



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

**AGENDA:**

Mr. Darpel asked for any questions with regard to the agenda. There being none, he then asked for a motion to approve. Ms. Snyder made the motion to approve the agenda as submitted. Mr. Dunham seconded the motion. All in favor by acclamation.

**APPROVAL OF THE MINUTES**

Mr. Darpel asked for any questions or comments with regard to the minutes for December. There being none, he asked for a motion to approve the minutes. Mr. Bridges made the motion to approve. Ms. Snyder seconded the motion. A roll call vote on the motion found Mr. Bridges, Ms. Snyder, Mr. Baker, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Martin and Mr. Ryan in favor. Ms. Vaughn, Mr. Simpson and Mr. Sketch abstained. The motion carried.

**RECEIPTS AND EXPENDITURES:**

Mr. Darpel stated the receipts and expenditures report was distributed. He stated it was pretty straightforward and asked for any comments. There being none, Mr. Ryan made the motion to accept the report. 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: PC2112-0001**

**APPLICANT:** City of Edgewood per Brian Dehner, City Administrative Officer

**REQUEST:** Proposed text amendments to the Edgewood Zoning Ordinance: (1) reducing the required number of off-street parking spaces for Retail and Personal Service uses and Shopping Centers; and (2) Allowing the use of an off-street parking study to determine the required number of off-street parking spaces

Staff presentation and Staff recommendations by Mr. Patrick Denbow

**PDS STAFF RECOMMENDATION**

Favorable recommendation of the text amendments to the Edgewood Zoning Ordinance reducing the required number of off-street parking spaces for Retail and Personal Service uses and Shopping Centers and allowing the use of a parking study to determine said required number.

Mr. Brian Dehner, City Administrator, addressed the Commission and stated he was available to answer any questions. He stated they found in Edgewood they have the highest requirement of all of Kenton County and they want to make sure business can get through the process more effectively. He further stated they want to make sure the small margins are covered. Mr. Dunham stated he appreciates the city taking the time to do this as he knows their update is coming in June. Mr. Dehner stated they want to be competitive with their surrounding communities and they are trying to align with other cities with the requirement.

There were no others registered to speak on the issue. Mr. Darpel recessed the public hearing for any discussion. There being none, he reconvened and closed the public hearing and asked for a motion on the issue. Mr. Dunham made the motion to approve based on Staff's recommendations. Ms. Snyder seconded the motion. A roll call vote on the motion found Mr. Dunham, Ms. Snyder, Ms. Vaughn, Mr. Baker, Mr. Bridges, Mr. Darpel, Mr. France, Mr. Hennessey, Mr. Martin, Mr. Ryan, Mr. Simpson and Mr. Sketch in favor. The motion was approved unanimously.

**FILE: PC2112-0002**

**APPLICANT:** The City of Independence per Chris Moriconi, City Administrator

**LOCATION:** All land within the corporate limits of the City of Independence.

**REQUESTED:** A new zoning ordinance, which includes new text and a new official zoning map for the City of Independence.

**SUMMARY:** The City of Independence seeks to readopt their new zoning ordinance text and map in its entirety to correct unintended errors which were inconsistent with the previous zones, as well as removing the alternative map amendment adoption procedures. A link to the full draft text and proposed zoning map can be found at <https://kcpcky.org/meetings/now-pending>.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

**PDS STAFF RECOMMENDATION**

Favorable recommendation on the new Independence Zoning Ordinance, including new text and a new zoning map.

Mr. Chris Reinersman addressed the Commission and stated he didn't have anything to add other than there is an inevitability that these things can happen. He commented Staff was asked to take a look at the entire map and noted this gives them an opportunity to correct it. He stated this is a spectacular effort and it took a long time to get through it. He stated Staff did a fantastic job and he was available to answer any questions.

There were no others registered to speak on the issue. Mr. Darpel recessed the public hearing for discussion on the matter. Mr. Bridges made brief comments with regard to the application. He noted it wasn't a mistake; they tried it and it didn't work out so they wanted to go back to what it was with regard to the 21 day requirement. Mr. Darpel then reconvened and closed the public hearing and asked for a motion on the issue. Ms. Snyder made the motion based on Staff's recommendations and the testimony heard. Mr. Martin seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Martin, Mr.

Baker, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Ryan, Mr. Simpson, Mr. Sketch and Ms. Vaughn voted in favor. The motion was carried unanimously.

### **Reports from Committees**

*Bylaws* – Mr. Dunham stated they will have their next meeting on January 31st and expects to have recommendations with regard to establishing reserves.

*Direction 2030 Implementation* – Mr. Bridges stated they did not meet.

*Executive*– Mr. Darpel stated they did not meet.

*Social Media* - Nothing to report.

*Subdivision Review* – Mr. Darpel stated they did have a meeting and moved forward on several matters being considered for subdivision regulations. He stated they still have more work to do so they are still looking at all that. He noted they will end up with a better product. He noted they will probably be meeting January 18th or 20th.

*Z21 Review* - Mr. Bridges stated the committee met twice and they meet on an as-needed basis and do not have anything in the works presently.

*Comments from Commissioners* - Mr. Bridges stated with Covid going on and over 500 cases in Kenton County today alone he thinks they should consider going back to remote meetings. Mr. Darpel stated that was in discussion and he checked with counsel with regard to notification three days prior to the meeting to check the website, but due to notification issues that was not permissible for the current meeting. He further noted they also discussed doing some sort of hybrid meeting but that involves getting other equipment in order to do that. Mr. Darpel stated he would not be a big fan of the hybrid meetings, especially on a contentious issue. He noted he would like to have it for Commissioners to do it that way potentially because he does understand not being able to meet live for various reasons. He then asked if the Commission would like to go virtual for next month. He asked for the Commission's feelings on it. Following a brief discussion, it was decided to go virtual for the next month's meeting and will decide about future meetings going forward. He asked for a motion and action on that. Mr. Bridges made the motion to go virtual for the next meeting held in February. Mr. Simpson seconded the motion. All in favor by acclamation. Mr. Simpson suggested having some parameters for going virtual to make it easier going forward. Mr. Bridges commented he felt there was more public participation when the meetings were virtual.

*Report from Legal Counsel* – Nothing to report.

*Reports/Announcements from Staff* - Mr. Denbow stated they have been made aware of Senate Bill 148 that deals with family child care law in homes. He stated this has to be permitted or conditional in every jurisdiction of Kentucky. Mr. Darpel stated essentially they would take every jurisdiction and put it into the regulations for each. Mr. Darpel clarified that those would be set up as text amendments in each jurisdiction and that would be brought before the Commission. Mr. France asked if the bill was already passed by the Senate. Mr. Denbow stated all of the Z28 cities that have been approved are checking out good in this regard. Mr. Darpel then stated he needed a motion to complete an application with regard to

SB 148. Ms. Vaughn made the motion to have Staff to exercise their ability to propose text amendments for those jurisdictions recommended. Ms. Snyder seconded the motion. All in favor by acclamation.

General Correspondence - None.

New Business – Ms. Snyder spoke to the Commissioners with regard to the election of officers. As it stands, Paul Darpel for Chair, Mr. Dunham for Vice Chair and Paul Ryan for Treasurer. Mr. Darpel stated they do need a recommendation from the floor for the nominations for anyone interested in a position on the Commission. Ms. Snyder then asked for any additional nominations or if anyone else was interested to speak up. There were no additional recommendations from the floor. Ms. Snyder then stated she has an electronic voting set up by Pam for the election of officers. Mr. Smith explained how to vote electronically so that could take place. Mr. Smith then verified that everyone had voted. He then announced those elected as Paul Darpel for Chair, Mr. Dunham for Vice Chair and Phil Ryan continuing as Treasurer.

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 7:11 p.m.

APPROVED:

Chair



Date

2/13/22