

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes

Mr. Brian Dunham, Chairman, called the meeting to order on September 5, 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
Margo Baumgardner	Crestview Hills	X	X		X	X		X		X			
Todd Berling	Fort Wright	X	X	X	X	X		X	X	X			
Jeff Bethell	Fort Mitchell	X	X	X	X	X	X	X	X	X			
Gailen Bridges	Bromley	X	X	X		X	X	X	X	X			
Paul Darpel, Vice Chair	Edgewood	X	X	X		X	X		X	X			
Gabriella DeAngelis	Covington						X	X		X			
Brian Dunham, Chairman	Kenton Cty	X	X	X	X	X	X	X	X	X			
Tom France	Ludlow	X	X	X	X	X	X	X	X	X			
John Hennessey	Villa Hills	X	X	X	X		X	X	X	X			
Todd Herrmann	Erlanger							X	X	X			
Yovonne Hurst	Ryland Heights		X										
Keith Logsdon	Lakeside Park	X	X	X		X	X	X	X	X			
Matthew Martin	Taylor Mill	X	X	X	X	X			X	X			
Joe Pannunzio	Elsmere	X	X	X	X	X	X	X	X	X			
Sean Pharr	Covington	X	X	X	X	X	X	X					
Phil Ryan, Treasurer	Park Hills	X	X	X	X	X	X	X	X	X			
Kareem Simpson	Covington	X	X		X	X	X			X			
Greg Sketch	Crescent Spgs	X	X	X	X	X*		X		X			
Maura Snyder	Independence	X	X	X	X	X	X	X	X	X			
Debbie Vaughn	Kenton Co	X	X	X	X			X	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: Legal Counsel Mr. Matt Smith, and the following PDS staff: Mr. Patrick Denbow, Ms. Tenfelde, Mr. Andy Videkovich, Ms. Megan Bessey, and Mr. Cody Sheets.

AGENDA:

Mr. Dunham asked for a motion on the agenda. Ms. Snyder made the motion to approve. Mr. Martin seconded. All in favor by acclamation.

APPROVAL OF THE MINUTES

Mr. Dunham asked for any questions or comments with regard to the minutes for August. There being none, Ms. Snyder made the motion to approve. Mr. Martin seconded. A roll call vote on the motion found Ms. Snyder, Mr. Martin, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Herrmann, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan and Ms. Vaughn in favor. Ms. DeAngelis, Mr. Simpson, and Mr. Sketch abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Dunham stated the receipts and expenditures report for August was distributed. There were no comments or questions regarding the report. He then asked for a motion to approve. Mr. Ryan made the motion to approve the August receipts and expenditures. Ms. Snyder 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-24-0014-MA

APPLICANT: Drees Homes per Matt Mains on behalf of Wehrman Farms LLC, Property Owners

LOCATION: An area of approximately 120.5 acres located on the south side of Harris Pike between Stafford Heights Road to the west and Oliver Road to the east, approximately 440 feet east of Stafford Heights Road.

REQUEST: A proposed map amendment to the Kenton County Zoning Ordinance changing the described area from R-1C and R-1B (single-family residential zones) to R-1C (RCD) (a single-family residential zone with a residential cluster development overlay). The applicant is proposing to construct 261 single family homes (approximately 2.41 units per net acre) including 45.2 acres of open space (approximately 37.5 percent of the site).

Staff presentation and Staff recommendations by Mr. Cody Sheets

PDS STAFF RECOMMENDATION

Favorable recommendation on the map amendment to the Kenton County Zoning Ordinance changing the described area from R-1C and R-1B (single-family residential zones) to R-1C (RCD) (a single-family residential zone with a residential cluster development overlay); the applicant proposes to construct 261 single family homes (approximately 2.41 units per net acre) including 45.2 acres of open space (approximately 37.5 percent of the site).

Mr. Matt Mains addressed the Commission on behalf of the applicant. He thanked Staff for their very thorough description of the site. He gave a brief summary of the application and background information of the site. He noted they think it is a great location with the current development going on and the restaurants and shopping. He stated it really fits into the development in the area. He stated they reached out to Independence to talk with them about the development but that hasn't gone anywhere yet. He noted there are schools, restaurants and shopping all within a one mile radius of the site. He stated this will consist of 261 lots that will be single family homes and patio homes. He stated the biggest feature is the 45.23 acres of open space for buffers, trails, water quality features, etc. He noted they looked at this to see if it met the comprehensive plan first. He further stated this creates a community with an identity and a neighborhood to show off that identity. He stated it is strategically located. He noted the lot sizes are smaller and it allows them to keep the roads on the ridges and push the houses back further. He stated they have been able to protect some of the stream areas and nature

features that would be valuable to the homes. Mr. Mains stated they are providing a community and trading that private ownership of the lots for community ownership of the open spaces. He stated they know homes are needed in the Northern Kentucky region and surrounding area. He further stated they are using that to maximize adherence to the comprehensive plan. He stated the best comparison is the Stonewater subdivision down the road. He stated this community is essentially the same lot size and setbacks so it is the perfect example of what the homes are going to look like. He noted it is a lot of the same type of terrain. He stated the main concern is the KYTC and 536 and what will go on with that. He noted right now they have it slated for construction in 2027 and 2028. He stated there is going to be a roundabout at the entrance of the site. He then showed a rendering of what would be planned with the road. He noted the reason they don't show sidewalks is because in a couple years those would be torn out when the work on the road starts. He noted school capacity is another thing they hear a lot. He stated he thinks it's important to understand so he did reach out to the school district. He stated the school district is in good financial position and the area can be served with the current district. He stated overall the district has the capacity to serve the county and the area. He stated they are generally building 30 houses at a time and noted they would not be building until 2026 so the district has time to plan for it. He stated most of the site drains east or south so he does not anticipate any issue with drainage. He additionally noted electric and gas will be provided along with street lighting. He further stated at the entrance there will be beautiful signage and have more of an understated entrance with the bridge. He further stated the HOA would be responsible for the bridge and maintaining that. He then showed examples of the style of development and the size of what they plan to put in with this proposed development. He stated they have created paved trails to allow people walk internally inside the loop. He further stated they also plan to cut a trail through the woods. Mr. Mains then commented about the wildflower area and stated they have a vendor who will cut an area and put a wildflower area in and it will not just be weeds there. He stated they will protect the trees so there won't be a lot of trees impacted. He then stated there are a couple homes that are close to the planned lots and they spoke to them today regarding the buffer there and to keep that screening. He stated the homes will all have a minimum of two garages and a price range of \$350-\$550,000. He stated the patio homes are ranch style homes that are one-story living. He stated from an HOA they provide lawn mowing, etc. for empty nesters who are looking for more of a maintenance free lifestyle. He then noted the general phase is about 30-60 lots and starts at the front. He stated should things move forward they look at homes starting in 2026 and building out about 8-12 years. He stated they did look at a stub street to the west but that would push it out near someone's backyard and they shy away from that. Mr. Mains then stated they think this is a great location and the Stonewater location speaks for itself. He stated this development will replace some of the sales when Stonewater builds out. Mr. France asked if the Kenton County Fairgrounds property is adjacent to this property. He stated this is a week-long fair and wondered if it was a consideration as to what impact it would have on the fairgrounds in terms of lighting and noise, etc. Mr. Mains stated they would possibly need to look at buffering it more in that corner near it but it is pretty far away from there. Mr. Simpson asked about the housing study that was done last year and how this aligned with that study. Mr. Mains stated it is pretty impossible to build an affordable housing product but they are building the lowest possible housing that they can to have residents move up and move out of an area. He further stated it is hard to imagine a starter home being \$350-\$550 thousand dollars, but that is where they are.

Ms. Ermajean Gilbert addressed the Commission and stated her property butts up against the creek right there and the bridge that goes over Harris Pike. She noted this is at the edge of her property. She stated she moved there thirty seven years ago when the '97 flood hit and it completely surrounded their home and they could not get out. She noted her husband put in a bigger pipe because of that. She stated if you take all of the vegetation and trees her property will be flooded. She stated she is concerned about that. She noted she enjoys nature and all that and she does have to have flood insurance which is \$1,500 a year. She noted she called the county to see if they could get a bigger culvert when it rains. She also noted she is going to have to give up part of her front yard due to the roundabout that will be going in, and now she will have flooding as well. She stated if this goes through, financially it will be hard for her. She further noted her house and what she gets from it is what was to take care of her in her old age. She stated she knows a lot of people stand to make a lot of money from this but she would prefer the developer take her house because she won't have any money from her house. She stated she would like to be kept abreast of what is going on with the property.

Ms. Jessica Wilson addressed the Commission and stated some of the biggest issues she has are the ingress and egress of the property. She stated after school when they go out it is already backed up terribly right there. She stated it is right next to the fairgrounds and asked how that is going to work. She stated if another ingress and egress was done they would probably have to make some concession to take care of their road. She noted they spoke of Stonewater and she took a drive there which is five minutes from her house and they have plenty of sites available there. She stated she is not sure what good putting another subdivision is going to do right there. She noted there is another right down the road getting ready to go in so she is worried about traffic and Harris Pike getting backed up. She asked how this development is going

to affect the traffic in the area. She noted some of them would like to make concessions to being able to stub into the city water if this were to go in. She noted she would like for the lots to be at least a half acre to be higher in value so it does not affect her property as it stands now. She stated there is a safety concern of her six and a half year old son being in the road and that is one of the reasons they moved there. She additionally noted the best way to make an alternative access point would be at the end of their road and it would not be favorable for anyone on her road.

Mr. Doug Hall addressed the Commission and stated his concern is the traffic and asked what the big hurry is if they haven't even got the highway done. He stated there are several subdivisions and wondered why they wanted to put in another one. He stated his concern is traffic and asked what is the big hurry to put this in. He noted right now the way it is zoned it is zoned for three homes per net acre and they can do that now and he wasn't aware of that. He asked again what is the big hurry and how is it going to benefit them. He stated he doesn't see what the big rush is.

Mr. Kersey addressed the Commission and stated he is neutral and asked what the graduating class size of Simon Kenton is. He noted he thinks it is over 500 and they are going to need a place to live so he thinks overall this is a good thing. He noted this is not really a community anymore because older people moving into this housing development might not have kids. He noted he is concerned about the different types of housing going in. He noted the trails are not ADA compliant, there aren't sidewalks on the perpendicular road and stated it might be a couple years before houses go in. He noted it has been over four years since they have been talking about the bridge.

Mr. David Hiles addressed the Commission and stated if you look at the far left side of the property line they have curb stops at that road. He stated there is also a high speed data cable that runs to the very back of his property that is dead center in this property. He stated he should have clarification on that tomorrow. He stated he thinks the houses are very close together. He noted their road is only a single lane and there is no interest to connect to their road. He stated there is a covenant that actually has stipulations on this and they do have copies of it. He asked if this proposal is approved if the new zoning is set stone. He asked if it is approved and they don't end up doing the development will it revert back to what it was? He stated he really doesn't understand why this property is under the R-1C zone. Staff briefly spoke about the R-1C aspect of the zoning for the area. Mr. Sheets then gave a background of the zone in the area. He noted the jurisdiction decides the zoning. Mr. Hiles stated one of the things that drew him to the area is the open feeling of the properties and this is going to change that.

Ms. Lisa Watson addressed the Commission and noted she is in agreement with the access issues of the development and they would not want that to happen.

Ms. Tenfelde addressed the Commission and commented about the street and stated it would have to be brought up to standards. She noted the Stafford development is built out. She stated she is happy that the state does not require them to build sidewalks but it is in their requirements. She stated in her opinion she would add a couple years to the 536 redevelopment based on what she has seen so far. She stated the Highway Department cannot decide on the sidewalk issue. She noted they don't specifically look at school times in their traffic studies and it is something that would be addressed at the 536 project but not something they look at. She noted as far as the culvert/bridge they do have one on Mills Road and is the only entrance into the development and they don't have any issues with it. She asked to just keep those things in mind because this is all very conceptual. She wanted to clarify the sidewalk issue because the regulations require them and they would have to have a waiver for those. She stated it is complicated because this is a State road.

Mr. Mains addressed the Commission in rebuttal and state with regard to the zone change, they are approved as a general design or design layout and cannot change that without coming back before the Commission and he wanted to make sure that is clear and on the record. He stated they felt the single family homes fit best in this area and he wanted to make that statement. He stated as far as flooding goes they are mandated to not allow more water going off the site than is presently, so that is why they build the water detention areas. He stated the state makes sure they design those basins to make sure it is not releasing water quicker than it is supposed to. He stated they have no intention of connecting into a private road and he apologized but they would never connect into a private road. He noted they would be open to providing an easement with regard to water, sewer, gas, etc. and is certainly something they can look into down the road. He stated the Drees properties maintain their values and it's never been an issue with renting homes and he doesn't see that being an issue with this one as well. He stated they are open to bonding with regard to the sidewalk and they fully intended they would have to bond for the sidewalks. He stated this is the first step in a process in this development and they have to plan two and three years out. He stated by 2026 when this development would be coming online, they think Stonewater will be built out. He stated as far as ADA compliant sidewalks they would like to make as many as they can compliant but with

the topography it is not really feasible. He stated the patio homes will be kept in pockets and they will keep those in a quarter of the property. He commented about rentals and stated they can't really put a limit on rentals, but it's a difficult thing to enforce.

Mr. Dunham recessed the public hearing for discussion amongst the Commission. Mr. Ryan commented about the zone change and stated if this developer does not decide to build the zone remains, but another developer could come in and request a different zone change. Mr. Dunham stated the decision is not would something better come into this site but is it consistent with the Comprehensive Plan. He stated it is on the lower end of the number of units and he thinks this is a site where they actually tried to do it thoughtfully. Mr. Bethell stated he thinks they tried to be good stewards of the land. Mr. Dunham stated they are extremely good developers and make smart decisions and are not going to make a misstep. Mr. Ryan stated Kenton County is going through a housing shortage. Mr Simpson stated there is a housing shortage but we also need to make sure we are facilitating and building housing that the region needs. Mr. Bridges commented that with the regulations they anticipated people would keep the green space. He stated you can't build on wasteland. Mr. Sketch asked why would you do that and give away land you could build on. He stated you wouldn't get your return. Mr. Bridges stated you could then build more of a cluster development. Mr. Ryan stated the developer stated they were looking at putting a vegetation buffer in certain areas that could be placed as a condition. Mr. Dunham stated he doesn't know where that would be. Mr. Dunham then reconvened and closed the public hearing and asked for a motion. Ms. Vaughn then made the motion to approve based on Staff's report and the testimony given and that it is in compliance with the Comprehensive Plan. Mr. Bethell seconded the motion. A roll call vote on the motion found Ms. Vaughn, Mr. Bethell, Ms. Baumgardner, Mr. Berling, Mr. Bridges, Ms. DeAngelis, Mr. Dunham, Mr. France, Mr Hennessey, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Sketch and Ms. Snyder in favor. Mr. Simpson voted against. Mr. Darpel had to leave the meeting prior to the roll being taken. The motion carried.

FILE: PC-24-0015-MA

APPLICANT: MCL Housing Solutions per Crystal Wilmhoff on behalf of PJ Price Properties II LLC

LOCATION: 221 Grandview Drive, Fort Mitchell; an area of approximately 1.41 acres located on the north and west side of Grandview Drive where the road bends to the north, directly across the street from Pinnacle Peak Way.

REQUEST: A proposed map amendment to the Fort Mitchell Zoning Ordinance from BP (Business Park) Zone to CC (Community Commercial) Zone; The applicant proposes a residential assisted living facility with dementia care homes for seniors consisting of two buildings of approximately 8,100 square feet each and associated parking.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

PDS STAFF RECOMMENDATION

Favorable recommendation on a proposed map amendment to the Fort Mitchell Zoning Ordinance from BP (Business Park) Zone to CC (Community Commercial) Zone; The applicant proposes a residential assisted living facility with dementia care homes for seniors consisting of two buildings of approximately 8,100 square feet each and associated parking.

Ms. Crystal Wilhoff addressed the Commission with regard to the application. She stated she wanted to stress that this would be for an assisted living facility and the residents by the time they come to them would not be driving. She noted this would be residential assisted living providing a home environment. She noted the parking places would be for staff and visitors. She stated she wanted to thank the Commission for their time this evening. She gave background information on the application and her experience with regard to the application. She noted the facility will have a chef, etc. She further stated the nurses will not be skilled nurses so if skilled care is needed they would have to go elsewhere. She stated this is the first project they are doing together. She noted MCL Housing Solutions is who will be buying this property and one of the reasons they looked at Kentucky is because there are not these types of facilities in Kentucky. She noted she would love to see their facility being the first to come to Northern Kentucky.

Ms. Michelle Volman addressed the Commission from Viox and Viox. She stated Staff did a wonderful job as usual. She stated this is a residential home that is currently used as a residence. She stated the existing zoning is business park and they are requesting to go to the community commercial (CC) zone. She further noted assisted living facility is a permitted use within the zone. She noted each building will house sixteen seniors and will connect. Ms. Volman stated they left a wider area near the entrance to be able to have a drop off area that will be a covered area where people enter the building. She stated they will be working with the cell tower owners with regard to access on the site to relocate the access to be through their site. She stated they are working with them on the overhead lines to see if that can be underground or raised

on the site. She noted they are showing seventeen parking spaces. She stated the seventeen spaces were about as far as they could go to try to keep as much green space as they could to make it feel as much of a home as they could. She stated they did a second plan that really pushed the limit with 24 parking spaces and they discussed the possibility of getting some additional parking from surrounding property owners. She then showed slides of examples of renderings showing the styles of the buildings they are proposing. She stated she was available to answer any questions.

Ms. Wilhoff addressed the question about the courtyard area and stated it will be fenced and locked keypads since these residents will be dementia residents. She noted there is a sidewalk all along Grandview that leads all the way back to Ormsby and commented she believes it is ADA compliant.

Mr. Edward King addressed the Commission and stated he met with the applicant and the Staff at the same time. He stated from the city's perspective they do not have a problem with the application. He additionally commented with regard to the ADA compliant sidewalks used to not be ADA compliant, but when the construction was done they did make them ADA compliant.

Mr. Dunham recessed the public hearing for discussion amongst the Commissioners. Mr. Bethell stated the area sorely needs this type of facility and he thinks this will be in more demand. Mr. Simpson stated the need for this type of facility more and more. Mr. Herrmann stated these types of places are needed and he agreed this is a good fit. Mr. Ryan stated he concurred with the application. Mr. Dunham then reconvened and closed the public hearing and asked for a motion on the matter. Mr. Bethell then made the motion to approve the application based on the fact that the existing zoning is inappropriate and there have been changes to the area, the testimony heard and compliance with the Comprehensive Plan. Mr. Sketch seconded the motion. A roll call vote on the motion found Mr. Bethell, Mr. Sketch, Ms. Baumgardner, Mr. Berling, Mr. Bridges, Ms. DeAngelis, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Herrmann, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Simpson, Ms. Snyder and Ms. Vaughn in favor. The motion carried.

FILE: PC-24-0017-TX

APPLICANT: City of Taylor Mill per Brian Haney, City Administrator

REQUEST: Multiple proposed text amendments to the Taylor Mill Zoning Ordinance including: (1) adding clarification to nonconformities, (2) amending certain accessory use specific standards, (3) amending dimensional standards regarding accessory structures, swimming pools and spas, driveways, and flag poles, (4) amending fences and walls to remove redundancy and add clarification, (5) amending the parking standards to remove a restriction on the location of parking facilities, (6) amending definitions of "agricultural storage" and "agritourism", and (7) fixing other typographical errors such as spelling, numbering, and cross-references.

Staff presentation and Staff recommendations by Ms. Megan Bessey.

PDS STAFF RECOMMENDATION

Favorable recommendation of the text amendments to the Taylor Mill Zoning Ordinance.

Mr. Brian Haney addressed the Commission on behalf of the city and stated he was available to answer any questions. Mr. Bridges inquired if this was citizen driven or from PDS picked them out. He noted it was a combination of both.

Mr. Dunham recessed the public hearing for discussion. There being none, he then reconvened and closed the public hearing and asked for a motion on the matter. Mr. Martin made the motion to approve the application based on Staff's report and the testimony of Staff and witnesses at the hearing and that these are reasonable recommendations. Mr. France seconded the motion. A roll call vote on the matter found Mr. Martin, Mr. France, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. DeAngelis, Mr. Pannunzio, Mr. Ryan, Mr. Bethell, Mr. Bridges, Ms. DiAngelis, Mr. Dunham, Mr. Hennessey, Mr. Herrmann, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Mr. Simpson, Mr. Sketch, Ms. Snyder and Ms. Vaughn in favor. The motion carried.

FILE: PC-24-0019-TX

APPLICANT: City of Taylor Mill per Brian Haney, City Administrator

REQUEST: Proposed text amendments to the Taylor Mill Zoning Ordinance including: (1) amending intensity and dimensional standards within the DG (Downtown Gateway) and DC (Downtown Core) Zones, (2) listing "Studios for Work or Teaching" as a permitted use within the DG and DC Zones, (3) amending Hotel and Motel use specific standards, and (4) removing a character standard for lot coverage.

Staff presentation and Staff recommendations by Ms. Megan Bessey

PDS STAFF RECOMMENDATION

Favorable recommendation on the proposed text amendments to the Taylor Mill Zoning Ordinance including: (1) amending intensity and dimensional standards within the DG (Downtown Gateway) and DC (Downtown Core) Zones, (2) listing “Studios for Work or Teaching” as a permitted use within the DG and DC Zones, (3) amending Hotel and Motel use specific standards, and (4) removing a character standard for lot coverage.

Mr. Brian Haney addressed the Commission in favor and stated in one area there was a height requirement that did not apply to that zone for hotels. He noted this change is basically just changing so the language is the same in both places and hotels are exempt. He noted it is only in that one zone.

Mr. Dunham then recessed the public hearing for discussion amongst the Commission. Mr. Ryan commented about the allowable height permitted under the zone. Mr. Dunham stated the current zone allows for no height restrictions for hotels in another zone. Mr. Dunham then reconvened and closed the public hearing. Mr. Dunham asked about character standards in the zone. Mr. Bridges asked how common it is to have no maximum height, no setbacks etc. in a zone. Mr. Videkovich stated it was not common at all. There being no further comments, Mr. Dunham reconvened and closed the public hearing. Mr. Martin then made the motion to approve based on the reasons contained in Staff’s report and the testimony provided. Mr. Sketch seconded the motion. A roll call vote on the matter found Mr. Martin, Mr. Sketch, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Mr. Darpel, Ms. DeAngelis, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Herrmann, Mr. Logsdon, Mr. Pannunzio, Mr. Ryan, Mr. Simpson, Ms. Snyder and Ms. Vaughn in favor. Mr. Bridges abstained. The motion carried.

FILE: PC-24-0018-TX A

APPLICANT: City of Independence per Chris Moriconi, City Administrator

REQUEST: A proposed text amendment to the Independence Zoning Ordinance allowing front yard fences for lots that are over three acres and that have frontage along an arterial or collector road, within the R-CVS (Residential Conventional Subdivision), R-LLS (Residential Large Lot Subdivision), and R-RE (Residential Rural Estate) Zones.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

PDS STAFF RECOMMENDATION

Favorable recommendation on the proposed text amendment to allow fences in the front yards of corner lots.

Mr. Moriconi addressed the Commission and stated the four foot versus five foot tall fence was from a council member’s suggestion. He stated he does agree it makes sense to do four and they are willing to entertain a reduction from five to four feet. He stated it really started from properties along Independence Station Road where they have three, four and five acre lots and they had horses. He noted this was the area they were trying to address.

There being no others registered to speak, Mr. Duham recessed the public hearing for discussion. There being none, Mr. Dunham then reconvened and closed the hearing and asked for a motion on the matter. Ms. Snyder made the motion to approve based on Staff’s report, the testimony of staff and that it is a reasonable regulation. Mr. Berling seconded the motion. A roll call vote on the matter found Ms. Snyder, Mr. Berling, Ms. Baumgardner, Mr. Bethell, Mr. Bridges, Ms. DeAngelis, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Herrmann, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Simpson, Mr. Sketch and Ms. Vaughn in favor. The motion carried.

FILE: PC-24-0002-AM

APPLICANT: Brian Dunham, Chairman on behalf of the Kenton County Planning Commission

REQUEST: Review and adoption of the 2024 Kenton County Comprehensive Plan in accordance with KRS 100.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMMENDATION

Favorable recommendation on the 2024 Kenton County Comprehensive Plan Update.

Ms. Suzanne Parker Leist addressed the Commission and stated she has been an active member of the South Kenton County Citizens group for over ten years. She stated she spoke to Andy about updating the rural area recommendations. She noted she would like to put a summary of what her group has been working on with the Fiscal Court over the years. She noted together all of them have made progress. She stated the South Kenton County Citizens working group was disbanded around January 2018 and stated that should be noted. She stated she apologized for the late additions but noted the death of her husband kind of changed her priorities so she had to step back. Mr. Dunham commented and thanked her for all her work with this and other matters her group has been involved in. He asked about the language “against the tasks” and asked if she meant “related to the tasks” and not “contrary to the tasks.” She noted that was correct. Mr. Videckovich noted that for the language.

Mr. Hunter Kersey addressed the Commission and stated he may be repeating some of the things previously stated that were made by others but he wanted to go over his feedback. He stated to make it easier for people of Kenton County to travel by foot, bike or personal vehicle, etc. he highlighted things he thought could make this easier. He noted speed limits could be lowered, intersections could be safer by offering parking nearby, and curbsides can be brought out to cut back on blind spots. He also noted intersections could be converted to roundabouts. He further stated roadways that don’t have trails need them regardless. He stated trails should be safe for pedestrians and bikers to allow them to be safe. He noted a variety of factors should be utilized. He additionally stated he was recommending barriers between traffic lanes. He noted anything over two lanes of traffic is quite daunting. He stated in southern Kenton County there is roadkill all over the road. Mr. Kersey stated there are always less cars than persons for more populated areas and it's confusing when there is more aimed at cars. He commented on additional ways to implement items to meet the goals of the five year plan. He stated sidewalks could be expanded and connected to create a navigable network. He stated people who take the bus need to feel confident that they won’t get stranded. He noted a lot of times he’s seen buses with a maximum of three people to sit and they are really dingey. He noted they should also tie into an existing trail or network. He commented on the housing situation and noted increasing housing is a good thing but noted as people age they should have stock to choose from that fits their changing needs. He noted there should be alternative housing offered. He stated public transportation should also be accessible to expand to existing housing as well. He noted the housing developments should also offer wildlife space for wildlife to roam too.

Mr. Dunham recessed the public hearing for discussion amongst the Commissioners. Mr. Berling asked how the amendment would be addressed. Mr. Simpson stated it could be contingent upon approval with the additional information that Ms. Leist provided so that could be incorporated. Mr. Smith stated if the Commission is comfortable with it and Staff is comfortable with it he thinks they can approve the substance of what she has provided and delegate to Staff the appropriate final version and where to place it. Mr. Dunham then reconvened and closed the public hearing and asked for a motion. Mr. Simpson made the motion to accept the adoption of the 2024 Kenton County Comprehensive Plan with the contingency that we take in the information provided by Ms. Leist and delegate to Staff to incorporate into said plan. Mr. Bethell seconded the motion. A roll call vote on the motion found Mr. Simpson, Mr. Bethell, Ms. Baumgardner, Mr. Berling, Mr. Bridges, Ms. DeAngelis, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Herrmann, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr Ryan, Mr. Sketch, Ms. Snyder and Ms. Vaughn in favor. The motion carried.

Reports from Committees

Bylaws – Mr. Dunham stated they have no update.

Direction 2030 Implementation – No report.

Executive– No report.

Social Media - Mr. Ryan stated they met on August 7 and they had a quorum. He stated the main thing they talked about was putting the plan on the website. He noted this is approximately \$2,700 He stated they spoke of live streaming, analytics and stated it really shouldn’t be that long and would be accomplished in about a month. He noted it would be ADA compliant and he thinks it will be a nice new look. He stated he would like a motion for approval to move forward with the website refresh. Ms. Snyder made the motion to Mr. Simpson seconded. All in favor. None opposed. He noted they were going to review it before it goes live. Ms. Pam Bushelman highlighted the new webpage example and commented about the new design and what had been implemented.

Subdivision Review – No report.

Z21 Review - Nothing to report.

Comments from Commissioners - Nothing to report.

Legal Counsel - Nothing to report.

New Business – Nothing to report

General Correspondence - Nothing to report.

Public Comments - None

Reports/Announcements from Staff - Nothing to report.

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. Simpson to adjourn. All in favor by acclamation. The meeting then adjourned at 10:14 p.m.

APPROVED:

V. Chair  _____

Date 10-3-24 _____

