

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Darpel, Chairman, called the meeting to order on November 2, 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	b	a	p	a	n	n	u	e	t	o	e
		n	b	r	r	y	n	l	g	p	i	v	e
Jeff Bethell	Fort Mitchell		X	X	Xx	X	X	X		X	X	X	
Gailen Bridges	Kenton Co	X	X	X	Xx	X		X	X	X	X	X	
Diane Brown, V. Chair	Erlanger	X	X	X	Xx		X	X	X	X	X	X	
Nancy Collins	Ryland Hts.		X	X	Xx	X		X	X	X	X	X	
Paul Darpel, Chair	Edgewood	X	X	X	Xx		X	X	X	X		X	
Brian Dunham	Kenton Cty	X	X	X	Xx	X	X	X	X	X		X	
Mike Gaiser	Ludlow		X	X	Xx	X		X	X	X		X	
Lynne Hood	Crestview Hills	X	X	X	Xx		X	X	X	X		X	
Marc Hult	Covington	X	X	X	Xx	X	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	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	X	
Marco Sansone	Bromley		X	X		X		X		X	X		
Greg Sketch	Crescent Spgs	X	X	X	Xx	X		X	X	X	X	X	
Maura Snyder	Independence	X	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	

"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 and Ms. Conniff.

AGENDA

Mr. Darpel stated a request to table had been received regarding the second item on the agenda, issue W-768. He stated since there was not a long agenda he would not amend the agenda and would just go forward as it is stated.

APPROVAL OF THE MINUTES:

Mr. Darpel asked for any questions or changes to the minutes for October. There being none, he asked for a motion to approve. Ms Snyder made the motion to approve the minutes. Mr. Bridges seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Bridges, Mr. Bethell, Ms. Brown, Mr. Collins, Mr. Hult, Mr. Martin, Mr. Ryan, Mr. Sketch and Mr. Wischer in favor. Mr. Darpel, Mr. Dunham, Mr. Gaiser and Ms. Hood abstained. The motion carried.

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. Ms. Snyder seconded the motion. All in favor by acclamation.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS:

FILE: PC1710-0001 (action required)

APPLICANT: City of Erlanger per David Hahn, Economic Development Director

REQUEST: Proposed text amendments to the Erlanger Zoning Ordinance adding child-care centers as a permitted use and allowing outdoor play areas associated with child-care centers within the Neighborhood Shopping Center (NSC) Zone.

Staff presentation and Staff recommendations by Ms. Conniff.

PDS STAFF RECOMENDATION:

Favorable recommendation on the proposed text amendments to the Erlanger Zoning Ordinance adding child-care centers as a permitted use and allowing outdoor play areas associated with child-care centers within the Neighborhood Shopping Center (NSC) Zone.

Mr. David Hahn addressed the Commission in favor of the issue and stated he they agree with Staff's recommendations and he is available to answer any questions.

Mr. Darpel then recessed the public hearing for discussion amongst the Commissioners. There being none, he then reconvened and closed the public hearing and asked for a motion on the issue. Ms. Brown made the motion to approve the text amendment based on Staff's recommendations and the testimony heard. Mr. Ryan seconded the motion. A roll call vote on the motion found Ms. Brown, Mr. Martin, Mr. Bethell, Mr. Bridges, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Gaiser, Ms. Hood, Mr. Hult, Mr. Ryan, Mr. Sketch, Ms. Snyder and Mr. Wischer in favor. The motion carried unanimously.

FILE: W-768 (action required) – Request to table received

APPLICANT: ACG Floral, LLC

LOCATION: 21 Floral Avenue, an approximate six-acre parcel at the terminus of Floral Drive in Fort Mitchell.

REQUEST: To grant a waiver to the requirements of Section 4.3-12 of the Kenton County Subdivision Regulations; granting the request would waive the requirement that 11 new, single-family residences at the end of Floral Avenue be provided a minimum fire flow of 500 gallons per minute (gpm).

Mr. Darpel stated a request to table had been received to table the matter for one month with a request that it be placed on the agenda for next month. Mr. Smith stated there were a couple of Commissioners that would be recusing themselves from any consideration or voting on the issue. Mr. Darpel then asked for a motion to table the matter. Mr. Bethell made the motion to table the issue until next month's meeting. Mr. Sketch seconded the motion. A roll call vote on the issue found Mr. Bethell, Mr. Sketch, Mr. Bridges, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Gaiser, Ms. Hood, Mr. Hult, Mr. Ryan, Ms. Snyder and Mr. Wischer voted in favor. Mr. Dunham and Mr. Martin recused themselves from any consideration and voting on the issue. The motion carried.

Ongoing Business

Reports from Committees

By Laws: - No report. No meeting held. Ms. Brown stated the calendar year end is coming up which will show the pricing adjustment.

Direction 2030 implementation: Mr. Bethell stated there was a meeting scheduled for November 30th and noted he would like to change that to the 21st at 5:30 by a request of Staff. He stated the reason for the change is so they can meet some of the other dates presented in Staff's announcements.

Executive: Ms. Brown stated they did not meet.

Social Media: Mr. Ryan noted there was going to be a meeting in November but now he will be out of town. He stated he was informed that Staff wants the social media committee to get in touch with the developer themselves so he will have to get with the developer prior to scheduling a meeting.

Subdivision Review: Mr. Darpel stated there was nothing to report.

Reports from Commission Members: Mr. Bridges shared an email from Dennis Gordon to Kathy Donohoue regarding the RC Zoning District which he read into the record to share with the Commissioners.

Reports from Legal Counsel: Nothing to report.

Reports/Announcements from Staff: Ms. Conniff commented briefly with regard to the recommended land use updates. She noted they have met with five jurisdictions and drafted changes based on those meetings. She also noted they have tentatively scheduled an open house

for December 6th. She also noted they anticipate presenting to KCPC on the issue at the February 1st meeting.

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. Mr. Hult seconded the motion. All in favor by acclamation. The meeting then adjourned at 6:42 p.m.

APPROVED:

Chair

Date



12/7/17
