

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

Minutes

Mr. Darpel, Chairman, called the meeting to order on January 7, 2021 at 6:15 p.m. and opened the proceedings with the Pledge of Allegiance and invocation by Mr. Ryan. The meeting was held virtually via the GoToMeeting platform. 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
Jeremy Ambruster	Erlanger	X											
Margo Baumgardner	Crestview Hills	X											
Todd Berling	Fort Wright	X											
Jen Best	Covington	X											
Jeff Bethell	Fort Mitchell	X											
Gailen Bridges	Bromley	X											
Paul Darpel, Chair	Edgewood	X											
Brian Dunham	Kenton Cty	X											
Tom France	Ludlow	X											
Keith Logsdon	Lakeside Park	X											
Matthew Martin	Taylor Mill	X											
Joe Pannunzio	Elsmere	X											
Sean Pharr	Covington	X											
Phil Ryan, Treasurer	Park Hills	X											
Kareem Simpson	Covington	X											
Greg Sketch	Crescent Spgs	X											
Maura Snyder	Independence	X											
Debbie Vaughn	Kenton Co	X											
Robert "Bob" Whelan	Covington	X											
Brian Wischer	Villa Hills	X											

Kristi Zavitz	Ryland Hts.	*																	
---------------	-------------	---	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

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

Prior to the start of the meeting Mr. Darpel introduced and welcomed the three new Commissioners, Ms. Kristi Zavitz for Ryland Heights, Mr. Kareem Simpson for Covington and Mr. Jeremy Ambruster for Erlanger.

AGENDA:

Mr. Darpel commented there was a request to table item PC2012-0003 related to Ludlow to the March 4th meeting. He then asked for a motion to change the agenda with regard to that item. Ms. Snyder made the motion to approve the agenda with the changes noted. Mr. Bethell seconded the motion. Mr. France clarified that no one who had signed up on this particular item would be heard at the meeting. Mr. Darpel stated that was correct. 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 December. Mr. Darpel noted he thought it was Bob Schroeder and not Chris Schroeder of Arlinghaus. There being no further changes he then asked for a motion on the issue. Ms. Snyder made the motion to approve the minutes from December. Mr. Bridges seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Sketch, Ms. Vaughn, Mr. Wischer, Ms. Baumgardner, Mr. Berling, Ms. Best and Mr. Bethell. Mr. Logsdon, Mr. Martin, Ms. Zavitz, Mr. Armbruster and Mr. Simpson abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel asked for any questions or comments with regard to the receipts and expenditures report. He noted with regard to the revenue they are at 36% of their revenue so that is a good thing. He stated they are in good shape with the reserve and stated he really didn’t have anything else to add. Mr. Darpel then asked for a motion on the matter. Mr. Ryan made the motion to approve. Ms. Snyder seconded. All in favor by acclamation.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS

FILE: PC2012-0002

APPLICANT: Dahm Holdings, LLC per Sean Suder on behalf of the Golden Corral Corporation

LOCATION: An area of approximately 2.03 acres located at the northwest corner of Orphanage Road and Valley Plaza Parkway in Fort Wright.

REQUEST: A revised Stage I Development Plan for the described area which is currently zoned HOC (C-PUD) (a highway retail and service zone with a planned unit development overlay).

Staff presentation and Staff recommendations by Megan Busse

PDS STAFF RECOMMENDATION

Favorable recommendation for the proposed Stage I development plan.

Mr. Suder addressed the Commission and noted Mike Dom, Tom Dubey and Eddie Kreiger of Mike's Car Wash were present on the issue. He stated Staff had explained it thoroughly, and commented this will be the second location in Kentucky. He noted it is already approved for the use and they will be taking down the Golden Coral restaurant and building the new facility. He noted they were available to answer any questions.

There being no others to speak, Mr. Darpel recessed the public hearing for discussion. He noted the city is in favor. Mr. Ryan asked if the car wash across the street was still open. Mr. Darpel then reconvened and closed the public hearing and asked for a motion. Mr. Berling made the motion to approve based on Staff's recommendations and that it is consistent with the Comprehensive Plan. Mr. Bethell seconded the motion. A roll call vote on the matter found Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Simpson, Mr. Sketch, Ms. Snyder, Ms. Vaughn, Mr. Wischer, Ms. Zavitz, Mr. Armbruster, Ms. Baumgartner and Ms. Best in favor. The motion carried.

FILE: PC2012-0004

APPLICANT: City of Ludlow per Scott Smith, City Administrator

REQUEST: Proposed text amendments to the Ludlow Zoning Ordinance: (1) amending the definitions for "accessory building or use, customary" and "alteration" (2) amending what projects require a certificate of appropriateness along with several clarifications regarding the Urban Design Review Board; and (3) prohibiting off-street parking pads in the front yards of single-family residential zones when there is no driveway accessing a garage.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

PDS STAFF RECOMMENDATION

Favorable recommendation on the proposed text amendments to the Ludlow Zoning Ordinance: (1) amending the definitions for "accessory building or use, customary" and "alteration" (2) amending what projects require a certificate of appropriateness along with several clarifications regarding the Urban Design Review Board; and (2) prohibiting off-street parking pads in the front yards of single-family residential zones when there is no driveway accessing a garage.

Mr. Scott Smith addressed the Commission on behalf of the City of Ludlow and stated this is to get a much more clearer language and direction for people so they know what to do. He stated they have a full time code enforcer and left it pretty much to him to make the decisions and would be the point of contact.

He stated there are not very many cities, if any, that allow up to 50% of their front yard for a parking pad so they are trying to eliminate it and get in line with other cities. Mr. Logsdon stated he feels the person responsible should be noted in the code, not their first and last name but their position. Mr Darpel stated he wouldn't put "may" in there but otherwise it makes sense.

Mr. Corn stated he had no comments but was available for questions. Mr. Denbow clarified there is a historic preservation officer position established within that zone and states all applications must be handled through the historic preservation officer. Mr. Darpel stated regardless of who you go to with your application you need to know if it is a requirement or it's not a requirement. Mr. Matt Smith further noted it can't be subjective in the mind of the administrator so when you read the regulation there is no vagueness. Mr. Logsdon stated he thinks the city has to decide what they want to permit and not permit.

Mr. Darpel then recessed the public hearing for discussion. Mr. Dunham stated he understood the concerns about the language of "is" vs. "may" language but he was wondering how that would look to address that particular issue. Mr. Matt Smith then stated the bylaws do permit a recommendation for approval subject to certain conditions. There being no other questions or comments, Mr. Darpel then reconvened and closed the public hearing. Mr. Darpel stated he would like to take each of the items separately for clarity. Mr. France then made the motion to approve the text amendment for item one per Staff's recommendation and the discussion on the matter. Mr. Sketch seconded the motion. A roll call vote on the motion found Mr. France, Mr. Sketch, Ms. Snyder, Ms. Vaughn, Mr. Wischer, Ms. Zavitz, Mr. Armbruster, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Ms. Best, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan and Mr. Simpson in favor. The motion carried. Mr. Darpel then asked for a motion on item 2 of the request. Mr. France made the motion to approve based on Staff's recommendations and the changes of "may" to "is". Mr. Sketch seconded the motion. A roll call vote on the matter found Mr. France, Mr. Sketch, Ms. Snyder, Ms. Vaughn, Mr. Wischer, Ms. Zavitz, Mr. Armbruster, Mr. Baumgardner, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan and Mr. Simpson in favor. Mr. Darpel then asked for a motion on item 3 of the request. Mr. France also made the motion to approve the request based on Staff's report and the evidence submitted. Mr. Sketch seconded the motion. A roll call vote on the motion found Mr. France, Mr. Sketch, Ms. Snyder, Ms. Vaughn, Mr. Wischer, Ms. Zavitz, Mr. Armbruster, Ms. Baumgardner, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan. Mr. Simpson voted against. The motion carried.

FILE: PC2011-0003

APPLICANT: City of Independence per Chris Moriconi, City Administrator

REQUEST: Proposed text amendments to the Independence Zoning Ordinance adding regulations to allow alternative surfacing for new off-street parking for passive recreation, and adding a definition for passive recreation.

Staff presentation and Staff recommendations by Megan Busse

PDS STAFF RECOMMENDATION

Favorable recommendation of the proposed text amendments to the Independence Zoning Ordinance adding regulations to allow alternative surfacing for new off-street parking for passive recreation, and adding a definition for passive recreation.

Mr. Chris Morriconi addressed the Commission in favor of the issue and stated he was available to answer any questions.

Ms. Kirschner addressed the Commission and stated they were just present to support the city and were available to answer any questions.

Mr. Darpel stated if there were no questions he would recess the hearing for discussion. There being none he reconvened and closed the public hearing. He then asked for a motion on the matter. Ms. Snyder made the motion to approve based on Staff's report and the discussion. Mr. Ryan seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Ryan, Mr. Simpson, Mr. Sketch, Mr. Wischer, Ms. Zavitz, Mr. Armbruster, Ms. Baumgardner, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr and Ms. Vaughn in favor. The motion carried.

Ongoing Business

Reports from Committees

Bylaws – Mr. Darpel stated a new chairman was going to be appointed. He noted there was no meeting held.

Direction 2030 Implementation – Nothing to report.

Executive– Nothing to report.

Social Media – *Nothing to report.*

Subdivision Review – Mr. Darpel stated basically with covid everything has slowed so there is nothing to report.

Z21 Review - Mr. Bridges stated there was nothing to report.

Reports from Commission members – Nothing to report.

Report from Legal Counsel– Nothing to report.

Reports/announcements from Staff- Mr. Videcovich stated just a friendly reminder to please try to use the KCPC email for correspondence. He stated if anyone needed any help with getting back in to just contact Staff.

New Business – Mr. Darpel stated they have elections to take care of. Ms. Snyder stated Pam was going to be sending out the ballots for the vote. She noted the nominations were Paul Darpel for Chair, Mr. Dunham and Mr. Bridges as Vice Chair and Mr. Ryan as Treasurer. Mr. Darpel asked if there were any nominations from the floor. He also stated everyone nominated needs to accept their nominations to continue. All nominated accepted. Mr. Darpel stated he applauds Ms. Snyder and Ms. Bushelman with their efforts on this with the process being virtual. Ms. Bushelman stated the election would be done by survey monkey and she would be sending a link. Mr. Sketch asked if he could send to his personal email since he's been having trouble with his KCPC email. Mr. Bridges asked if he could give a one minute presentation as to why he's running. While the ballots were being distributed via email Mr. Bridges spoke briefly. Following Mr. Bridges' comments, Mr. Dunham and Mr. Darpel spoke and stated their reasons for running for those positions. Mr. Darpel then stated he received the survey and noted they would take a moment to complete the ballots via survey. Various members noted they did not receive the email with the survey so Ms. Bushelman stated she would be resending those. Mr. Ryan then also commented that his opponent is a very nice person and that it has been a pleasure to serve on the Commission. Mr. Logsdon stated while they're waiting for votes to come in he'd like to say he enjoys the Zoom meetings. Ms. Bushelman stated she was sending the results link to Ms. Snyder and Mr. Smith. Mr. Darpel thanked everyone for their time and efforts and everything they do for the Commission. He stated they really do have a good Commission and have gotten a lot accomplished over the years. Mr. Smith stated they have accounted for all 20 Commission members with the vote and thanked Pam for her efforts. Ms. Snyder then stated the results of the vote showed the Chair would remain Paul Darpel, Vice Chair went to Mr. Dunham and the Treasurer went to Mr. Ryan. Mr. Darpel then thanked Mr. Bridges for his interest in running for Vice Chair. Ms. Snyder thanked everyone for taking her calls and talking with her and jumping on board, and also thanked Pam again for her help in doing this virtually. She stated we really do have a great team. Ms. Bushelman stated she would keep a hard copy of the records and a PDF copy and would also send out the results to the Commissioners.

Public Comments - None.

Mr. Darpel thanked the new Commissioners for their participation and hoped to see them in the next several months. 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 8:04 p.m.

APPROVED:

Chair  _____

Date 2/24/21 _____