

**KENTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Minutes**

*Baumgartner  
Crestview Hills  
Kenton Bridges*

Mr. Darpel, Chairman, called the meeting to order on February 7, 2019 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.

*Make Changes  
& Change 1<sup>st</sup>  
Pg.*

Commission Member	Jurisdiction	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Jeff Bethell	Fort Mitchell	X	X										
Debbie Vaughn	Kenton Co	X	<del>X</del>										
Diane Brown, V. Chair	Erlanger	X											
Nancy Collins	Ryland Hts.		X										
Paul Darpel, Chair	Edgewood	X	X										
Brian Dunham	Kenton Cty	X	X										
Mike Gaiser	Ludlow	X											
Lynne Hood	Crestview Hills	X											
Keith Logsdon	Lakeside Park	X											
Matthew Martin	Taylor Mill	X	X										
Ron Padgett	Covington		X <sup>#</sup>										
Joe Pannunzio	Elsmere	X											
Sean Pharr	Covington		X										
Phil Ryan, Treasurer	Park Hills	X	X										
Marco Sansone	Bromley												
Greg Sketch	Crescent Spgs	X	X										
Maura Snyder	Independence	X	X										
Jack Toebben	Fort Wright	X	X										
Robert "Bob" Whelan	Covington	X											
Brian Wischer	Villa Hills	X											

Also present were Mr. Mathew Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videkovich, Ms. Jill Conniff, Ms. Emi Randall and Ms. Megan Busse.

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

**AUDIT REPORT:**

Mr. Darpel stated the audit report would be presented by Van Gorder, Walker & Co., Inc. Mr. John Chamberlin then presented his report of the audit which was distributed to all Commissioners. He reviewed the report and noted the cash decreased from 113k to 67k in unrestricted cash for the fiscal year. He additionally noted there was plenty of cash on hand to meet day to day requirements. He noted the revenues increased by about \$75,000 since the previous year. Mr. Chamberlin stated expenses were up by \$72,000 which was primarily due to PDS fees. He further noted the fees were up by about \$6,000 for the year. He commented there is a solid fund balance which has continued to grow since being down in 2012. He stated they are required to provide a governance letter and that has been provided for reference. He stated there are no issues with management and no issues with the accounting being noted. Mr. Chamberlin also noted there were not management comments to be made this year. He encouraged the Commissioners to read the financial statements provided so there is a complete understanding of them. He then highlighted briefly the various aspects of the financial statements provided and reiterated some of the previously mentioned numbers.

**AGENDA:**

Mr. Darpel asked for any questions or comments regarding the agenda. He noted the agenda should state clearly that the audit report was for fiscal year 2018. He also noted the first two items would be held together but item 12, the text amendment, would be heard prior to item 11, the map amendment. There being nothing further, he asked for a motion to approve. Ms. Snyder made the motion to approve as amended. Mr. Ryan seconded. All in favor by acclamation.

**APPROVAL OF THE MINUTES:**

Mr. Darpel asked for any questions or comments with regard to the minutes for January. Mr. Sketch noted on page 6, he noted he didn't think the applicant was David Hahn. He noted he thought the applicant was David Johnston. Mr. Darpel noted Alex Koenig was present on that issue. Mr. Ryan noted a typo on page two under approval of the minutes line three, "t" needs to be removed. Mr. Darpel then asked for a motion to approve as amended. Ms. Snyder made the motion to approve the minutes from January. Mr. Ryan seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Ryan, Mr. Bethell, Mr. Darpel, Mr. Dunham, Mr. Martin, Mr. Sketch and Mr. Toebben in favor. Ms. Collins, Mr. Padgett and Mr. Pharr abstained. The motion carried.

**RECEIPTS AND EXPENDITURES:**

Mr. Darpel asked for any questions or comments with regard to the report. There being none he then asked for a motion. Ms. Snyder made the motion to accept the report. Mr. Ryan 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: PC1901-0002**(action required)

**APPLICANT:** City of Bromley per Mike Denham, Mayor



**REQUEST:** Proposed text amendments to the Bromley Zoning Ordinance adding self-storage units and outdoor storage of boats, vehicles, and constructions equipment to the list of permitted uses and adding development controls related to the outdoor storage within the I-4 (Industrial Four River) Zone.

Staff presentation and Staff recommendations by Ms. Jill Conniff

**PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed to the Bromley Zoning Ordinance adding self-storage units and outdoor storage of boats, vehicles, and construction equipment to the list of permitted uses and adding development controls related to the outdoor storage within the I-4 (Industrial Four River) Zone.

**FILE:** PC1900-0001(action required)

**APPLICANT:** City of Bromley per Mike Denham, Mayor

**LOCATION:** 1700 Highwater Road; an area of approximately 7.63 acres located on the southwest side of Highwater Road, approximately 1,700 feet south of Main Street and approximately 4,200 feet east of River Heights Lane in Bromley.

**REQUEST:** A proposed map amendment to the Bromley Zoning Ordinance changing the described area from R-1A (a single-family residential zone) to I-4 (an industrial zone).

Staff presentation and Staff recommendations by Ms. Megan Busse

**PDS STAFF RECOMMENDATION**

Favorable recommendation for a proposed map amendment to the Bromley Zoning Ordinance changing the described area from R-1A (a single-family residential zone) to I-4 (an industrial zone).

Mr. Gailen Bridges addressed the Commission on behalf of the applicant and stated they agree with everything in terms of the presentation. He stated there is a hillside that is basically not usable and that is why you can't put residential there. He noted basically the only thing the property could be used for was something that did not require water. He stated his client is proposing storage units or something similar for the proposed site. Mr. Bridges stated from a planning standpoint they looked at rezoning it in different ways but the industrial seemed to be the best route to take. He stated with this amendment it squares up the industrial zone in the area. Mr. Bridges stated they feel the current zoning is inappropriate and the suggested zoning is more appropriate. He additionally stated they believe the mayor is supportive generally of the proposal. He stated this is not going to be manned with it being self-storage and being as such, they don't feel it's going to aggravate any of the neighbors in the area. Mr. Bridges stated in terms of the text amendment there weren't any self storage units noted in the text so this is just simplifying things in conjunction with the map amendment.

Mr. Denham addressed the Commission in favor of the applications and stated they gave the okay and support to go ahead with the matter. He noted the city is waiting for the recommendations of the Commission body. Mr. Darpel commented on the language in terms of the height of any stacking to clarify the language in the text amendment. He noted the applicant doesn't have any problem with that. The mayor then noted they will take that into consideration.

Mr. Chris Zumbrodt addressed the Commission as a neutral party. He stated he was present to find out what was going on with the property. He stated what he likes about the property is being able to look out and see some forest and natural land. He stated he is concerned that he will go out one day and instead of looking at a forest he's going to be looking at a parking lot. Mr. Zumbrodt noted he is just concerned



about what can go in there and he questions what the future holds for the property, as well as what it might do to the value of his property. He commented he didn't know if the owner would be interested in sectioning off a triangle at the front of the property so he can keep his natural area next to his property but that might be something to look at. He further stated he's not necessarily objecting and realizes the flat area is suitable for the development. He noted the idea of it being industrial makes him concerned about what could go in there.

Mr. Matt Wartman addressed the Commission and stated his concerns are about the safety to the community and the strain to the infrastructure. He noted his concerns are around what the property will be used for. He noted the I-4 zones are for rural areas and this is not a rural area. He noted this would be the first I-4 zone that is not on the river. He stated the traffic would be going through the heart of the town and there is nothing to stop it. He stated this sounds great but is concerned about the safety of the area. He also noted it should be an expansion of the current use and this would be for an entirely different use.

Mr. Frank Wartman addressed the Commission and stated his family has lived on Highwater for twenty years. He noted any more digging or construction is going to undermine the road and make it worse than it is now. He stated the other thing he worries about is the flat area and the owner taking more of the land available and flattening more out causing further damage to the road.

Mr. Bridges commented in rebuttal and stated he didn't hear any more concerns than if it would have remained residential. He stated as far as the road, he didn't hear any complaints that it would be worse than having residential there.

Mr. Darpel then recessed the public hearing for discussion amongst the Commissioners. There being none, Mr. Darpel reconvened and closed the public hearing. He then asked for a motion on the matter. Mr. Sketch made the motion to approve the text amendment based on Staff's report and recommendations. Mr. Martin seconded the motion. A roll call vote on the matter found Mr. Sketch, Mr. Martin, Mr. Bethell, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Padgett, Mr. Pharr, Mr. Ryan, Ms. Snyder and Mr. Toeppen in favor. The motion carried unanimously. Mr. Darpel asked for a motion with regard to the map amendment. Mr. Sketch then made the motion to approve the map amendment based on Staff's report and recommendations. Mr. Martin seconded the motion. A roll call vote on the matter found Mr. Sketch, Mr. Martin, Mr. Bethell, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Padgett, Mr. Pharr, Mr. Ryan, Ms. Snyder and Mr. Toeppen in favor. The motion carried unanimously.

**FILE: PC1901-0003**(action required)

**APPLICANT:** City of Crescent Springs per Michael Baker, City Attorney

**REQUEST:** Proposed text amendments to the Crescent Spring Zoning Ordinance: (1) adding drive-thrus and outdoor dining as accessory uses to eating and drinking places within the NC (Neighborhood Commercial Zone); and, (2) decreasing the number of off-street parking spaces required for combination restaurants (A restaurant which provides any combination of sit down, carry out and/or drive in service).

Staff presentation and Staff recommendations by Mr. Andy Videkovich

### **PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed text amendments adding drive-thrus and outdoor dining as an accessory use to eating and drinking places within the NC (Neighborhood Commercial Zone).

Mr. Mike Baker addressed the Commission in favor of the issue and stated they appreciate the Staff report on the issue. He stated the object of the request is to replace a commercial property. He noted they see it very consistent with what is currently in Crescent Springs and do not see any issues with it.

Mr. Reiney addressed the Commission and stated they are an interest holder in the property and have nothing to add except that he hopes they can push this forward.

There being no further discussion, Mr. Darpel recessed the public hearing for discussion amongst the Commissioners. There being none, he reconvened and closed the public hearing and asked for a motion. Mr. Sketch made the motion to approve the application based on Staff's report and recommendations. Mr. Martin seconded the motion. A roll call vote on the matter found Mr. Sketch, Mr. Martin, Mr. Bethell, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Padgett, Mr. Pharr, Mr. Ryan, Ms. Snyder and Mr. Toebben in favor. The motion carried unanimously.

### **Ongoing Business**

#### **Reports from Committees**

***By Laws:*** - Mr. Darpel stated they did not meet.

***Direction 2030 implementation:*** Mr. Bethell stated they have another meeting coming up on February 28<sup>th</sup> at 5:30. He noted in the past they have all gotten together to do a land use study. He stated three weeks ago they had an open house to address land use. He stated those items would be brought before the Commissioners in the March meeting. He noted there were very few changes with the land use maps noted. He additionally stated the changes noted had to do with the density and Emi would speak to that. Ms. Randall then showed the map with regard to what is being requested. She noted the original request that was shown at the open house was 4.1 to 7.0 residential per acre and they are requesting to reduce that down. Mr. Bethell stated once again these various cities noted there are land use map changes and those will be brought before the Commission in March. Mr. Darpel stated unless he hears an objection that will be brought at the March meeting.

***Executive:*** Mr. Darpel stated they did meet. He stated there was regulation language discussed with regard to small cell towers. He stated Emi and Staff have really done a great job in getting out in front of this. He stated there will be some text amendments to be put in as well. He additionally commented because of the new building and the move there are stacks and stacks of papers. He stated they are going to try to work on getting regulations that information can be taken in electronically to reduce the amount of paper. He additionally stated they are going to try to encourage scanning of documents and submitting that way so the hard copy doesn't need to be retained. He noted these were some of the items discussed that will be before the next meeting.

***Social Media:*** Mr. Ryan commented that there will be tablets at the Commissioners' seats instead of monitors when they move to the new building.

***Subdivision Review:*** Nothing to report.

***Reports from Commission Members:*** Nothing to report.



**Reports from Legal Counsel:** Mr. Smith stated they are still trying to find a sponsor for the bill for the amendment pertaining to public hearings on facilities issues. He stated if anyone has a suggestion of a sponsor to let him know.

**Reports/Announcements from Staff:** Mr. Videkovich stated the City of Covington is rewriting their zoning ordinance. He stated this will also involve the Commission at some point and there will be opportunities throughout the process to be informed and get progress on that. He stated there is a brief meeting on February 19<sup>th</sup> at City Hall to discuss the process. He further noted any information will be coming to the Commissioners via the KCPC email. He noted they plan on having it ready for adoption in January of next year.

**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. Ryan. All in favor by acclamation. The meeting then adjourned at 7:59 p.m.

APPROVED:

Chair

Date

  
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3/17/19  
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