

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

Minutes

Mr. Darpel, Chairman, called the meeting to order on July 1, 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 Armbruster	Erlanger	X	X	X									
Margo Baumgardner	Crestview Hills	X		X		X	X						
Todd Berling	Fort Wright	X	X	X	X	X	X						
Jen Best	Covington	X	X	X									
Jeff Bethell	Fort Mitchell	X	X	X	X	X	X						
Gailen Bridges	Bromley	X	X	X	X	X	X	X					
Paul Darpel, Chair	Edgewood	X	X	X	X	X	X	X					
Brian Dunham	Kenton Cty	X	X	X	X		X	X					
Tom France	Ludlow	X	X	X	X	X	X	X					
Keith Logsdon	Lakeside Park	X	X		X	X	X						
John Hennessey	Villa Hills			X	X	X	X	X					
Matthew Martin	Taylor Mill	X	X	X	X	X		X					
Joe Pannunzio	Elsmere	X	X	X		X	X	X					
Sean Pharr	Covington	X	X	X			X	X					
Phil Ryan, Treasurer	Park Hills	X	X	X	X	X	X	X					
Kareem Simpson	Covington	X	X	X	X		X						
Greg Sketch	Crescent Spgs	X		X		X							
Maura Snyder	Independence	X	X	X	X	X	X	X					
Debbie Vaughn	Kenton Co	X	X		X	X		X					
Brian Wischer	Villa Hills	X	X										
Kristi Zavitz	Ryland Hts.	*				X	X	X					

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

“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 no comments with regard to the agenda. He asked for a motion to approve. Ms. Snyder then made the motion to approve the agenda as submitted. Mr. Bethell seconded the motion. All in favor by acclamation.

APPROVAL OF THE MINUTES

Mr. Darpel asked for approval of the minutes from June. He noted some changes had been made and deferred to Mr. Bridges as he was the one who reviewed the minutes and made a few changes. Mr. Bridges noted one additional change on page nine where it reads “Jessican” and he thought it should read “Jessica”. There being no additional changes or corrections noted, Mr. Bridges then made the motion to approve as amended. Mr. France seconded. A roll call vote on the motion found Mr. Bridges, Mr. France, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Ms. Snyder, Mr. Hennessey, Ms. Zavitz, Mr. Baker, Mr. Darpel and Mr. Dunham in favor. Ms. Vaughn abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel stated nothing seemed to jump out from the report. He asked for a motion to approve. Mr. Ryan made the motion to approve the report. Ms. Snyder seconded. All in favor by acclamation.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARING

FILE: W2106-0001

APPLICANT: Shawn & Dixie Meyer

LOCATION: 1391 Hands Pike; an area of approximately 9.16 acres located on the West side of KY 1501, Hands Pike, within the City of Covington and approximately 2,800 feet West of the intersection of KY 1501, Hands Pike, and KY 16, Taylor Mill Road.

REQUEST: To grant a waiver to the following sections of the Kenton County Subdivision Regulations:

- Article 4.2-11(D): granting this request would waive the requirement that driveways shall serve no more than six Lots and/or residential dwellings.

Staff presentation and Staff recommendations by Ms. Laura Tenfelde

PDS STAFF RECOMMENDATION

To approve the requested waiver to Section 4.2-11 allowing the driveway to serve more than six (6) lots and/or residential dwellings, more specifically nine (9) residential dwellings and no more with the condition that it remain a private street.

Mrs. Dixie Meyer addressed the Commission and noted there are nine existing homes on the one driveway so nothing is changing and they would continue to use the same roadway. She noted it is all on one deed but they have individual addresses for the nine houses with the post office. She stated they would appreciate the Commission's considerations and would be happy to answer any questions.

Mr. Darpel stated no one else was registered to speak. He then recessed the public hearing for discussion amongst the Commissioners. He stated it is pretty straight forward. He stated instead of having a bunch of driveways this seems to be the safest way to go. There being no questions or comments, he then reconvened and closed the public hearing. He then asked for a motion on the issue. Mr. Pharr made the motion to approve the waiver based on Staff report and conditions and the testimony heard. He noted it is not detrimental to the public issue and would create safer conditions. Mr. Martin seconded the motion. A roll call vote on the motion found Mr. Pharr, Mr. Martin, Mr. Ryan, Ms. Snyder, Ms. Vaughn, Mr. Hennessey, Ms. Zavitz, Mr. Baker, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France and Mr. Pannunzio in favor. The motion carried.

Ongoing Business

Reports from Committees

Bylaws – Mr. Darpel stated no meeting was held.

Direction 2030 Implementation – Mr. Bethell stated they had not met and no meeting was planned.

Executive – Mr. Darpel stated there was nothing to report.

Social Media – Nothing to report.

Subdivision Review – No report.

Z21 Review - Mr. Bridges stated there is a committee meeting July 14th and noted Independence and Erlanger will be coming up and they will be reviewed at that time. He noted they may be coming on the agenda in August. He noted favorable recommendations will be coming for those reviewed thus far. He additionally stated they would like the Commission to look at some kind of timeline to maybe limit how many of these can come on at once. Mr. Darpel stated they are and that is something they are looking at on the Executive Committee.

Reports from Commission members – Ms. Vaughn stated she wasn't called upon for the approval of last month's minutes and she just wanted to note that she abstained.

Report from Legal Counsel– Nothing to report.

Reports/announcements from Staff - Mr. Videkovich stated they will be meeting in person next month and he is looking forward to seeing everyone back in the Commission chambers. He noted the packets will be received via email so be sure to be checking email. He also noted the new fees went active at midnight. He additionally stated with regard to Z21 he encouraged Commissioners to attend if it is in your jurisdiction. Finally he noted they will be distributing plaques at next month's meeting for those who are no longer on the Commission. He reminded everyone to set up their email. He stated Villa Hills did adopt their new zoning requirements.

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 Ms. Vaughn. All in favor by acclamation. The meeting then adjourned at 7:03 p.m.

APPROVED:

Chair _____

Date 8/5/21