

**KENTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Minutes**

Mr. Darpel, Chairman, called the meeting to order on May 2, 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.

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

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

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

**AGENDA:**

Mr. Darpel noted a request to table had been received regarding item 13 on the agenda with regard to the City of Fort Wright's request for a text amendment. He noted the request to table was not to exceed six months. He then asked for a motion on the matter. Ms. Snyder made the motion to table the issue for a period not exceeding six months. Mr. Ryan seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Ryan, Ms. Baumgardner, Mr. Bethell, Mr. Bridges, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Ms. Vaughn, Mr. Whelan and Mr. Wischer in favor. The motion carried unanimously.

There being nothing further he asked for a motion to approve the agenda as amended. All in favor by acclamation.

**APPROVAL OF THE MINUTES:**

Mr. Darpel then asked for any questions or comments with regard to the minutes for April. Mr. Bethell noted on page five, fourth paragraph down, he noted the minutes indicated Megan Ireland being the owner of Capriaso and stated she is the owner of the Saddle Club. There being no further comments, Mr. Darpel then asked for a motion to approve the minutes from April. Mr. Bethell made the motion to approve. Ms. Snyder seconded. A roll call vote on the motion found Mr. Bethell, Ms. Snyder, Ms. Baumgardner, Mr. Bridges, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Ms. Vaughn and Mr. Wischer in favor. Mr. Whelan 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. Mr. Ryan made the motion to accept the report. Ms. Brown seconded the motion. All in favor by acclamation.

**RECENT ACTIONS BY STAFF:**

*(No action required)*

**RECENT ACTIONS BY LEGISLATIVE BODIES:**

*(No action required)*

**PUBLIC FACILITY:**

**FILE: PFAC1904-0001**(action required)

**APPLICANT:** Onkst, REH&A Architects on behalf of the Erlanger-Elsmere Independent Board of Education

**LOCATION:** 500 Graves Avenue; an area of approximately 31.98 acres located on the southwest side of Graves Avenue in Erlanger.

**REQUEST:** A public facilities review per KRS 100.324 and 147.680; the applicant proposes to remove an existing press box, stadium lighting, and public address system and construct a new press box, stadium lighting, and public address system at the existing football stadium (Lloyd Memorial High School Campus)

Mr. Andy Videkovich stated there was no presentation by Staff but they are available to answer any questions.

**PDS STAFF RECOMMENDATION**

The proposed public facility changes are in agreement with Direction 2030, the Kenton County Comprehensive Plan.

Mr. Noah Onskt addressed the Commission and stated basically they are renovating the football facility, they are removing the old lights, tearing down the old press box, tearing down the visitor bleachers, building a new press box and replacing the stadium lights. He stated they are also removing an old transformer but that’s basically what is being done. He noted he appreciated the Commission’s time.

There being nothing further, Mr. Darpel recessed the hearing for discussion. Ms. Brown asked if it was affecting any of the bleachers. Mr. Onkst stated the visitor bleachers will be totally eliminated but the home side bleachers will stay. He stated they eventually hope to replace those but for right now those are going to stay. There being nothing further, Mr. Darpel then reconvened and closed the public hearing. He asked for a motion on the issue. Ms. Brown made the motion to approve Staff’s recommendation based on the proposed changes being in agreement with the comprehensive plan. Mr. Ryan seconded the motion. A roll call vote on the motion found Ms. Brown, Ms. Ryan, Ms. Baumgardner, Mr. Bethell, Mr. Bridges, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Ms. Snyder, Ms. Vaughn, Mr. Whelan and Mr. Wischer in favor. The motion carried unanimously.

**PUBLIC HEARINGS:**

**FILE: PC1903-0005**(action required)

**APPLICANT:** Cedric Shields, business and property owner

**LOCATION:** 3200 Madison Ave; an area of approximately 0.44 acres located on the west side of Madison Avenue in Covington, between Kurhs Lanes to the north and Howard Litzler Road to the south, approximately 700 feet south of Kurhs Lane in Covington.

**REQUEST:** A proposed map amendment to the Covington Zoning Ordinance changing the described area from RS-12.5 (Suburban Residential) to CG-1A (Commercial-General); the applicant proposes to expand an existing gas station and convenience store, which is currently nonconforming in the residential zone.

Staff presentation and Staff recommendations by Ms. Jill Conniff

**PDS STAFF RECOMMENDATION**

Favorable recommendation for a proposed map amendment to the Covington Zoning Ordinance changing the described area from RS-12.5 (a single-family residential zone) to CG-1A (a commercial zone).

Mr. Cedric Shields addressed the Commission and stated he just wanted to mention they get a lot of business but they can’t come in and shop. He stated they can come up to the window and everything but he wants to expand. He noted he wants them to be able to come in and grab some chips or pop. He further stated he just wants to expand the shop and currently he can’t.

Mr. Koenig addressed the Commission and stated the ordinance allows for a change to the zone for a minimum area of 12,000 square feet so there is more than what is required with this application. He stated the city is in favor of this request. He noted this is something that would allow the business to expand to better serve the residents in the area. He stated the zoning is appropriate for what is in that area.

There being nothing further, Mr. Darpel recessed the public hearing for discussion. There being none, he reconvened and closed the public hearing and asked for a motion on the issue. Mr. Whelan then made the motion to approve the request based on Staff's recommendations. Mr. Bridges seconded the motion. A roll call vote on the motion found Mr. Whelan, Mr. Bridges, Ms. Baumgardner, Mr. Bethell, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Ms. Snyder, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously.

**FILE: PC1903-0010**(action required)

**APPLICANT:** City of Fort Wright per Jill Cain Bailey, City Administrator

**LOCATION:** An area of approximately 45 acres located on the west side of Madison Pike, between Highland Pike to the south and Kyles Lane to the north, approximately 600 feet north of Highland Pike in Fort Wright.

**REQUEST:** A proposed map amendment to the Fort Wright Zoning Ordinance changing the described area from several single-family residential zone (R-RE, R-1D, R-1C (P) OP, R-1D(P) OP) and CC (ac community commercial zone) to HOC (a highway oriented commercial zone).

Staff presentation and Staff recommendations by Mr. Andy Videkovich.

#### **PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed map amendment to the Fort Wright Zoning Ordinance changing the described area from several single-family residential zones (R-RE, R-1D, R-1C (P) OP, R-1D(P) OP) and CC (ac community commercial zone) to HOC (a highway oriented commercial zone).

Mr. Jeff Bethell addressed the Commission on behalf of the City of Fort Wright and stated the city is in favor of the recommendation.

Mr. Roger Schroeder addressed the Commission and stated he supports the recommendation. He stated their plan in the next few years is to build offices with retail on the first floor.

Mr. Bafka addressed the Commission. He stated they bought the acreage containing the small house and the larger piece of property. He noted he would like to include the small house as part of the issue. Mr. Darpel stated they can't expand the request but he could do that later. Mr. Bafka stated he understood that, he just wanted to mention it.

All others registered to speak had nothing to add. Mr. Darpel then recessed the public hearing for discussion on the issue. There being none, he reconvened and closed the public hearing. He then asked for a motion on the issue. Mr. Dunham made the motion to approve the map amendment based on Staff's report, the testimony heard and that it is in agreement with the adopted comprehensive plan. Mr. Whelan seconded the motion. Mr. Bridges asked for clarification on the property line going to 3L as the submitted map shows but Staff's presentation did not show it going that far. Mr. Videkovich clarified that Staff's report shows the property line going to the center line. A roll call vote on the motion found Mr. Dunham, Mr. Whelan, Mr. Baumgardner, Mr. Bethell, Mr. Bridges, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Ms. Snyder, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously. Mr. Darpel noted for the record a letter had been received from the city in favor of the issue.

**FILE: PC1903-00012**(action required)

**APPLICANT:** City of Fort Wright per Jill Cain Bailey, City Administrator

**REQUEST:** Proposed text amendments to the Fort Wright Zoning Ordinance adding retail sales and services and offices to the list of permitted uses in the HOC (Highway Oriented Commercial ) Zone.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

**PDS STAFF RECOM MENDATION**

Favorable recommendation on the proposed text amendment to the Fort Wright Zoning Ordinance adding retail sales and services and offices to the list of permitted uses in the HOC (Highway Oriented) Zone.

Mr. Jeff Bethell addressed the Commission in support of the issue and stated he was available to answer any questions.

Mr. Roger Schroeder addressed the Commission and stated they have over a hundred employees and plan to eventually build and office building there. He stated they are in favor.

There being nothing further, Mr. Darpel recessed the public hearing for discussion. There being none, Mr. Darpel reconvened and closed the public hearing and asked for a motion. Mr. Dunham made the motion to approve the request based on the testimony heard and Staff's report. Ms. Snyder seconded the motion. A roll call vote on the motion found Mr. Dunham, Ms. Snyder, Ms. Baumgardner, Mr. Bethell, Mr. Bridges, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Ms. Vaughn, Mr. Whelan and Mr. Wischer in favor. The motion carried unanimously.

**FILE: PC1904-0001**(action required)

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

**REQUEST:** Proposed amendments to Article III of the REGULATIONS FOR CELLULAR ANTENNA TOWERS AND SMALL CELL TOWERS IN KENTON COUNTY for the entire planning jurisdiction. These amendments modify applications requirements by clarifying and addressing any additional city approval processes that may be required for small cell towers.

Staff presentation and Staff recommendations by Ms. Emi Randall

No one registered to speak on the issue. Mr. Darpel noted this is what was discussed before and he commended Staff for their work on the issue. Mr. Darpel then recessed the public hearing for discussion. There being none, he then reconvened and closed the public hearing. He then asked for a motion. Ms. Baumgardner made the motion to approve the amendments based on Staff's report. Ms. Brown seconded the motion. A roll call vote on the motion found Ms. Baumgardner, Ms. Brown, Mr. Bethell, Mr. Bridges, Ms. Collins, Mr. Darpel, Mr., Dunham, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Ms. Snyder, Ms. Vaughn, Mr. Whelan and Mr. Wischer in favor. The motion carried unanimously.

**Ongoing Business**

**FILE: PC1902-0002- Villa Hills Only – Tabled on 3/7/2019** (action required)

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

**REQUEST:** Amendments to Kenton County's Direction 2030: Your Voice. Your Choice. Comprehensive Plan: revising the Recommended Land Use Map for the Cities of Crescent Springs, Crestview Hills, Fort Wright, Lakeside Park, Park Hills, Taylor Mill, Villas Hills and Walton.

Staff presentation and Staff recommendations by Mr. Chris Schneider

Mr. Seth Thompson addressed the Commission and thanked the Commission for tabling the issue to provide some clarity on the issue. He noted it allowed them to take some time to address some concerns with the issue by the public. He stated he is recommending approval at this time.

Mr. Darpel then recessed the public hearing for discussion. Mr. Whelan stated the file number was listed on the handout as PC1902-001 and he wanted to clarify as it was also listed as PC1902-001. Mr. Schneider stated the file number is PC1902-002. Mr. Darpel then asked for a motion on the issue. Mr. Wischer made the motion to approve based on Staff recommendations. Mr. Martin seconded. A roll call vote on the matter found Mr. Wischer, Mr. Martin, Ms. Baumgardner, Mr. Bethell, Mr. Bridges, Ms. Brown, Ms. Collins, Mr. Darpel, Mr. Dunham, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Ms. Snyder, Ms. Vaughn and Mr. Whelan in favor. The motion carried unanimously.

### **Reports from Committees**

*By Laws:* - Ms. Brown stated they did not meet but will be meeting June 4<sup>th</sup>.

*Direction 2030 implementation:* Mr. Bethell stated they did not meet and will probably meet toward the end of June.

*Executive:* Mr. Darpel stated they did not meet and probably should soon to work on what needs to be done with PDS.

*Social Media:* Mr. Ryan stated there was nothing to report.

*Subdivision Review:* Mr. Darpel stated they have a meeting scheduled on May 22<sup>nd</sup>. He stated they will have a presentation on pavements being used for anyone interested in attending.

*Reports from Commission Members:* Nothing to report.

*Reports from Legal Counsel:* Nothing to report.

*Reports/Announcements from Staff:* Nothing to report.

*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. Bethell. All in favor by acclamation. The meeting then adjourned at 7:34 p.m.

APPROVED:

v. Chair Deane M. Brown  
Date June 6, 2019

