

**KENTON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
Minutes**

Ms. Brown, Vice Chairwoman, called the meeting to order on October 3, 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 Covington. 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	X	X	X	X	X		
Debbie Vaughn	Kenton Co	X	X	X	X	X	X	X	X	X	X		
Diane Brown, V. Chair	Erlanger	X	X	X	X	X	X			X	X		
Carl Ahrens	Ryland Hts.								X	X	X		
Paul Darpel, Chair	Edgewood	X	X	X	X	X		X	X	X			
Brian Dunham	Kenton Cty	X	X	X	X	X	X	X	X	X			
Mike Gaiser	Ludlow	X											
Margo Baumgardner	Crestview Hills			X	X*	X		X	X				
Keith Logsdon	Lakeside Park	X		X	X	X	X		X	X	X		
Matthew Martin	Taylor Mill	X	X	X	X	X	X	X	X	X	X		
Jen Best	Covington									X	X		
Joe Pannunzio	Elsmere	X		X	X	X		X	X	X	X		
Sean Pharr	Covington		X		X					X	X		
Phil Ryan, Treasurer	Park Hills	X	X	X	X	X	X	X	X	X	X		
Gailen Bridges	Bromley			X	X	X	X	X	X	X	X		
Greg Sketch	Crescent Spgs	X	X		X			X	X				
Maura Snyder	Independence	X	X	X	X	X*	*	X	X	X	X		
Todd Berling	Fort Wright	X	X	X	X		X	X			X		
Robert "Bob" Whelan	Covington	X		X		X	X		X	X			
Brian Wischer	Villa Hills	X		X	X	X	X	X	X	X	X		

Also present were Mr. Mathew Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videkovich and Mr. Patrick Denbow.

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

**AUDIT REPORT FY2019**

Mr. John Chamberlin was present on behalf of Van Gorder, Walker and Co, Inc. and was available to answer any questions with regard to the audit report. There being none, Ms. Snyder made the motion to accept the report. Mr. Ryan seconded the motion. A roll call vote on the issue found Ms. Snyder, Mr. Ryan, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Ahrens, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Ms. Vaughn and Mr. Wischer in favor. Mr. Berling and Ms. Best abstained. The motion carried.

**AGENDA:**

Ms. Brown stated there were no changes to the agenda for October. She then asked for a motion to accept the agenda as submitted. Ms. Snyder made the motion. Mr. Ryan seconded. All in favor by acclamation.

**APPROVAL OF THE MINUTES**

Ms. Brown asked for any questions or comments with regard to the minutes for September. Ms. Best noted she abstained from the issue with regard to the approval of the minutes and noted she was in attendance but was not marked as such on the list of attendees. Mr. Berling stated his name needed to be added as well to the list of Commissioners in attendance. There being no further changes, Ms. Brown asked for a motion to approve as amended. Ms. Snyder made the motion to approve. Mr. Bethell seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Bethell, Mr. Berling, Ms. Best, Mr. Bridges, Ms. Brown, Ms. Ahrens, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously.

**RECEIPTS AND EXPENDITURES:**

Ms. Brown asked for any questions or comments with regard to the receipts and expenditures report. There being none she then asked for a motion to accept the report. Ms. Snyder made the motion to approve as submitted. Mr. Ryan seconded. All in favor by acclamation.

**RECENT ACTIONS BY STAFF:**

*(No action required)*

**RECENT ACTIONS BY LEGISLATIVE BODIES:**

*(No action required)*

**PUBLIC HEARINGS:**

**FILE:**PC1909-0002

**APPLICANT:** Northern Kentucky Regional Alliance per Karen Finan on behalf of Champ Realty Investment Corporation

**LOCATION:** 209 Greenup Street; an area of approximately 0.65 acres located on the northwest corner of the intersection of Greenup Street with East 3<sup>rd</sup> Street in Covington.

**REQUEST:** A proposed map amendment to the Covington Zoning Ordinance changing the described area from RU-0.5 (an urban residential zone) to CG-3P (a general commercial zone) including review and actions on variances permitted by the Covington Zoning Ordinance; the applicant proposes to construct a four-story office building with a setback of 30 feet from Court Street and 5.91 feet from Greenup street where a maximum of five feet is permitted.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

### **PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed map amendment to the Covington Zoning Ordinance changing the described area from RU-0.5 (an urban residential zone) to CG-3P (a general commercial zone).

Mr. Mark Guilfoyle addressed the Commission in favor of the issue and thanked the Commission for having them. He stated he is present on behalf of the Northern Kentucky Regional Alliance. He noted they appreciate and agree with Staff's recommendations. He stated they hope the map amendment is also approved. He noted they believe there are major changes to the area that have altered the area to allow for the approval. He stated with regard to the variance they concur with Staff as to their recommendations. He noted they believe the requested variance is in line due to the configuration of the lot size. He then introduced Mr. Bill Butler to speak in favor on the issue.

Mr. Butler addressed the Commission and stated he was speaking on behalf of the applicant, Mr. Karen Finan. He additionally stated Mr. Jason Williams was present as the architect. He noted he is speaking about a truly community based project and is also a member of the Northern Kentucky Regional Alliance. He noted one goal is to focus on unification and consolidation of all efforts and activities and financial contributions within the community. He commented that a lot of people have worked on the project. He stated the building is for the sole purpose of housing five or six not for profit organizations. He then commented on the organizations that would be occupying the new development. He stated their goals are pretty obvious, but in simple form it is to bring these organizations together to share and present a very united front to the community. He stated all of those involved have been working together for about a year. He stated to have something of a high quality nature at the front door of Covington was his hope. He stated they are finally in a position where that can happen. He stated the project will mimic the Ascent but is significant because of the height and design as you come across the bridge. He noted the project in the end will be owned by the community so to speak. He stated they are seeking the Commission's endorsement and support for the development. Mr. Butler then introduced Ms. Jean Schwarer. Ms. Schwarer addressed the Commission and stated they think this is going to elevate Covington and showcase growth strategies. She stated it will be a world class building that will house Northern Kentucky's growth organizations in one place. She stated it has a central location and will enhance the area and downtown. She then highlighted a power point presentation and graphics with renderings depicting the development. She noted what will be available within the development and what will be offered. She noted there will be a one stop shop for comprehensive services available. She stated they will have a new and progressive community statement that will attract talent and retain talent in Northern Kentucky. She further stated this is consistent with the Center City Action Plan. She stated it strengthens the urban core vitality through infill development. She also stated it complements the Ascent architecture and yet is sensitive to the community character. She stated there has been a world of development since 2010 to the area. She stated it also benefits the region and this is needed to draw attention to the area. She then thanked Staff for working with them through the process.

Mr. Guilfoyle then submitted two letters in support to be made a part of the record on the matter. He additionally added there would be 52 parking spaces within the development. Ms. Brown then read the letters into the record and marked them to be included in the record on the issue.

All others registered to speak had nothing to add.

Ms. Brown recessed the public hearing for discussion amongst the Commission members. Mr. Bethell stated for many years he thinks Covington has been neglected and recently seen a lot of work by a lot of people to bring Covington back. He stated he wanted to encourage the Commissioners to

heartily recommend approval. Ms. Logsdon stated he thinks the identification piece of the project is a great thing and he commends the developer. Ms. Brown then reconvened and closed the public hearing. She then asked for a motion on the issue. Mr. Pharr made the motion with regard to the map amendment to approve finding it is consistent with the Comprehensive Plan and Staff's recommendations. Mr. Ryan seconded the motion. A roll call vote on the motion found Mr. Pharr, Mr. Ryan, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Ahrens, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Ms. Snyder, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously. Mr. Pharr then made the motion to approve the variances relating to setbacks and stated it will not alter the health and safety of the area, and also based on the reasons stated by Staff. Mr. Ryan seconded the motion. A roll call vote on the motion found Mr. Pharr, Mr. Ryan, Mr. Berling, Ms. Best, Mr. Bridges, Ms. Brown, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Ms. Snyder, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously.

**FILE:** PC1909-0003

**APPLICANT:** Quast Real Estate Development per Patricia Quast on behalf of Fifth Third Bank

**LOCATION:** An area of approximately 6.2 acres located on the northeast and southeast corners of the intersection of Independence Station Road with Turkeyfoot Road in Independence.

**REQUEST:** A proposed map amendment to the Independence Zoning Ordinance changing the described area from R-1D (a suburban single-family residential zone) to NC (a neighborhood commercial zone); the applicant proposes to convert two single-family homes into offices, construct a 31,500-square foot commercial/office building (including a gas station and convenience store), and reuse an existing bank building for neighborhood commercial uses.

Staff on presentation and Staff recommendations by Mr. Andy Videkovich

**PDS STAFF RECOMMENDATION**

Favorable recommendation on the map amendment changing the described area from R-1D (a suburban single-family residential zone) to NC (a neighborhood commercial zone), subject to the applicant agreeing to limit egress onto Turkeyfoot Road from the existing gas station to right-out only.

Mr. Brock McKay of Viox and Viox addressed the Commission on the issue on behalf of Quast Real Estate. He gave some brief background information on Quast and then addressed the proposed development. He noted they are trying to find an adaptive use for the Fifth Third Bank location that has been vacant for a while. He stated there is not a whole lot of circulation space with the development and he commented how they are pushing the gas pumps back to allow for that additional circulation. He additionally commented about Old Richardson Road being a dead end and went through various aspects of the site in terms of the existing structures on the site. He stated they wanted to find an adaptive use within the parameters of the site. He noted from the Comprehensive Plan they feel like they are following the intent laid out in the plan. He commented they do not have any tenants lined up yet and this is the reason they want to do the traffic study at a later date. He stated the level of time and investment is really heavy and they don't have the information to do that at this time. He noted the new development plan really opens up the site.

Mr. Thomas Nienaber addressed the Commission and stated Mr. Videkovich did a good job with the Staff report and the only concern is on the access management and that's what he is going to address. He stated as to the access, they do not object to the condition Staff has recommended. He noted they have no problem with the right out of the gas station. He stated they cannot agree to closing off the left out at the

gas station at this time. He stated the gas station has been there in some form or another since the 50's and has always had that access to Turkeyfoot Road. He stated in 1979 the property for the gas station was put under a lease agreement which has continued to today. He stated the KYTC and did the road expansion and when that was done they took a good piece of the property. He stated under the lease agreement with the current tenant they cannot close or limit the entryway to Turkeyfoot then it's his opinion they are in breach of the lease. He stated they are more than willing to restrict right out only onto Turkeyfoot Road, it's just that right now as long as the status quo stays the same with the gas station, they have to respect the in and out onto Turkeyfoot Road. He noted they have no problems with doing that once the property is developed. He stated they've never had any problems or complaints that that is an unusually dangerous situation there.

Mr. and Mrs. Quast had nothing to add.

Mr. David Schaeffer addressed the Commission and stated he is one house removed from the proposed development. He stated altering the area is going to be a huge change to the area. He stated if they are proposing a right turn only onto Turkeyfoot it's going to be a joke. He stated it's a catastrophe waiting to happen. He then cited there are other available locations in the area that would have multiple spaces that would be more suitable for this development.

Mr. John Powers addressed the Commission and stated he is going to be looking at a lot blacktop and a lot of brick and mortar and run off if this development goes in and he's going to lose the green space. He stated he has photographs of storm water and run off of the area that he submitted last week. Ms. Brown noted those were received and marked them as an exhibit to be made a part of the record. He then noted when the bank went in it started creating a lot more run off and his driveway and garage started flooding. He stated the bank put in a retention pond and it his driveway and garage were still flooded. He stated it will create a lot of hard surface area and it's going to create a lot of runoff. He further stated it will affect a neighbor by him and down from him. Mr. Powers stated his investment, the way he sees it, along with the houses right beside him are going to see a reduction in value. He stated he'd really hate to have a reduction in one of the biggest investments which is his home. He noted he's not against change and development but he already has to wait to get in and out of his driveway. He stated hopefully a traffic study would be done. He stated he is concerned about traffic and is concerned about safety in the area. He then cited the other available commercial space in the area that would not affect residential development that could be used.

Mr. John Schoebben addressed the Commission and stated he lives across the street from this development. He stated when he looked at this development he started reading into statutes, etc. He asked if this was really a harmonious development and noted he doesn't see it. He cited parts of Land Use 23 which he read into the record. He stated Independence Station Road has always been a residential street and now they are trying to shove commercial on it. He additionally noted where there is available vacant land that is already zoned appropriately that could be used for this development. He stated the road does not meet current requirements and is an old farm road. He stated there are blind hills, blind intersections and sharp curves. He stated this type of development is going to change traffic patterns and is going to create a bottleneck. He noted the zone change will increase the traffic flow and exacerbate existing traffic. He further commented about the response time of emergency responders and noted more traffic would increase the incidents of accidents. He stated another concern is what can go into a neighborhood commercial zone and the hours of operation. He stated his neighborhood is residential and that is what it should be. He stated since there are other available vacant sites in the area he is against this going in.

All others registered to speak had nothing to add.

Mr. McKay addressed the Commission in rebuttal and commented on the drainage in the area. He noted he feels the drainage issues would be solved with the development. He noted their focus is on the underlying zone and on the land uses it could be versus the other issues that require more time and will be dealt with at the Stage Two level. He noted the building is not two-story so the way it will be developed it will slope out. Ms. Snyder asked about the driveway access that is right next to the residential driveway. She cited her concerns with safety for those residents going in and out of their driveway with the access to the development right next to it. Ms. Best asked about the timeline and whether or not the development would be on hold until 2026 when the lease is up with the current tenant. Mr. Nienaber stated they currently have no plans to develop at this time. He then reiterated they have no problem with Staff's condition with regard to the right out only, as long as it is enforced when the development is started. He stated they understand totally that it will be right turn only when development is started. Ms. Brown asked why they were asking for a zone change six years before any development would occur. Mr. Nienaber stated it is because of Fifth Third. He stated the bank wants to sell the property and it's available now.

\*At this time (8:19 p.m.) Mr. Bridges excused himself from participating in the vote and discussion on the issue.

Ms. Snyder then asked Mr. Powers to come to the podium to address the issue with the hill and the proximity to his driveway. She then asked if there was a curve or it was straight. Mr. Powers stated it is straight but you can't see over the hill and that's why there are so many accidents in front of his driveway.

Ms. Brown recessed the public hearing for discussion amongst the Commissioners. Mr. Bethell stated if they can't do anything for six years – for example water retention, etc. – it just strikes him as a bit premature. Ms. Brown stated the property is made up of two pieces and that is where the confusion comes in. She stated one of the portions needs to be acted on now, and the other isn't large enough to act on alone. Mr. Smith stated it really isn't premature because with the bank they have to act now so that's why they are asking for the zone change with regard to the whole piece. Ms. Brown stated she had some concern with it being premature as well but has a better understanding of what the developer wants to do. There being no further comments, Ms. Brown reconvened and closed the public hearing. She then asked for a motion on the issue. Mr. Logsdon then commented that one of the residents spoke to the availability of vacant property in the area and stated if something wasn't done with the Fifth Third property, it too would become the same. He further cited concerns with safety in the area if the development goes in. Ms. Brown then commented that a traffic study would need to be done and those issues would need to be addressed in terms of curb cuts. Following the additional comments Mr. Martin then made the motion to deny the request because the current zoning is appropriate. Mr. Ahrens seconded the motion. A roll call vote on the issue found Mr. Martin, Mr. Ahrens, Ms. Best, Mr. Bethell, Mr. Pharr, Mr. Ryan, Ms. Snyder and Ms. Vaughn in favor. Ms. Brown, Mr. Logsdon, Mr. Pannunzio and Mr. Wischer voted against, Mr. Berling abstained. Mr. Bridges did not vote on the issue. The motion carried.

\*At this time (8:46 p.m.) a five minute break was taken.

**FILE:** PC1909-0004

**APPLICANT:** Glenhurst Development, LLC per Greg Berling

**LOCATION:** 589 Hogrefe Road; an area of approximately 26.4 acres located on the north side of Hogrefe Road at the terminus of Sinclair Drive and Kelsey Drive, approximately 1,723 feet southwest of Bristow Road in Unincorporated Kenton County.

**REQUEST:** A proposed map amendment to the Kenton County Zoning Ordinance changing the described area from R-1B (a low-density suburban single-family residential zone) and R-1C (a medium-density suburban single-family residential zone) to R-1D (a medium-density suburban single-family residential zone); the applicant proposes to subdivide the property into lots with a minimum lot width of 70 feet and a minimum lot area of 9,000 square feet.

Staff on presentation and Staff recommendations by Ms. Megan Busse

### **PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed map amendment changing the site in question from R-1B, R-1C to R-1D, subject to the applicant agreeing to the following:

- a. The maximum density of the proposed development not exceed 4.0 dwelling units per net acre.
- b. A tree preservation plan shall be submitted identifying areas to be preserved and the manner in which they will be identified so they are not disturbed through the development process, prior to approval of grading or improvement plans.

Mr. Greg Berling addressed the Commission as the applicant on the issue. He gave a brief background on the property and stated this would essentially be an extension of Glenhurst. He stated with the density he is in agreement with the condition of 1.5 dwelling units. He stated he is committed to sidewalks along the public way. He additionally noted he is in agreement with the tree preservation with the development. Mr. Berling stated they would like to continue in Kenton County with this development.

Mr. Bob Schroeder addressed the Commission and stated they are the main builder in this section of Glenhurst. He stated they will continue to build and are in favor of the application. He stated the 1.5 dwelling units is a whole lot less and is in favor.

Mr. Frank Platek addressed the Commission against the issue and stated the concern is that some things have been changed since they first heard of this. He stated they are not opposed to development, they want responsible development. He stated in talking about some of the density they are glad about the 1.5 dwelling units. He asked why the zoning change is needed if only 1.5 dwelling units. He stated Hogrefe Road is a single lane in both directions. He stated it has not been completed to the western end to connect. He additionally stated two cars cannot easily pass and it is very narrow. He noted there are really only two ways to get out of the area. He stated there is only a three-way stop sign at Mt. Zion Road. He also noted when this section of the road floods it causes additional traffic jams. He commented there is really no easy way to get there. He then cited various problems with the narrow roads in the area, no shoulders on the roads, congestion from Amazon, etc. and the safety of the roads as well as traffic issues. He stated there are no changes in that section of Bristow Road. He stated Kentucky builders are permitted to build with the hope that road improvements will eventually come. He stated there are no plans, plats or house styles available for the current residents. He asked how can anyone consider permitting a massive change without detailed plans to do it. He additionally asked about watershed and flood control issues. He stated this is going to create more of the same type and number of houses as what is across the street. He then stated there is little to no variety of houses in Glenhurst now. He stated they are requesting a denial based on the lack of infrastructure, sewage issues, utilities, etc. He additionally noted there is no defined justification for the zone change as well. He stated the request no zone change be considered without a land study being done.

Trisha Taylor addressed the Commission and stated it would be nice to see some nicer homes in the development. He stated one thing that should be taken into consideration is the schools and the roads. He stated the traffic is unreal due to so many subdivisions being permitted. She stated the traffic has increased and she just wishes more consideration would be given before the zone changes are granted.

Georgiana Herrick addressed the Commission and stated her concern is that Hogrefe Road is like a speedway as it is. She stated because there is a dip in the road people don't slow down. She noted her other concern is what would happen with the schools with additional development. She asked if the schools are equipped to handle the additional development. She noted another concern is where are people going to go with parking when they come to visit. She stated there is nowhere to go on Hogrefe if they put houses on both sides. She also noted concerns with the loss of wildlife to the area. She also asked if they are going to be building at 6:30 in the morning. She stated she has been woken up a few mornings early and she didn't even know you could start that early.

Mr. Matt Wessel addressed the Commission and stated keeping the integrity of estate lots stay the same as it has been without a bunch of houses right next to each other. He stated his question is more for the builder.

All others registered to speak had nothing to add.

Mr. Berling stated in rebuttal they are committing to the 1.5 dwelling units which is less than its currently zoned. He stated in terms of utilities, that issue goes through SD1 and he has to comply. He stated they do have sewer access across the street. He stated he does not have any control over traffic outside the development so he will defer that to the authorities. He also commented they donated nineteen acres to the school board as well.

There being no others registered to speak, Ms. Brown recessed the public hearing for discussion amongst the Commissioners. Mr. Ryan asked about the lot widths across the street. Mr. Videkovich clarified the lots in the area. There being no further discussion, Ms. Brown reconvened and closed the public hearing. She then asked for a motion on the issue. Ms. Vaughn made the motion to approve and conditioned the approval to the 1.5 dwelling units per net acre and to include the ten acres of tree preservation, based on the testimony heard and Staff's report. Mr. Martin seconded the motion. A roll call vote on the matter found Ms. Vaughn, Mr. Martin, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Mr. Ahrens, Mr. Logsdon, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Ms. Snyder and Mr. Wischer voted in favor. Ms. Brown voted against. The motion carried.

**FILE:** PC1909-0006

**APPLICANT:** The Mannik and Smith Group per Ralph Terbruggen on behalf of AOM Properties, LLC

**LOCATION:** 2031 Centennial Boulevard; an area of approximately one acre located on the south side of Centennial Boulevard between Everett Drive to the west and KY 17 to the east, approximately 300 feet east of Everett Drive in Independence.

**REQUEST:** A revised Stage I Development Plan for the described area which is currently zoned R-2 (PUD) (a multi-family residential zone with a planned unit development overlay); the applicant proposes to construct an approximate 3,250-square foot restaurant with a drive-thru window.

Staff on presentation and Staff recommendations by Mr. Andy Videkovich

#### **PDS STAFF RECOMMENDATION**

Favorable recommendation on the amended Stage I Development Plan.



Mr. Terbruggen addressed the Commission as the applicant and stated in light of the late hour, they are available to answer any questions.

Ms. Brown recessed the public hearing for discussion. There being none, Ms. Brown reconvened and closed the public hearing. Ms. Brown asked for a motion. Ms. Snyder made the motion to approve based on Staff's recommendations. Mr. Logsdon seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Logsdon, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Ahrens, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Ms. Vaughn and Mr. Wischer voted in favor. The motion carried unanimously.

**FILE:** PC1908-0007

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

**REQUEST:** Proposed text amendments to the Crestview Hills Zoning Ordinance to amend the regulations for signs allowed within the Institutional (INST) Zone and add new definitions related to signs.

Staff on presentation and Staff recommendations by Ms. Emi Randall

**PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed amendments the sign regulations within the Institutional (INST) Zone and add new definitions related to signs subject to the condition that the content related restrictions are removed.

Mr. Meyer addressed the Commission on behalf of the applicant. He stated they have been working with the college for a couple years on the issue. He stated they have a problem in the city with trying to restrict the number of banners but they do not have an issue on the campus. He stated he doesn't feel like the college would be putting up signs on other matters. He additionally stated he would like for the Commission to pass this and work on the restrictions but would like to go ahead with it and work on the restrictions later.

There be nothing further, Ms. Brown recessed the public hearing for discussion. Ms. Best asked for clarification on the restrictions. Mr. Smith then offered clarification regarding any restrictions on the issue. Ms. Brown then reconvened and closed the public hearing. She then asked for a motion on the issue. Mr. Martin made the motion to approve without the condition and based on the testimony heard and Staff's recommendations. Ms. Vaughn asked if the motion could be to make the condition an informational comment. Mr. Pharr seconded the motion. A roll call vote on the motion found Mr. Martin, Mr. Pharr, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Ahrens, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Ms. Snyder, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously.

**FILE:** PC1909-0005

**APPLICANT:** City of Covington per Dalton Belcher, Zoning and Development Specialist

**REQUEST:** Proposed text amendments to the Covington Zoning Ordinance: (1) adding package liquor sales as a permitted use within the IL (Industrial Limited) Zone; and (2) adding use-specific regulations for package liquor sales within the IL Zone.

Staff on presentation and Staff recommendations by Ms. Megan Busse

## **PDS STAFF RECOMMENDATION**

Favorable recommendation of the proposed text amendments: (1) adding package liquor sales as a permitted use within the IL (Industrial Limited) Zone; and (2) adding use-specific regulations for package liquor sales within the IL Zone.

Mr. Belcher addressed the Commission and stated their goal is to be more form based as to what fits in with the nature of the area you are going to be in. He stated they haven't gotten that far into the code but would prefer to stay within the guidelines.

Ms. Brown then recessed the public hearing for discussion. There being none, she reconvened and closed the public hearing. Ms. Brown asked for a motion on the issue. Mr. Pharr made the motion to approve the text amendments without the comments and based on the findings of Staff. Mr. Bethell seconded the motion. A roll call vote on the motion found Mr. Pharr, Mr. Bethell, Mr. Berling, Ms. Best, Mr. Bridges, Ms. Brown, Mr. Ahrens, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Ms. Snyder, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously.

## **Ongoing Business**

### **Reports from Committees**

*Bylaws* – No report

*Direction 2030 Implementation* – Mr. Bethell stated they did not meet and will probably meet on 11/21 due to the Thanksgiving holiday. He stated last month the Comprehensive Plan and that has all been put on the server and everything is implemented and up to date.

*Executive* – The audit report was submitted earlier in the meeting.

*Social Media* – Mr. Ryan stated they did not meet. He commented they did get some feedback from the website.

*Subdivision Review* – Nothing to report.

*Reports from Commission members* – None.

*Report from Legal Counsel*– Nothing to report.

*Reports/announcements from Staff* – Ms. Randall stated she hoped everyone enjoyed their first meeting in the new space. She asked for patience as they continue to get everything set up. She also stated they will be getting tablets to be used at the meetings. Ms. Randall also asked that the Commissioners use their KCPC emails as those would be utilized with the tablets. There will be a continuing education opportunity coming up at the City of Covington in their chambers on October 16<sup>th</sup>. She noted there were some webinar opportunities upcoming also on 10/11, 10/25 and 11/15. She asked that anyone interested to check with Pam with regard to that.

*New Business* – Mr. Videkovich stated there was a request by Verizon on a small cell tower to extend for an additional 60 days. Following a very brief discussion on the matter, Ms. Brown asked for a motion on the issue. Ms. Snyder made the motion to approve the extension for the additional time. Mr. Ryan seconded. A roll call vote on the issue found Ms. Snyder, Mr. Ryan, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Ms. Brown, Ms. Ahrens, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously.

There being nothing further to come before the Commission, a motion to adjourn was made by Ms. Snyder and seconded by Mr. Ryan to adjourn. All in favor by acclamation. The meeting then adjourned at 10:32 p.m.

APPROVED:

Chair 

Date 7/11/19

