



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

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

#### **AUDIT REPORT:**

Mr. Darpel stated Mr. Chamberlain came in and gave the audit report last month. He asked for any questions or comments with regard to the report. There being none, he then asked for a motion to approve the report. Mr. Ryan made the motion to approve. Ms. Snyder seconded the motion. A roll call vote on the motion found Mr. Ryan, Ms. Snyder, Mr. Baker, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. Hennessey, Mr. Martin, Mr. Pannunzio, Mr. McElheney, Mr. Pharr, Mr. Simpson, Mr. Sketch, Ms. Vaughn and Ms. Zavitz in favor. The motion carried.

#### **AGENDA:**

Mr. Darpel asked for a motion to approve the agenda as submitted. Mr. Bethel made the motion to approve the agenda as submitted. Mr. Simpson seconded the motion. All in favor by acclamation.

#### **APPROVAL OF THE MINUTES**

Mr. Darpel asked for any questions or comments with regard to the meeting minutes for February. There being no further comments, he asked for a motion to approve the minutes. Mr. Bridges made the motion to approve. Mr. Baker seconded the motion. A roll call vote on the motion found Mr. Bridges, Mr. Baker, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. McElhaney, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Ms. Snyder, Ms. Vaughn and Mr. Hennessey in favor. Mr. Simpson, Mr. Sketch and Ms. Zavitz abstained. The motion was approved.

#### **RECEIPTS AND EXPENDITURES:**

Mr. Darpel stated the receipts and expenditures report was distributed. He clarified a typo with Andy Videckovich prior to the meeting and stated he is going to take a look into that. He then 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: PC2202-0001**

**APPLICANT:** Jiffy Lube per John Marth and Guggenheim Development Services, LLC on behalf of O'Reilly Automotive Stores Inc. per Craig Smith, Senior Real Estate Council.

**LOCATION:** 3385 Madison Pike, Fort Wright; an area of approximately 1.2 acres located on the east side of Madison Pike approximately 400 feet north of Highland Pike.

**REQUEST:** A proposed map amendment to the Fort Wright Zoning Ordinance from CC (a community commercial zone) to HOC (a highway oriented commercial zone)

Staff presentation and Staff recommendations by Mr. Patrick Denbow

**PDS STAFF RECOMMENDATION**

Favorable recommendation on a proposed map amendment to the Fort Wright Zoning Ordinance from CC (a community commercial zone) to HOC (a highway oriented commercial zone).

Mr. Ken White addressed the Commission in favor of the application. He stated Jiffy Lube is currently expanding their presence in the Cincinnati area. He stated they do not do major body or engine work as part of their services. He additionally stated their normal business hours are 8 a.m. to 6 or 7 in the evening. He stated they service between 30-35 vehicles per day and this is not going to be a high traffic generator for this location. Mr. White the stated there are four service bays for the building. He commented that at the request of the county they have provided cross access to the Arbys and across Madison Pike. He also noted they are reducing the number of access points from two to one. He commented that the existing house and detached garage will be removed from the site. He went through the site elevations in a presentation of the site as well as some concepts of the development and then stated he was available to answer any questions.

Mr. Overmyer stated he was available to answer any questions but had nothing to add.

Mr. Darpel recessed the public hearing for discussion. Mr. Bridges stated when this came up once before, he had to recuse himself. He commented this is a unique property and everybody knows it. He stated there will be four auto places in a few hundred yards and stated it's a failure of imagination to use this property for something like this. Mr. Darpel stated he kind of agrees but they can't find another use for the property. Mr. Darpel stated he thinks this is where they need to be in the community though. Mr. Simpson stated the population is increasing and the market is calling for it there. He stated this was changed in 2016 to a community commercial zone and there were half the amount of business on Madison Pike at the time, so he just wants to say going forward they might want to look into a no turning area in that stretch. Mr. Bethell stated the building is not of historical significance but it is somewhat of an icon in the area. He stated he was just wondering if some photographs would be taken and submitted to the county library who has photographs such as this. He stated he is certainly not saying they have to do that, he was just saying they could if they wanted to. He also commented about the turn in at the traffic light and he is a bit concerned about people getting backed up in that area causing an accident. Mr. Logsdon stated the last time this property came before them they did request pictures to be made but he doubts that's been done. He also stated there was a study done a long time ago of that stretch of highway and the issue of turning around in that area. Mr. Baker asked if the applicant was willing to take photographs and submit them to the library. Mr. Darpel stated they cannot legally commit them to do that. Mr. Baker stated he was just wondering if that is something they would be willing to do. The applicant then stated they can certainly do that before demolition once they close on the property. Mr. Bridges then commented that his daughter is a professional photographer and they would be happy to do that at no charge if he would like to contact him. There being no additional comments, Mr. Darpel then reconvened and closed the public hearing. He asked for a motion on the issue. Mr. Berling made the motion to approve the application based on Staff's report and recommendations, the testimony heard and that it is in compliance with the comprehensive plan. Mr. Bethell seconded the motion. A roll call vote on the motion found Mr. Berling, Mr. Bethell, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. McElheney, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Simpson, Mr. Sketch, Ms. Snyder, Ms. Vaughn, Mr. Hennessey, Ms. Zavitz, Mr. Baker, Ms. Baumgardner in favor. Mr. Bridges abstained. The motion was carried unanimously.

**FILE: PC2202-0002**

**APPLICANT:** Ken Smith, City Manager of Covington

**REQUEST:** Proposed text amendments to the Covington Neighborhood Development Code amending the CRM (Central Riverfront Mixed-Use) District: (1) removing the sub district regulating plan and sub districts from the Land Use table; (2) revising the Land Use and Permitted Use tables to allow any of the

currently permitted, conditional, or limited use within any of the current sub districts across the entire zone; and (3) adding several permitted or limited uses in the Agricultural, Household Living, Outdoor Entertainment, and Retail Repair, Sales and Service land use categories.

Staff presentation and Staff recommendations by Ms. Emily Pietrantone

### **PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed amendment to the Covington Zoning Ordinance to (1) remove the sub district regulating plan and sub districts from the Land Use table; (2) revise the Land Use table to allow any of the currently permitted, conditional, or limited use within any of the current sub districts across the entire zone, and; (3) add several permitted or limited uses in the Agricultural, Household Living, Outdoor Entertainment, and Retail Repair, Sales and Service land use categories.

Mr. Tom West registered to speak in favor and stated they appreciate the Commission attention on this matter. He stated when the neighborhood development code was adopted they did not own the property. They wanted to make sure the site would be developed in line with what the community wanted. He stated now that they do have site control, they want to allow for more flexibility.

Mr. Belcher had nothing to add.

There being no further comments, Mr. Darpel recessed the public hearing for discussion. Mr. Bethell stated this is a great opportunity for the City of Covington and he's very happy they can do something productive with it. Mr. Dunham stated it was helpful to have Mr. West present to give the back story and he appreciated him being there. Mr. Darpel then reconvened the public hearing and asked for a motion on the matter. Mr. Baker made the motion to approve the application based on Staff recommendations and the testimony heard, and that it is consistent with the 2030 plan. Mr. Simpson seconded the motion. A roll call vote on the motion found Mr. Baker, Mr. Simpson, Mr. Sketch, Mr. Snyder, Mr. Vaughn, Mr. Hennessey, Ms. Zavitz, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. McElheney, Mr. Martin, Mr. Pannunzio, Mr. Pharr and Mr. Ryan in favor.

### **Reports from Committees**

*Bylaws* – Mr. Dunham stated the Commissioners should have received in their packet a red-lined version showing the proposed changes to the By Laws related to the budget. He stated essentially they would put in reserves an amount equal to one year of their budget. He stated looking at what the budget is, they felt that was too high. He stated the goal was to have a reserve of \$500,00 and look at that from year to year. He stated he wanted everyone look at that. He noted he didn't think they formally took a motion to have the application submitted on behalf of the Commission, so he would like to entertain a motion to put that on the agenda for next month's meeting. He additionally commented this has been discussed at the Executive Committee level and discussed with Staff so they feel good about it. Mr. Darpel thanked everyone who is on that Executive Committee and stated Mr. Dunham has done a great job with that and he appreciates all the effort with that. Mr. Dunham made the application that the planning commission file the application for the By Laws. Mr. Ryan second. All in favor by acclamation.

*Direction 2030 Implementation* – Mr. Bethell stated there was nothing to report.

*Executive*– Mr. Darpel stated the By Laws Committee did a great job with that. He stated there is a joint meeting next Wednesday at 4:00 - 5:00 p.m. to discuss the fees and they are going to take a look at how fees are being set. He stated they want to be consistent so they are going to sit down and look at the fees and how those are being set.

*Social Media* - Nothing to report. He asked if Pam could send out the Committee assignments again for purposes of scheduling a social media meeting.

*Subdivision Review* – Mr. Darpel stated they've been pretty busy. He stated Staff has done a great job and they have been pretty active. He stated he appreciates their input and it's been a really good discussion. He stated there is another meeting on Monday to tweak all the little things. He stated when they bring it forward they will make sure they get the development community involved in reviewing it.

*Z21 Review* - Mr. Bridges stated they met and discussed Taylor Mill's zoning code. He stated it is not on next month's agenda but will be coming up soon.

*Comments from Commissioners* - Nothing to report.

*Report from Legal Counsel* – Nothing to report.

Reports/Announcements from Staff - Mr. Videcovich reminded the Commissioners they could log onto the website to view current continuing education opportunities and total hours. He also stated there will be another newsletter sent out at the end of the month with continuing education opportunities. He further stated Pam will be sending out an email with the current commission roster since there have been some changes along with committee assignments so they will know what they are responsible for.

Mr. Darpel asked what the agenda looked like for next month and requested that they meet in person and possibly meet after to get to talk and socialize after the meeting since they haven't been able to do that for a long time.

General Correspondence - None.

New Business – None.

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. Pannunzio. All in favor by acclamation. The meeting then adjourned at 7:35 p.m.

APPROVED:

Chair

Date

  
4-7-22