emi Randall.

AGENDA

Ms. Brown asked for a motion to accept the agenda as stated. Mr. Bethell made the motion to accept the agenda for October. Ms. Snyder seconded. A roll call vote on the motion found Mr. Bethell, Ms. Snyder, Ms. Brown, Ms. Collins, Mr. Bridges, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Sketch, Mr. Toeppen, Mr. Whelan and Mr. Wischer in favor. Mr. Hult abstained. The motion carried.

APPROVAL OF THE MINUTES:

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

RECEIPTS AND EXPENDITURES:

Ms. Brown stated the receipts and expenditures report was distributed. There being no comments or questions she asked for a motion to approve. Mr. Ryan made the motion to approve. Ms. Snyder seconded the motion. A roll call vote on the motion found Mr. Ryan, Ms. Snyder, Mr. Bethell, Ms. Brown, Ms. Collins, Mr. Bridges, Mr. Hult, Mr. Logsdon, Mr. Martin, 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: PC1709-0001 (action required)

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

REQUEST: Proposed text amendments to the sign regulations in the Crestview Hills Zoning Ordinance: (1) adding provisions for off-premises temporary subdivision signs and amending the timeframe for how long temporary subdivision signs may be displayed and, (2) allowing more than one wall sign per building street frontage for single-use out lots or by development agreement within the SC (Shopping Center) Zoning District.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMENDATION:

Request #1: Unfavorable recommendation on the proposed text amendment to the Crestview Hills Zoning Ordinance adding provisions for off-premises temporary subdivision signs. Request #2: Favorable recommendation on the proposed text amendment to the Crestview Hills Zoning Ordinance amending the timeframe for how long temporary subdivision signs may be displayed. Favorable recommendation on the proposed text amendment to the Crestview Hills Zoning Ordinance allowing more than one wall sign per building street frontage for single-use out lots or by development agreement within the Sc (Shopping Center) Zoning District.

Mr. Rick Lonneman addressed the Commission in favor of the issue and stated he was available to answer any questions. Mr. Sketch asked about this being an accessory use. Mr. Lonneman stated he would defer to the professional and go with their definition of that.

There being no further comments, Ms. Brown then recessed the public hearing for discussion amongst the Commissioners. There being none, Ms. Brown then reconvened and closed the public hearing. She then asked for a motion on the issue. Mr. Bethell made the motion in favor of the issue based on Staff's recommendations and including the provision for an unfavorable off-premise temporary sign and favorable for the time frame, and also allowing more than one wall sign. Mr. Logsdon seconded the motion. A roll call vote on the motion found Mr. Bethell, Mr. Logsdon, Ms. Collins, Mr. Bridges, Mr. Hult, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Sketch, Ms. Snyder, Mr. Toeppen, Mr. Whelan and Mr. Wischer in favor. Ms. Brown voted against. The motion carried.

FILE: PC1709-0002 (action required)

APPLICANT: The City of Fort Mitchell per Sharmili Reddy, City Administrator

REQUEST: Proposed text amendment to the Fort Mitchell Zoning Ordinance: 1) adding the conditional uses found in the NC (Neighborhood Commercial), LHS (Limited Highway Service), and PO (Professional Office) Zones to the CPUD (Commercial Planned Unit Development Overlay) Zone; and, (2) adding outdoor dining areas in connection with a restaurant as conditional uses within the LHS Zone, subject to area, time, and noise restrictions.

Staff presentation and Staff recommendations by Mr. Alex Koppelman

PDS STAFF RECOMMENDATION:

Favorable recommendation of the proposed text amendment to the Fort Mitchell Zoning Ordinance (1) the conditional uses found in the NC (Neighborhood Commercial), LHS (Limited Highway Service), and PO (Professional Office) Zones to the CPUD (Commercial Planned Unit Development Overlay) Zone; and, (2) adding outdoor dining areas in connection with a restaurant as conditional uses within the LHS Zone, subject to area, time, and noise restrictions.

No one registered to speak for or against the issue. Ms. Brown then recessed the public hearing for discussion. There being none, she then reconvened and closed the public hearing. She then asked for a motion. Mr. Bethell made the motion to add the conditional use. Mr. Hult seconded the motion. A roll call vote on the motion found Mr. Bethell, Mr. Hult, Ms. Brown, Ms. Collins, Mr. Bridges, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Sketch, Ms. Snyder, Mr. Toeppen, Mr. Whelan and Mr. Wischer in favor. The motion carried unanimously. Mr. Bethell then made a motion regarding the second request to approve. Mr. Martin seconded the motion. A roll call vote on the motion found Mr. Bethell, Mr. Martin, Ms. Brown, Ms. Collins, Mr. Bridges, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Sketch, Ms. Snyder, Mr. Toeppen, Mr. Whelan and Mr. Wischer in favor. The motion carried unanimously.

FILE: PC1703-0001 (action required)

APPLICANT: Kenton County Planning Commission per Paul J. Darpel, Chair

REQUESTS: Proposed text amendments to the Bromley, Covington, Crestview Hills, Edgewood, Elsmere, Erlanger, Fairview, Independence, Unincorporated Kenton County, Lakeside Park, Ludlow, Park Hills, Taylor Mill, and Villa Hills zoning ordinances: (1) updating

the sign regulations to be “content neutral” as necessitated by the US Supreme Court decision in Reed vs. Gilbert, Arizona; (2) clarifying several sections of the sign regulations based upon past interpretations and administration; (3) updating out-of-date cross references; (4) adding provisions for messages on small detached signs and drive-thru canopies; and, (5) adding permanent wall sign regulations to institutional uses.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMMENDATION:

Favorable recommendation on the proposed text amendments to the Bromley, Covington, Crestview Hills, Edgewood, Elsmere, Erlanger, Fairview, Independence, Unincorporated Kenton County, Lakeside Park, Ludlow, Park Hills, Taylor Mill, and Villa Hills zoning ordinances: (1) updating the sign regulations to be “content neutral” as necessitated by the US Supreme Court decision in Reed vs. Gilbert, Arizona; (2) clarifying several sections of the sign regulations based upon past interpretations and administration; (3) updating out-of-date cross references; (4) adding provisions for messages on small detached signs and drive-thru canopies; and, (5) adding permanent wall sign regulations to institutional uses.

No one registered to speak for or against. Ms. Brown then recessed the public hearing for discussion. Mr. Bridges stated he knew when this came up he didn’t want to have it rushed it through and suggested it be tabled to review. He further stated he’s glad the time was taken to make it right and he thanked Mr. Dunham for his work on this. Mr. Smith stated he appreciates the time that was taken on the issue by Staff. Ms. Brown then reconvened and closed the public hearing. She asked for a motion on the issue. Mr. Bridges made the motion to approve based on Staff recommendations as presented. Mr. Sansone seconded the motion. A roll call vote on the motion found Mr. Bridges, Mr. Sansone, Mr. Bethell, Ms. Brown, Ms. Collins, Mr. Hult, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Mr. Sketch, Ms. Snyder, Mr. Toebben, Mr. Whelan and Mr. Wischer in favor. The motion carried unanimously.

FILE: PC1703-0002 (action required)

APPLICANT: Kenton County Planning Commission per Paul J. Darpel, Chair

REQUESTS: Proposed text amendments to the Fort Mitchell, Fort Wright, Crescent Springs, Ryland Heights, and Kenton Vale Zoning ordinances; (1) deleting all current definitions pertaining to signage; (2) deleting all current sign regulations; (3) adding new definitions pertaining to signage; and, (4) adding new sign regulations. The proposed new sign regulations are “content neutral” as necessitated by the US Supreme Court decision in Reed vs. Gilbert, Arizona.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMMENDATION:

Favorable recommendation on the proposed text amendments to the Fort Mitchell, Fort Wright, Crescent Springs, Ryland Heights, and Kenton Vale Zoning ordinances; (1) deleting all current definitions pertaining to signage; (2) deleting all current sign regulations; (3) adding new definitions pertaining to signage; and, (4) adding new sign regulations. The proposed new sign regulations are “content neutral” as necessitated by the US Supreme Court decision in Reed vs. Gilbert, Arizona.

No one registered to speak for or against. Ms. Brown then recessed the public hearing for discussion. There being none, she asked for a motion on the issue. Mr. Sketch made the motion to approve based on Staff recommendations. Mr. Martin seconded the motion. A roll call vote on the motion found Mr. Sketch, Mr. Martin, Mr. Bethell, Mr. Bridges, Ms. Brown, Ms. Collins, Mr. Hult, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Mr. Sansone, Ms. Snyder, Mr. Toebben, Mr. Whelan and Mr. Wischer in favor. The motion carried unanimously.

Ongoing Business

Reports from Committees

By Laws: - No report. No meeting held.

Direction 2030 implementation: Mr. Bethell stated they did meet but did not take any action. He noted it was more informational. He stated he would like to note that reports have been sent to various cities regarding the update so they can revisit their land use on the comprehensive plan. He also noted the various cities are represented by various members of the Commission and he would encourage the members to meet with their city and their staff as it is something that is important. He noted the next meeting night is Thanksgiving so the meeting is being moved to November 30th.

Executive: Ms. Brown stated they did not meet.

Social Media: Mr. Ryan noted no meeting was held. He noted tentative meeting is scheduled for November 15th.

Subdivision Review: Ms. Brown stated there is nothing to review.

Reports from Commission Members: Mr. Bridges noted Mr. Padgett's name is misspelled on the minutes. Mr. Bridges further stated he and Ms. Brown would like to have another chili dinner before next month's meeting. He noted a time will be announced and a sign-up sheet will come out so they know how many will be attending. Ms. Brown stated if interested in providing something for that to get with Mr. Bridges after the meeting.

Reports from Legal Counsel: Nothing to report.

Reports/Announcements from Staff: Ms. Randall noted there will be a Lou Noll Symposium training opportunity and the information is at the Commissioners seats. She also noted the CE hour reports will be redistributed. Ms. Randall noted a survey was sent out to all Commissioners to get feedback on the zoning ordinance. She then gave a brief update on the survey data. Ms. Randall also commented about the land use updates and noted all jurisdictions received a letter. She stated the meetings will be scheduled to accommodate the Commissioners because they want them to attend. She further noted Staff is in the process of updating the bicycle and pedestrian study and are moving forward with that. She stated they are looking for input on that and have put it on the website. Ms. Randall noted the Boone County Transportation Plan is also being updated.

General Correspondence: None.

New Business:

Public Comments: None.

There being nothing further to come before the commission, a motion to adjourn was made by Ms. Snyder. Mr. Ryan seconded. All in favor by acclamation. The meeting then adjourned at 7:31 p.m.

APPROVED:

v. Chair Deane M. Brown

Date Nov. 2, 2017
