

**KENTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Minutes**

Mr. Darpel, Chair, called the meeting to order on July 9, 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.

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

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

“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 asked for any questions or comments with regard to the agenda. There being none, he asked for a motion to approve the agenda for July. Mr. Bethell made the motion to accept the agenda. Mr. Ryan seconded the motion. All in favor by acclamation. The motion carried.

**APPROVAL OF THE MINUTES:**

Mr. Darpel asked for any questions or comments with regard to the minutes for June. Mr. Bethell stated on page 15 under ongoing business he stated there would be an implementation meeting rather than a bylaws meeting. Ms. Vaughn noted on page five, bottom of last paragraph, it was noted Mr. Bridges voted against and he voted for the issue. Mr. Dunham commented on page nine, at the paragraph beginning with Ms. Brown...etc. He stated he thought the discussion was that the underlying basis was that the proposed use is inconsistent with the comprehensive plan. There being no further comments, Mr. Darpel then asked for a motion to approve as amended. Mr. Bridges made the motion to approve. Mr. Bethell seconded the motion. A roll call vote on the issue found Mr. Bridges, Mr. Bethell, Ms. Baumgardner, Mr. Dunham, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Toeppen, Ms. Vaughn and Mr. Wischer in favor. Mr. Sketch and Mr. Darpel abstained. The motion carried.

**RECEIPTS AND EXPENDITURES:**

Mr. Darpel commented briefly about the report and asked for any questions or comments with regard to same. There being none he then asked for a motion to accept the report. Mr. Ryan made a motion to approve. Mr. Bethell seconded the motion. A roll call vote on the matter found Mr. Ryan, Mr. Bethell, Ms. Baumgardner, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. Martin, Mr. Pannunzio, Mr. Sketch, Mr. Toeppen, Ms. Vaughn 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: PC1905-0008**(action required)

**APPLICANT:** WCWV, LLC, per Greg DeBacker on behalf of Ratermann Properties, LLC

**LOCATION:** 3380 and 3388 Madison Pike and 1996 Highland Pike; an area of approximately 1.3 acres located on the west side of Madison Pike between Highland Pike to the south and Kyles Lane to the north, approximately 800 feet north of Highland Pike in Fort Wright.

**REQUEST:** Review of a Stage I Development Plan within the HOC Zone of the Fort Wright Zoning Ordinance; the applicant proposes to construct an approximately 3,750-square foot car wash with 27 outdoor vacuum spaces.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

**PDS STAFF RECOM MENDATION**

Favorable recommendation on the proposed Stage I Development Plan

No one registered to speak on the issue. Mr. Darpel then recessed the public hearing for discussion. There being none, he then reconvened and closed the public hearing. He asked for a motion on the issue. Mr. Toeppen made the motion to approve based on Staff's report. Mr. Sketch seconded the motion. A roll call vote on the motion found Mr. Toeppen, Mr. Sketch Ms. Baumgardner, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Ms. Vaughn and Mr. Wischer voted in favor. The motion carried unanimously.

### **Ongoing Business**

Reports from Committees

*Bylaws* – no report

***Direction 2030 Implementation***– Mr. Bethell stated they did meet. He noted they are going to look for public comments on a revised Direction 2030. He then stated James was going to speak briefly on the update. Mr. James Fausz then addressed the Commission about the update for Direction 2030 in terms of what amendments would be occurring and what had changed. He stated there are not any major changes to the plan. He then noted yesterday they opened a public comment period that will run for two weeks to give the public time to comment. He stated a press release was sent out yesterday to the Commissioners and he asked for as much participation as possible. He then took a few moments to walk through the site regarding the update and stated he was available to answer any questions. Mr. Bethell noted this is the Commission's plan and he encouraged the Commission members take a look at it and review it to make sure they were happy with it. Mr. Fausz stated the plan is open for comments and he would encourage the Commission to weigh in on the proposed changes. He stated the public hearing comment time would close on July 22nd. Mr. Bethell stated the next meeting would be held on July 25<sup>th</sup>. Mr. Ryan asked if the time frame of thirteen days was sufficient for public input. Mr. Fausz stated he would think so and it's actually longer than what is usually allotted and there is normally an open house with a couple hours to comment. Mr. Bethell stated this gives people a little more time to read it and digest it and react to it. Ms. Vaughn stated she has noticed some activity on social media in terms of how to interpret the document. She asked who she could direct someone to contact at PDS in relation to that. Mr. Fausz stated they could contact him with any questions and to please direct anybody to him. Mr. Darpel asked if there was any way for people to leave comments anonymously because there could be neighbors who may not want to speak up for fear of retaliation or might just feel uncomfortable. Mr. Fausz stated he would check with the programmers to see if that was an option to do. Mr. Dunham stated he is on the implementation committee also and he stated one of the things they discovered throughout the process is this document is still a really strong document and the changes are minor. Mr. Bethell stated James and his team have done an excellent job.

*Executive*– no report

***Social Media*** – Mr. Ryan stated they met and reviewed some existing websites about changes and graphics and he stated they may be ready to go online soon. He stated there would be no meeting this month.

***Subdivision Review***– Mr. Darpel stated there was a meeting to discuss industrial pavements. He stated were trying to balance the cost of what it takes to have commercial pavement vs. others so they are just trying to come up with something. He stated there are some that are high traffic with a lot of use and there are some with low traffic. He noted the hope is to put some language together and get the homebuilders together on the issue.

***Reports from Commission members*** – nothing to report

***Report from Legal Counsel***– nothing to report.

***Reports/announcements from Staff***– Ms. Randall stated they are currently working with unincorporated Kenton County and the Kenton County Fiscal Court on an update to the recommended land use portion of the comprehensive plan. She stated they have conducted quite a bit of research and analysis and they will be presenting that research at an open house on July 22<sup>nd</sup> from 6-8 p.m. for anyone is interested in attending. She stated those checking the KCPC email will know there was an open records request this past month. She noted they wanted to make it easy for people to use because they know it's just another email to check, etc. She noted they will provide support for those who want to get access via phone/tablet or device. She strongly encouraged the Commissioners to only use the KCPC email for communication with Staff. She then walked the Commission through the steps to login to their KCPC email. She noted Pam requested getting one text message vs. multiple ones so text messages will be sent to everyone to avoid multiple text messages to keep track of. She also asked that anyone not able to attend a meeting to please let Pam know. She noted the links for continuing education have expired and they are currently contemplating what might work best to provide continuing education for the Commissioners. She stated they are open to any ideas on how to provide that education and training. Ms. Randall commented with regard to the fee schedule that that would automatically go up to 1.9 %. She commented about the calendar and stated the only conflicts with the calendar were for January and July. She noted the January meeting would be moved from January 2<sup>nd</sup> to the 6<sup>th</sup> and the July meeting may have to be moved because the 4<sup>th</sup> falls on a Saturday.

Mr. Darpel commented on the open records request and stated if anyone has any emails on the 260 issue in Fort Wright to please make them public and provide those. He just stated he wanted to make that clear.

Mr. Martin commented about the schedule and stated with the President and Vice President coming in on the night of the August meeting he suggested moving the meeting to the following week. After a very brief discussion it was decided to move the August 1<sup>st</sup> meeting to August 6<sup>th</sup> and moving the January meeting from the 2<sup>nd</sup> to the 6<sup>th</sup> as well. Mr. Darpel then asked for a motion to amend the calendar for the coming fiscal year. Mr. Dunham made the motion to approve. Mr. Martin seconded. Mr. Bridges abstained. All others in favor by acclamation.

### ***General Correspondence***

Mr. Darpel commented stated there is a property on Shoreland Drive regarding a variance for the landscaped area. He stated there is a meeting on July 10 at 6 p.m. and KCPC was getting notified as an adjacent property. He stated the Boone County comprehensive plan was adopted unanimously.

There being nothing further to come before the Commission, a motion to adjourn was made by Mr. Bethell, and seconded by Mr. Ryan. All in favor by acclamation. The meeting then adjourned at 7:35 p.m.

APPROVED:

Chair  \_\_\_\_\_

Date 7/9/19 \_\_\_\_\_

