

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes

Mr. Brian Dunham, Chairman, called the meeting to order on February 1, 2024, 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 Planning and Development Services office in Covington. Attendance of members is as follows (for this meeting as well as those during the year to date).

Commission Member	Jurisdiction	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Anthony Baker	Covington		X										
Margo Baumgardner	Crestview Hills	X	X										
Todd Berling	Fort Wright	X	X										
Jeff Bethell	Fort Mitchell	X	X										
Gailen Bridges	Bromley	X	X										
Paul Darpel, Vice Chair	Edgewood	X	X										
Brian Dunham, Chairman	Kenton Cty	X	X										
Tom France	Ludlow	X	X										
John Hennessey	Villa Hills	X	X										
Yovonne Hurst	Ryland Heights		X										
Keith Logsdon	Lakeside Park	X	X										
Matthew Martin	Taylor Mill	X	X										
Dan McElhenny	Erlanger		X										
Joe Pannunzio	Elsmere	X	X										
Sean Pharr	Covington	X	X										
Phil Ryan, Treasurer	Park Hills	X	X										
Kareem Simpson	Covington	X	X										
Greg Sketch	Crescent Spgs	X	X										
Maura Snyder	Independence	X	X										
Debbie Vaughn	Kenton Co	X	X										

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

Also present were Mr. Matt Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videckovich, Mr. Patrick Denbow, Ms. Megan Bessey, Ms. Laura Tenfelde, and Ms. Sophie Roberto.

AGENDA:

Mr. Dunham stated there were no changes to the agenda, so he asked for a motion to approve. Mr. Logsdon suggested item #13 be moved up on the agenda and made the motion to reflect the same. A second was made by Mr. Bethell. A roll call vote on the matter found Mr. Logsdon, Mr. Bethell, Ms. Baumgardner, Mr. Berling, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Ms. Hurst, Mr. Martin, Mr. McElheney, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Simpson, Mr. Sketch, Ms. Snyder and Ms. Vaughn in favor. The motion carried.

APPROVAL OF THE MINUTES

Mr. Dunham asked for any questions or comments with regard to the minutes for January. Mr. Bridges made the motion to approve the minutes as amended. Mr. Martin seconded the motion. A roll call vote of the motion found Mr. Bridges, Mr. Martin, Ms. Baumgardner, Mr. Berlin, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Logsdon, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Simpson, Mr. Sketch, Ms. Snyder and Ms. Vaughn in favor. Ms. Hurst and Mr. McElheney abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Dunham stated the receipts and expenditures report for January was distributed. There being no comments or questions, he asked for a motion to approve. Ms. Snyder made the motion to approve the January receipts and expenditures. Mr. Ryan seconded the motion. All in favor by acclamation. The motion carried.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS

FILE: PC-24-0001-PF

APPLICANT: Gresham Smith per Amy Hardin on behalf of the Kenton County Fiscal Court

LOCATION: 1840 Simon Kenton Way; an area of approximately 4.31 acres located on the north side of W. Martin Luther King Jr. Boulevard, between Simon Kenton Way and Main Street.

REQUEST: A public facility review per KRS 100.324 and KRS 147.680.

SUMMARY: The applicant proposes to reconfigure the existing parking lots and construct a 248-space parking structure for the Kenton County Government Center, in preparation for the Brent Spence Bridge project.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

PDS STAFF RECOMMENDATION

Favorable recommendation on the proposed public facility request per KRS 100.324 and KRS 147.680.

Mr. Jeff Kuhnman addressed the Commission on behalf of the applicant. He stated he wanted to comment on a couple things; he stated one of the components of the site is it is designed to only be for pedestrians but does allow for the ballers

to be removed to allow for vehicle access if necessary. He commented with regard to the roof and stated it is intended to become the ground level of a future development. He stated they don't anticipate it being unoccupied for some time and noted solutions would be put into place in the interim to ensure it was safe to the public. He noted the garage is a necessary piece of infrastructure to support the function of the site. He noted they thought it was important to not have the garage be the cornerstone of the building and this allows them to do that. Mr. Bridges asked about the residential portion of the design. Mr. Kuhnman stated it could be a range of 75 to 125 parking spaces. He noted there are spaces now to accommodate the overflow residential.

Mr. Dunham recessed the public hearing for discussion on the issue. Mr. Sketch asked about the parking garage and it being exempt from zoning. Mr. Smith stated his understanding is that it is exempt from zoning. There being nothing further, Mr. Dunham reconvened and closed the public hearing. He asked for a motion on the matter. Mr. Simpson made the motion to approve the development plan based on Staff's report and the testimony of Staff. He noted it is applicable with existing regulations. Mr. Pharr seconded the motion. A roll call vote on the motion found Mr. Simpson, Mr. Pharr, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Ms. Hurst, Mr. Logsdon, Mr. Martin, Mr. McEleheney, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Sketch, Ms. Snyder and Ms. Vaughn in favor. The motion carried.

FILE: PC-24-0008-TX

APPLICANT: The City of Lakeside Park per Paul R. Markgraf, Mayor

REQUEST: The City of Lakeside Park seeks to replace the current zoning ordinance with a new zoning ordinance that recognizes Lakeside Park's development patterns, streamlines processes, and addresses new development trends.

Staff presentation and Staff recommendation by Mr. Cody Sheets

PDS STAFF RECOMMENDATION

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

Mr. Markgraf addressed the Commission and stated he was happy to answer any questions. He stated they did have three halfway houses run by Oxford House in their community. He stated one elected to relocate and move to Crestview Hills. He stated they do have two existing halfway houses in the city but there used to be three. He stated they cannot and they do not intend to use any of their zoning laws in any way shape or form with the halfway house. He stated they cannot do that under the Americans with Disabilities Act. He stated they have no intentions of that whatsoever. He noted if there were any proposed new multi-family structures being brought in, and he thinks there are three empty lots in the city- they will ask them to go through the entire process for approval. He stated they certainly are willing to accept something new that fits into their community because they recognize there is a need for affordable housing. He noted they certainly do accept affordable housing insert and thanked Mr. Sheets for his involvement throughout all of this.

There being no others to speak on the issue, Mr. Dunham then recessed the public hearing for discussion. Mr. Bridges commented this came before the Z21 Committee and was recommended for approval. There being nothing further, Mr. Dunham reconvened and closed the public hearing. He then asked for a motion on the issue. Mr. Logsdon made the motion to approve based on Staff's recommendation. Mr. Berling seconded. A roll call vote on the matter found Mr. Logsdon, Mr. Bering, Ms. Baumgardner, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Ms. Hurst, Mr. Martin, Mr. McElheney, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Simpson, Mr. Sketch, Ms. Snyder and Ms. Vaughn in favor. The motion carried.

FILE: PC-24-0007-MA

APPLICANT: Madison Pike Partners, LLC on behalf of ANR Logistics, LLC, Josh Deters, and Arlinghaus Builders, Inc, Property Owners

LOCATION: 5306 Madison Pike, 5298 Madison Pike, 5308 Chateau Court, and 5306 Chateau Court; an area of approximately 9.5 acres located on the east side of Madison Pike between Independence Road to the north and Locust Lane to the south, approximately 250 feet south of Independence Road in Independence.

REQUEST: A proposed map amendment to change the described area from PUD (Planned Unit Development), R-CVS (Conventional Subdivision), and R-M (Residential Mixed) to PUD (Planned Unit Development). The applicant is

proposing to construct condominiums consisting of 16 buildings with a total of 124 units (13.05 units per acre). This includes 38.5% open space, 80 driveway parking spaces, 80 garage parking spaces and 136 off-street parking spaces.

Staff presentation and Staff recommendations by Ms. Megan Bessey

PDS STAFF RECOMMENDATION

Favorable recommendation on the map amendment to the Independence Zoning Ordinance changing the described area from PUD (Planned Unit Development), R-CVS (Conventional Subdivision), and R-M (Residential Mixed) to PUD (Planned Unit Development). The applicant is proposing to construct condominiums consisting of 16 buildings with a total of 124 units (13.5 units per acre). This includes 37.5% open space, 80 driveway parking spaces, 80 garage parking spaces and 136 off-street parking spaces., subject to the applicant agreeing to the following conditions: 1. Sidewalks provided along both sides of streets continuously throughout the development and connect to Madison Pike. 2. That the proposed trails be surfaced with a material that is firm, stable, and slip resistant.

Mr. Jim Bertram addressed the Commission in favor of the issue. He noted the development will be called "The Haven at Liberty Grove". He additionally stated this will be a Fischer development developed by a group called Madison Pike Partners. He then gave some background information on the managing partners and their experience with construction and development in the area. He noted this team has a very diverse background in the development and construction industry. He stated he will address some of the concerns noted. He stated the right of way was platted to go to the north portion of the property. He noted the small area study focused on Madison Pike. He then went through the development plan and commented on various aspects of that. He commented the internal streets will be public and built to county standards. He stated there are 5-units that will be built on slabs and 10-unit buildings to be built on slabs. He stated this will keep the height down to two stories. He noted you won't see the first floor, you will only see the second story. He stated the back half will have some grading and there will be a detention pond as part of the storm water management facility. He stated they are providing a walking trail and they agreed the sidewalks will be on both sides and come all the way out onto Madison. He stated they are proposing the PUD and the minimum lot size, minimum rear yard setback to be in the back. He stated the side yards would be five feet on the individual lots. He further stated they are trying to make the lots smaller to allow for more open space. He stated the decks will be 15 feet from the rear yard. He noted the exterior will consist of partial front brick as an option. He stated all the units in the 5 and 10 unit buildings will consist of two bedrooms. He stated they are proposing a sign consistent with some of the other signs downtown. He noted they will be masonry with a pillar for an entrance sign. Mr. Bertram stated it meets the sign requirements and is 11 feet made of stone with masonry caps. He then stated the fencing will be four feet and there will be a dog park as well. Mr. Bertram stated the retaining walls will be natural colors with a nice texture. Mr. Bertram stated the walking trail will be constructed with a surface that is firm and consistent. He stated landscaping will be provided. He stated the dumpster location will also be landscaped. Mr. Bertram further noted they are working on the landscape plan and have not discussed this with Staff yet. He stated they will be planting trees and evergreens to screen the development. He further noted each unit will have landscaping with a buffer all around. Mr. Bertram stated once the landscape plan is finalized it will be submitted to staff as part of the requirements. He then commented about the comprehensive plan and compliance. Mr. Bertram stated this is a true definition of infill because everything is developed around it and will provide something unique to Independence, which is condos. He noted it will also help the retirees and empty nesters. He stated they feel this will be a good opportunity with ownership opportunities and they will have community. He further stated this is a good key for bringing business back to downtown because they are providing facilities that have access to downtown. He stated the residents will be able to walk to various opportunities and that is part of the comprehensive plan to provide that service. He stated they are providing something unique that can be bought instead of renting. He stated this is a good return on investment and good for the community. He further stated this development will draw in young professionals to the area and noted they were going to start at \$200k. Mr. Bertram stated he was available to answer any questions.

Mr. Tony Herron addressed the commission and stated they were negotiating with Fischer. He stated with regard to the fencing, anything over four feet requires fencing. Mr. Ryan asked about the surface of the walking trails and commented if there is going to be connectivity, he was thinking it should really be something more hard surfaced. He further commented that for young families with strollers it would be difficult depending on the surface. Mr. Herron stated they would be agreeable to doing a blacktop surface.

Mr. Josh Deters had nothing to add.

Ms. Jaimie Henson addressed the Commission against the issue. She noted she lives basically across the street from the development. She stated the road is a two lane road that has a 25 mph speed limit. She noted there are two crosswalks in that area and no one pays any attention to those. She noted this development is proposing putting an additional 300 vehicles in the area. She further stated this will create a huge traffic problem in a few years to accommodate an area that cannot sustain that amount of traffic. She further stated they don't need all these people to put businesses in two small available properties. She noted other than that there is nothing in downtown Independence council to revitalize. She noted there are no plans to bring any activities that moved out of downtown Independence back. She stated growth does not always equal progress. She stated in their attempt to revitalize the area they are basically going to destroy a small community.

Mr. Carl Kappes addressed the Commission against the issue. He stated he is a realtor in the area. He noted this is just going to be a little bit of shrubbery in the back yard with a fence instead of a farm and trees. He stated Fischer is doing similar developments in Ft. Wright and Crescent Springs. He stated he recently closed a property in Crescent Springs where there is a ravine similar to this and it can sometimes be unsightly. He further stated this will be an adverse effect to the area and homeowners and he doesn't want to see that happen. He stated he likes this style of development and he thinks it could benefit Independence down the road. He stated at the same time it's not going to bring the development idea in Independence. He stated he would rather see it somewhere else where there is room for the development. He noted he doesn't think this location is going to be right in the long run.

Ms. Shari Black addressed the Commission against the issue and stated she agrees with what has been said. She stated she had a comment with the schools. Mr. Smith interjected and stated for planning and zoning they cannot make any assumptions about schools and it has to be left out of the public hearing. She stated that was all she had to say.

Ms. Sandy Hartman and Mr. Chris Hartman had nothing to add as their comments were about the schools as well.

Mr. Robert Dupuy addressed the Commission and stated he would like to know where the picture was taken in the presentation. He stated he runs a sign shop on Independence Station Road and stated from 3:00 to 6:30 it is a madhouse coming up Independence Station Road. He stated throw 300 more cars in there and it will be a mess. He noted there are weekly wrecks there. He stated he doesn't think their little town needs this either. He stated he doesn't know many retirees who can buy a \$200k condo. He stated the other night there was a train five miles from where they were on a good night. He said you can hear that train. He further noted if all this goes in, you're not going to hear that train. He stated Independence has a lot of festivals and that areas where the development is get shut down and no one gets in or out. He asked how are these people in this community going to get out during this event. He stated there is no traffic through there at all from 9:00 - 12:00 p.m on the Fourth of July. He commented last week someone filed a police report about his truck blocking the view of traffic by his building. He said from all the traffic that is in that area they stated they could not see around his truck. He noted he has never seen just one car on that street.

Ms. Melissa Boyers addressed the Commission against the issue and stated she agrees with all of them before her. She stated there is a constant flow of traffic backed up in both directions on school mornings. She noted traffic is a mess. She stated the police officer who directs traffic at the school did not know anything about this development. She stated she has a video of the traffic she would like to submit and stated it really needs to be seen in terms of the traffic. She then asked if she had permission to submit the video she had. She stated she tried and tried to get it to where she could copy just the video. She stated the other day there was a wreck right in front of her house and this happens almost every day. Mr. Dunham stated she could submit the thumb drive as part of the evidence but it would be everything on it. She asked if this was already a done deal. Mr. Ryan stated it is not and the Commission is a recommending board and that city council will decide on the issue. Mr. Bridges commented that regardless of the thumb drive they do have her testimony as part of the record.

Ms. Peggi Benner addressed the Commission against the issue and stated she was going to talk about the traffic as well. She noted she also had a letter from a resident who could not attend and wanted to submit it. She stated she loves her little community and always knew there were lots there. She stated she was surprised because of how big it is but this is just way big and very surprising that the amount of people are going to go in that spot.

Mr. Shamus Staubach addressed the Commission and stated he agrees and echoes everything said about the traffic. He noted they are fairly new to the area and wanted to move to an area that felt like home and a small subdivision. He stated this is a place they intend on raising their four children. He stated McCullum used to be a dead end and is not anymore. He noted highway is not an understatement and stated he does question if eventually Hartland will connect to McCullum and that will further affect traffic. He stated people on Madison Pike will be asked for their homes to widen the road and also some on McCullum and that is a concern.

Mr. Kevin Staybagh addressed the Commission and stated he submitted an email as well. He stated he agrees with what everyone else has said. He stated he is an avid runner so he sees a lot while he is running. He noted the traffic and adding 300 cars is a big concern.

Ms. Mary Harris addressed the Commission as a neutral party. She asked if this would be built in phases or all at once and how long they would be developed. She also noted she would like to change from neutral to against.

Mr. Dunham then summarized several letters submitted as evidence and read those into the record. He then marked those as exhibits and entered them into the record on the matter.

Mr. Bertram addressed the Commission in rebuttal to respond to questions. Mr. Dunham read the questions into the record and asked if Hartland will eventually connect with McCullum. Mr. Bertram stated it's hard to say but it is there to be connected. Mr. Dunham asked if it would be built out all at once or in phases. Mr. Bertram stated for example they will move the dirt and that will be the first phase. Mr. Dunham asked if the structures will be rentals. Mr. Bertram stated they will be owned condos. Mr. Bertram also stated they do have to adhere to a traffic study and that 25 mph is a slow speed limit. He stated there will be good site distance where the sign is because it will be set back. Mr. Ryan asked if there was any thought given to a less dense development and commented it's really maxxed out. He stated he feels it may be too dense of a plan. Mr. Bertram stated the Independence study states they want high density in the area and noted they are following the downtown Independence study. He stated that is why they used the PUD to have the cluster design. Mr. Dunham asked Mr. Bertram to help him understand the PUD. Mr. Bertram stated they are not going higher than they can. He stated the PUD gives them the flexibility and in order to make this site work, they need the density. He reiterated he's going back to the Independence study where they want the density. Mr. Darpel stated it doesn't seem like they are providing for green space because they have to use those areas for detention and retention. Mr. Bertram stated this meets the comprehensive plan. Mr. France asked when the traffic study gets in the picture because clearly traffic is a major part of that. He asked Mr. Bertram if Madison Pike can absorb another 124 units. Ms. Tenfelde stated they have not received a traffic study and would certainly welcome that. She stated she did reach out to KYTC and stated they are not requiring a traffic study at this intersection. She noted if the zone change goes through, the development portion will kick in and they will look at the traffic at that time. She stated there is no getting around the traffic study, it's just not looked at at this point. Mr. France stated if it gets approved but does not meet the traffic study, what happens. Ms. Tenfelde stated that they don't approve the development drawings if that is the case. Ms. Snyder asked as it is zoned right now, how many houses can go in. Ms. Bessey stated it's mostly commercial that can go in. She noted it is a mixed use corridor. Ms. Tenfelde stated without knowing what would go in, it's hard to make that assumption. Ms. Snyder asked if they could give a number as to how many houses could go in currently. Ms. Bessey stated there are so many variables. She noted the middle portion could have 10 dwelling units per acre. Ms. Snyder stated she is trying to get an idea of how many dwelling units could go in there without changing anything. Mr. Bertram stated the other thing is it has a commercial component to it which could change density. He stated it depends what it is. Ms. Baumgardner asked if Independence had gone through the Z21 process. Ms. Bessey stated they had. Mr. Sketch stated he was a little confused and asked if state law yields to a small area study. Ms. Bessey stated it is specific to that area, so it's more specific. Mr. Sketch then stated if there is a small area study and the city has felt they don't need to update it, if the comprehensive plan is being updated why wouldn't they just go along with it. Mr. Videkovich stated there is no state law that dictates that but they would always rely on the small area study. Mr. Darpel stated it was included in the comprehensive plan and everything was looked at. He stated Independence adopted Z21 and he thinks that area is considered in that. Mr. Darpel further stated they spent months, years - and he disagrees vehemently and that he was opposed to putting them in the comprehensive plan. Mr. Videkovich stated the small area study is a lot more than just that map and he just wanted to throw that out there. Mr. Pharr stated he is struggling with the basis of the motion. Mr. Videkovich stated Staff found that it is basically in compliance with the comprehensive plan with the exception of the density. Ms. Bessey stated when a PUD comes in it's the flexibility of the developer to decide. Additional discussion was had as to the comprehensive plan, the small area study

and the suggestion of adding conditions so it's part of the record versus just the record. Mr. France then asked if there has ever been a development where there was a condition of a traffic study and then it was revamped and then approved. Mr. Videkovich stated he could not recall anything like happening.

At this time, Mr. Dunham recessed the public hearing for discussion amongst the Commissioners. Mr. Bridges stated he gets frustrated with diverse housing and that anyone can come in and suggest diverse housing and it could be a cave or a bunker and you call it "diverse housing." Mr. Dunham stated he thinks this is easier and that they have stated this will be condos and there aren't any of those in the area. Mr. Dunham additionally stated coming into the meeting he was really concerned about what was going in there. He stated the traffic will be handled with the traffic study. He further stated it's generally consistent with what can go in there. Ms. Snyder stated she feels like the traffic study is going to come out and say whether there is enough space to do what they want to do. Mr. Darpel stated he thinks it's too dense. Mr. Dunham stated city council knows the traffic there better than any of us here, and he is hearing what Staff has said and the testimony heard and yes, he has a concern about the traffic. He further stated the city council has to answer to the voters. Mr. Bridges stated he thinks the neighbors know their neighborhood better than council and he thinks we ought to listen to them. Mr. Dunham stated we all understand and planning commissioners and people can come in and build. Mr. Logsdon stated he thinks care should be taken to preserve the trees and what is there between the neighbors. Ms. Vaughn stated she is concerned about the height change and the concept plan doesn't nail that down. Mr. Dunham then reconvened and closed the public hearing. Mr. Ryan asked about the density of the R zone. Ms. Bessey stated it is 4.8. Mr. Bertram stated they are agreeable to making it two stories and 32 feet. He stated they will do a 20 foot setback on the back side as a condition. Mr. Dunham then asked for a motion on the matter. Ms. Snyder made the motion to approve based on Staff's report and conditions and to add a hard surface for the walking trail. Mr. Sketch seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Sketch, Mr. Berling, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. McElheney and Mr. Simpson in favor. Ms. Baumgardner, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Hennessey, Ms. Hurst, Mr. Martin, Mr. Pannunzio, Mr. Pharr and Mr. Ryan and Ms. Vaughn voted against. The motion failed. Mr. Dunham asked for a new motion on the issue. Mr. Pharr made the motion to deny on the basis it is not in compliance with the comprehensive plan and based on the testimony heard. Mr. Martin seconded the motion. A roll call vote on the motion found Mr. Pharr, Mr. Martin, Ms. Baumgardner, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Hennessey, Ms. Hurst, Mr. Pannunzio, Mr. Ryan and Ms. Vaughn in favor. Mr. Berling, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. McElheney, Mr. Simpson, Mr. Sketch and Ms. Snyder voted against. The motion was approved.

FILE: PC-24-0007-TX

APPLICANT: The City of Covington per Dan Wood, AIPC, Zoning Administrator

REQUEST: A proposed text amendment to the Covington Neighborhood Development Code removing the language allowing concurrent processing of variances and conditional use permits. The city proposes to remove the option that allows the Kenton County Planning Commission to grant variances and conditional uses that have been identified on an application for a map amendment and place it solely in the hands of the City's Board of Architectural Review and Development.

Staff presentation and Staff recommendation by Ms. Sophie Roberto

PDS STAFF RECOMMENDATION

Favorable recommendation on the proposed text amendments to the Covington Zoning Ordinance updating the authorization of granting variances from hands of the Kenton County Planning Commission to the City's Board of Architectural Review and Development.

Mr. Dan Wood addressed the Commission and stated Covington is a very diverse city and has a lot of different codes, etc. He stated the Board has been seeing cases like this for a while and they tend to be a little more in the weeds with how this plays out. He stated the only time this would come before them is when they are asking for a variance and a map amendment at the same time. Mr. Wood stated if you are asking for a zone change for one of those districts and asking for a variance it would kind of sidestep a lot of the codes. He stated the variances can have a lot of moving parts so he thinks it makes more sense to have the Board address those in a separate meeting at another time.

Mr. Dunham recessed the public hearing for discussion. Mr. Bridges stated he is in favor of less work. Mr. Dunham stated he has no problem with it. He asked Mr. Wood what the last matter was that appeared before the Commission, and he

indicated he was not sure about that. Mr. Videckovich responded and clarified it was the Corporex development. Following the discussion Mr. Dunham reconvened and closed the public hearing. He then asked for a motion. Mr. Simpson made the motion to approve the text amendment based on Staff's report and the testimony given. Mr. Logsdon seconded the motion. A roll call vote found Mr. Simpson, Mr. Logsdon, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Ms. Hurst, Mr. Martin, Mr. McElhenny, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Sketch, Ms. Snyder and Ms. Vaughn in favor. The motion carried.

Reports from Committees

Bylaws – Mr. Dunham stated there was nothing to report.

Direction 2030 Implementation – Mr. Simpson stated they have been meeting and have some updates to make. He noted Staff is doing a great job updating those. He stated they have been meeting with other counties and talking about what they are doing with their comprehensive plans. He noted they met with Boone County, Campbell County and the City of Cincinnati to meet with next and things are moving forward.

Executive– Mr. Dunham stated he thinks they are having a meeting prior to the meeting next month.

Social Media - Nothing to report.

Subdivision Review – Mr. Darpel noted they are having a meeting on Wednesday the 7th to do some clean up work. He said it is a virtual meeting if anyone wants to attend.

Z21 Review - Mr. Bridges stated they didn't meet and did not have anything on the horizon that he knows of.

Comments from Commissioners - Mr. Dunham stated they talked about moving the July meeting and they can't do the 11th because the chambers are not available. Mr. Sketch stated he thinks they should keep it on the 9th. Mr. Smith stated he cannot do the 9th. Mr. Dunham asked about the 10th. A motion was made by Mr. Bridges to move the meeting to July 10th. Mr. Ryan seconded. All in favor by acclamation. Mr. Ryan asked about a meeting regarding the Brent Spence bridge and asked if anyone else received that. Mr. Videkovich stated he thinks there is a meeting about the environmental impact study. Mr. Dunham asked about increasing the volume with the microphones and linking the Staff presentations on the laptops. Mr. Videkovich stated they definitely could do that.

Report from Legal Counsel – Nothing to report.

Reports/Announcements from Staff - Mr. Videkovich stated there were some continuing education opportunities being held on March 1, 2024, March 20th and May 15th. He stated anyone interested to message Pam and we'll get you registered. He stated there were some Commissioners who don't have their pictures taken so if those Commissioners could show up at 5:30 for the March meeting to have those taken. Mr. Sketch stated he wanted to give kudos to the Staff with the close vote on the Independence issue and they all stepped in and provided excellent responses. Mr. Berling commented he wanted to apologize when it seemed like someone was suggesting the photos were doctored or something. He stated he wanted to apologize for not speaking up publicly so he wanted to mention that to Megan Bessey. Mr. Logsdon commented briefly about House Bill 102. He stated he downloaded it and read it and he knows what they are trying to do. He further stated it is just bad law. He suggested people read it and noted it's not very long.

General Correspondence - None.

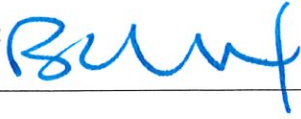
New Business – None.

Public Comments - None.

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

APPROVED:

Chair

A handwritten signature in blue ink, appearing to read "Bunf", is written over a horizontal line.

Date
