

**KENTON COUNTY PLANNING COMMISSION  
REGULAR MEETING**

**Minutes**

Mr. Darpel, Chairman, called the meeting to order on March 4, 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:

<b>Commission Member</b>	<b>Jurisdiction</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
Jeremy Armbruster	Erlanger	X	X	X									
Margo Baumgardner	Crestview Hills	X		X									
Todd Berling	Fort Wright	X	X	X									
Jen Best	Covington	X	X	X									
Jeff Bethell	Fort Mitchell	X	X	X									
Gailen Bridges	Bromley	X	X	X									
Paul Darpel, Chair	Edgewood	X	X	X									
Brian Dunham	Kenton Cty	X	X	X									
Tom France	Ludlow	X	X	X									
Keith Logsdon	Lakeside Park	X	X										
John Hennessey	Villa Hills			X									
Matthew Martin	Taylor Mill	X	X	X									
Joe Pannunzio	Elsmere	X	X	X									
Sean Pharr	Covington	X	X	X									
Phil Ryan, Treasurer	Park Hills	X	X	X									
Kareem Simpson	Covington	X	X	X									
Greg Sketch	Crescent Spgs	X		X									
Maura Snyder	Independence	X	X	X									
Debbie Vaughn	Kenton Co	X	X										
Robert "Bob" Whelan	Covington	X											
Brian Wischer	Villa Hills	X	X										

Kristi Zavitz	Ryland Hts.	*																	
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Also present were Mr. Mathew Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videkovich, 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.

**AGENDA:**

Mr. Darpel stated there were two items to amend with regard to the agenda. He noted there was a request to table PC2012-003 with regard to Grand Communities. He additionally stated there was an issue with the notice with regard to item 12 of the agenda so he asked that be removed. He then asked for a motion to modify and approve the agenda as modified and place both items on the agenda for next month. Mr. France seconded the motion. All in favor by acclamation. The motion carried.

**APPROVAL OF THE MINUTES**

Mr. Darpel asked for approval of the minutes from February. He asked for any questions or comments with regard to the minutes. There being none, Mr. Darpel then asked for a motion to approve. 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. Armbruster, Mr. Berling, Ms. Best, Mr. Bethel, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Simpson in favor. Ms. Baumgardner, Mr. Hennessey and Mr. Sketch abstained. The motion carried.

**RECEIPTS AND EXPENDITURES:**

Mr. Darpel asked for any questions or comments with regard to the receipts and expenditures report. He stated nothing really jumped out and things looked pretty good and sound. He then asked for approval of the report. Ms. Snyder made the motion to approve. Mr. Ryan 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 NUMBER: PC2101-0006**

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

**AREA INCLUDED:** An area of approximately 108 acres located on the south side of Mt. Zion Road between Bristow Road to the east and Dixie Highway to the west, approximately 500 feet west of the intersection of Bristow Road with Mt. Zion Road. The property is currently in Unincorporated Kenton County and is proposed to be annexed into Independence.

**REQUEST:** (1) Adoption of appropriate comprehensive plan designation for the area described herein, as part of the annexation process; and (2) Designation of appropriate zoning for the area described herein, as part of the annexation process.

**PLAN SUMMARY:** The applicant is proposing to construct an industrial park with four buildings totaling 1,181,020 square feet of floor area, including off-street parking and a new public street.

Staff presentation and Staff recommendations by Ms. Megan Busse

**PDS STAFF RECOMMENDATION**

Request (1): That upon annexation, the site in question remain identified for Industrial Development in the Recommended Land Use element of Direction 2030;

Request (2): That upon annexation, the site in question be zoned IP.

Mr. Brock McKay addressed the Commission and introduced the team on behalf of the applicant. He then turned it over to Mr. Chris Reinersman to speak.

Mr. Chris Reinersman addressed the Commission and stated this has been part of the vision for the city for several years. He stated at the end of the day they are a bedroom community and they realized that doesn't offer a tax base so they have sought to diversify. He stated they really identified this area for this. He additionally stated they just had to look at Boone County in terms of industrial and how to rectify that. He stated this area has a very limited impact on existing residential so it makes it all the more appealing to focus on industrial development. He noted they have been working very hard with the transportation cabinet as well as PDS. He stated they have worked to try to see SR536 to fruition and as far as 536 is concerned they have had multiple meetings with KYTC over the past year. He stated the roundabout was put back into the plan that had been removed and stated that the project is going ahead this year. He stated he believes it is about a two year project but it is on the books. He further stated that it is really the city's position as this started to come to fruition that they were very happy and have a developer who is willing to get things done and a builder who builds good quality buildings and so this makes it all the more appealing. He noted in their opinion it is a huge win for the city and it brings much needed employment and diversification.

Mr. Phil Racine of Vantrust addressed the Commission and gave some background on Vantrust. He stated primary developments are industrial office projects and mixed use projects. He showed some examples of what they have done in other communities in the past and stated they want to attract high end companies. He stated he was happy to answer any questions about Vantrust.

Mr. Brock McKay stated Staff's presentation was very thorough so he won't spend too much time on the issue. He noted a couple highlights about the projects - this is a hundred acre master plan that will be built to attract light office and commerce companies to create opportunity for future economic development and site readiness initiatives. He stated the proposed project is in compliance with the Comprehensive Plan. He noted the infrastructure is now in place for the project to move forward. He stated essentially there are four different buildings that will bring diverse options to the market. He additionally stated they were able to solve buffer issues they previously had. He noted there is an internal sidewalk system that accesses all the different parcels. He noted they agreed to have and it made sense to have a stub to access potential development to the west so that is something that was put into place. He stated the development does have pretty good distance from Mt. Zion Road to access the development. He additionally noted one of the

aspects with the development is there has to be a parking study or analysis with regard to trucks. He stated truck staging has been an issue so this is something that is built into the development. He then referenced what the architectural plan would look like in the powerpoint presentation. He noted they were available to answer any questions. Mr. Bridges asked what is stopping non-industrial uses for the site other than industrial. Mr. Reinersman stated they recently amended their text amendment with regard to this. He noted they looked at their IP zones and noticed it wasn't up to date. He stated there is certainly nothing that would allow anything like shopping centers or nothing like that. Mr. Parsons addressed the Commission and stated Vantrust is an industrial use developer and they agreed that they will follow this particular plan to go along with it as it is intended. Mr. Philip Rasey stated the buildings are going to be pretty expensive and he thinks at the end of the day those types of users aren't going to be able to afford the type of rent they are going to probably need to make the economics work. He noted they fully intend to honor the concept plan and develop it to the specific designs. Mr. Pannunzio asked if the tenants will be able to subdivide the buildings. Mr. Rasey these are designed to be able to support a lot of users and uses in the market. Mr. Darpel asked about the buffer zone and asked if there was room for trees. He stated the trees would be at the bottom of the hill and he cautioned the city to watch the buffer zone so the trees were up high enough to do some good.

Mr. Tim Kappess addressed the Commission as a neutral party and stated one of his concerns has to do with the buffer. He noted he also has some concerns with the light manufacturing. He asked if a chemical type plant fell under that category. He noted any time there is a heavy rain Bristol Road gets shut down. He noted that the road is a critical piece of this development. He further stated when there is an issue and traffic is backed up there have been quite a few tie ups and Bristol Road is quite a dangerous road. He asked if Bristol from Mt. Zion is going to be done in tandem when that is developed. Mr. Chris Reinersman stated they've had very little issue with that and it is a temporary issue. He stated in the long term that will be fixed and he does think that will occur in the next few years. Mr. Kappes additionally stated looking out his back window he can see exactly where this is going to be and the lights will be directly across from him. He stated at this time he is neutral but would want that noted and he would appreciate them looking at this. He stated he is in favor of industrial going in by all means and he thinks it helps the city, but he doesn't want to see it distract from the residents. Ms. Busse stated there are performance standards and there are ordinances in place that will stop things from happening.

Mr. Berling asked if there was a concept of how tall the buildings were generally. Mr. Darpel stated he didn't know exactly how tall but he anticipated three stories. Mr. Brock stated he would let Vantrust speak to the heights of the buildings. Mr. Phillip Rasey stated they would be approximately 40 feet high. Mr. Reinersman then clarified the maximum height would be 50 feet.

At this time Mr. Darpel recessed the hearing for discussion. Mr. Darpel stated he knows this is something Boone County and Kenton County have been working on for years. He noted this is top notch and stated it and will be attracting the type of end uses they want in their communities. He stated he thinks it's a good location for it and this is just the next step in what he thinks is a good plan. Mr. Darpel stated he agreed with Mr. Dunham and noted it's nice to see this come to fruition. Mr. Darpel stated he also appreciated Mr. Bridges' comments on the issue. He stated it is a good idea to have industrial there and it's in a good location. Mr. Darpel then reconvened and closed the public hearing and asked for a motion. Ms. Snyder made the motion to approve the application based on the comments by Staff, the annexation and with the

Stage I Development Plan and the designation of the appropriate zoning for the area. Mr. Bethell seconded the motion. Ms. Snyder, Mr. Bethell, Mr. Bridges, Mr. Dunham, Mr. Darpel, Mr. France, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Simpson, Mr. Sketch, Mr. Hennessey, Mr. Armbruster, Ms. Baumgardner, Mr. Berling and Ms. Best in favor. The motion carried.

**FILE NUMBER: PC2101-0008**

**APPLICANT:** City of Taylor Mill per Brian Haney, City Administrative Officer

**REQUEST:** Proposed text amendment to the Taylor Mill Zoning Ordinance decreasing the area requirement for a Planned Unit Development from 25 acres to five acres.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

**PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed amendment to the Taylor Mill Zoning Ordinance decreasing the area requirement for a Planned Unit Development from 25 acres to five acres.

Mr. Dan Bell addressed the Commission and stated what they are trying to do in Taylor Mill is to accommodate a lot of parcels of properties that they have along the city that really don't meet that 25 acre requirements. He stated their view is these are small business related issues that will serve the community. He stated that's what they hear from the community is they want the small services at the top of the hill. He stated these areas are vital to the economic lifeline but also to the benefit of the residents. He stated this all came about as a result of Z-21. He further stated he thinks this is a win for the city and he compliments Z-21 for opening their eyes to this.

Mr. Darpel recessed the public hearing for discussion amongst the Commissioners. Mr. Matthew Martin stated he appreciated hearing the Mayor's comments about embracing Z-21. He noted this is something that is going to pay dividends for Taylor Mill and all the other communities that adopt it. There being nothing further, Mr. Darpel reconvened and closed the public hearing and asked for a motion. Mr. Martin stated he just wanted to make a comment that this came up over the course of several meetings that the Mayor has been in with Staff and Andy Videcvich made the recommendation that this move forward. He further noted this is something that all the Commissioners along with the Mayor support. Mr. Martin then made the motion to approve the text amendment based on Staff's report and that it is in compliance with the Comprehensive Plan. Mr. France seconded. A roll call vote on the motion found Mr. Martin, Mr. France, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Simpson, Mr. Sketch, Ms. Snyder, Mr. Hennessey, Mr. Armbruster, Ms. Baumgardner, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Mr. Darpel and Mr. Dunham in favor. The motion carried.

**Ongoing Business**

**Reports from Committees**

*Bylaws* – Mr. Darpel stated most everyone is on the same committees. He noted Mr. Dunham is now the chairman. Mr. Darpel noted there was nothing to report.

*Direction 2030 Implementation* – Mr. Bethell stated he has nothing to report.

*Executive*– Mr. Darpel noted they did meet with Sharmilee Reddy. He noted they are looking at the accounting and how costs are allocated to the Commission. He stated in doing that they put a bill together and realizing it is not reflective of what it actually costs. Mr. Darpel stated the bottom line is the costs are going to increase significantly due to this. He stated this is being reviewed and they met with them and it will be coming in the next weeks and months. He noted he can see this increasing significantly but the actual transparency is going to be redone going forward and it will be reviewed. He stated he just wanted to give everyone a heads up as to what was going on and what they were trying to do. He stated he would keep people informed.

*Social Media* – Nothing to report.

*Subdivision Review* – Mr. Darpel stated they did not meet but will be getting something out in the next few weeks. He stated he did have a zoom meeting with engineers representing the city on commercial pavement. He stated they are going before the mayors group and talking to them and will be coming to speak to the Commission. He asked the Commissioners to watch their emails for a meeting coming up.

*Z21 Review* - Mr. Bridges stated there was nothing to report. Mr. Darpel noted that obviously the Z21 efforts are well founded. Mr. Bridges stated he was happy to hear the positive remarks.

*Reports from Commission members* – Nothing to report. Mr. Dunham stated every time he hears Ft. Wright reporting that through their process, something was approved more quickly. He stated he can't clearly articulate it but as he understands it, Ft. Wright adopted the other approach where if it's approved and recommended for approval at their level, unless the city cries foul it gets approval in 21 days. He stated he doesn't understand why more cities don't adopt it but it really does seem to be a benefit all around. He noted he just wanted to comment on that. Mr. Darpel stated he thinks a lot of cities were waiting to see how it works out with Ft. Wright but that he agreed with Mr. Dunham. Mr. Dunham stated speaking of Z21 there will be a lot of cities coming forward with adopting a new ordinance and it would really be great if they were encouraged and took the opportunity to adopt the other option. Mr. Martin stated at their Z21 meetings that has come up and he believes they are going to add that. Mr. Darpel stated that it is good to hear. Mr. Darpel additionally commented there were some computer or technical issues with PDS so he wanted to let everyone know if you try to get some of their stuff and to let people know there would be additional information coming out due to those issues. Mr. Darpel reminded the new Commissioners to return their paperwork.

*Report from Legal Counsel*– Nothing to report.

*Reports/announcements from Staff* - Mr. Videckovich stated he wanted to bring it up since it's been talked about that Z21 has been moving along. He noted they are getting close so within the next month he will reach out with Commissioner Bridges to set up another meeting with the Z21 Committee to discuss the specifics with that particular code and move forward. He also noted with regard to the alternative approval development process since Mr. Dunham brought it up, but it is definitely a part of their recommendation to the cities. He further noted it is up to them as to whether or not they want to adopt it or not. He stated it's great to hear that it's working out.

*New Business* – None.

*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 04/01/2021 \_\_\_\_\_