

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

Minutes

Mr. Darpel, Chairman, called the meeting to order on October 1, 2020 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
Jeff Bethell	Fort Mitchell	X	X	X		X	X		X	X	X		
Debbie Vaughn	Kenton Co	X	X			X	X		X	X	*		
Diane Brown, V. Chair	Erlanger	X	X			X	X			X			
Carl Ahrens	Ryland Hts.			X		X	X		X	X	X		
Paul Darpel, Chair	Edgewood	X	X	X		X	X		X	X	X		
Brian Dunham	Kenton Cty	X	X	X		X	X		X	X			
Tom France	Ludlow					X	X		X	X			
Margo Baumgardner	Crestview Hills	X	X	X		X	X		X	X	X		
Keith Logsdon	Lakeside Park	X		X		X	X			X	X		
Matthew Martin	Taylor Mill	X	X	X		X	X		X	X	X		
Jen Best	Covington		X	X		X	X		X	X	X		
Joe Pannunzio	Elsmere	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		
Gailen Bridges	Bromley	X	X	X		X	X		X	X	X		
Greg Sketch	Crescent Spgs	X	X	X		X	X			X			
Maura Snyder	Independence	X		X		X	X		X	X			
Todd Berling	Fort Wright	X	X	X		X	X			X			
Robert "Bob" Whelan	Covington	X	X			X	X				X		
Brian Wischer	Villa Hills		X			X	X		X	X	X		

Also present were Mr. Mathew Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videkovich, Mr. Steve Lilly and Ms. Sharmilee Reddy.

“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 asked for any comments with regard to the agenda. There being none he asked for a motion to approve. Mr. Ryan made the motion to approve. Mr. Bethell seconded the motion. All in favor by acclamation.

APPROVAL OF THE MINUTES

Mr. Darpel commented about the changes for the August minutes. He stated there were some changes that should have gone out with the September minutes but did not as an oversight. He stated approval of those will be deferred for one more meeting. He then asked for any comments with regard to the September meeting minutes. Mr. Bridges stated on page two there was no second noted with regard to tabling of the August minutes and subsequent vote. Mr. Darpel asked about approval of the August minutes as well as the September minutes. Mr. Bridges stated he was fine with the approval of the September minutes but had not seen the corrections to the August minutes. Mr. Darpel then asked for a motion to approve the minutes for September with changes and forego approving the August minutes for one more month. He mentioned he did not like having them get stacked up. Mr. Bridges made the motion to approve the minutes for September with changes. Mr. Ryan seconded the motion. A roll call vote on the issue found Mr. Bridges, Mr. Ryan, Mr. Wischer, Ms. Baumgardner, Ms. Best, Mr. Bethell, Mr. Darpel, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ahrens and Ms. Vaughn in favor. Mr. Whalen 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 the charges are down for PDS for the month and that is really the only thing he noted. There being nothing further he asked for a motion to accept the report. Mr. Ryan made the motion to accept. Mr. Pannunzio 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: PC2008-0003

APPLICANT:

The City of Ludlow per Scott Smith, City Administrative Officer

REQUEST:

A text amendment to the Ludlow Zoning Ordinance adding “Event Center and Entertainment Facilities”, subject to specific standards and development controls, as a conditional use within the I-1 (Industrial One) Zone.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMMENDATION

Favorable recommendation on the text amendment to the Ludlow Zoning Ordinance adding “Event Center and Entertainment Facilities” with specific standards and development controls to the list of conditional uses within the I-1 (Industrial-One) Zone.

Mr. Smith addressed the Commission and stated Staff stated it pretty well and he didn’t have anything to add.

All others registered to speak on the issue had nothing to add.

Mr. Darpel stated he would have questions about it if it weren’t a conditional use. There being no other comments he then recessed the public hearing for discussion. There being no discussion, he reconvened the public hearing and asked for a motion. Mr. Ryan made the motion to approve the text amendment based on Staff’s recommendations and that it is in compliance with the Comprehensive Plan. Ms. Vaughn seconded the motion. A roll call vote on the matter found Mr. Ryan, Ms. Vaughn, Mr. Whelan, Mr. Wischer, Mr. Ahrens, Ms. Baumgardner, Ms. Best, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Logsdon, Mr. Martin, Mr. Pannunzio and Mr. Pharr in favor. The motion carried.

WAIVER: W2009-0001

- APPLICANT:** Norman & Virginia Arlinghaus
- LOCATION:** An approximate 23-acre area located at the north side of Dudley Road across from Winding Trails Drive in the City of Edgewood.
- REQUEST:** Waivers from requirements of Section 4.2-11 of the Kenton County Subdivision Regulations; granting the requests would: 1) waive the requirement that Driveways shall serve no more than six Lots and/or residential dwellings.

Staff presentation and Staff recommendations by Mr. Steve Lilly

PDS STAFF RECOMMENDATION

To grant the requested waiver from the requirements of Section 4.2-11 of the Kenton County Subdivision Regulations and allow one additional residential lot access via the private driveway commonly known as Rogers Road.

Mr. Bob Schroder addressed the Commission on behalf of the applicant. He stated the agenda showed the case number to be 2008 and he thinks it’s 2009 so he wanted to clear that up. He also stated the location of the map shows the area to be a little different than it actually is. He stated the property is a little bit further north. He commented the topography issues and concrete wall are on Dudley, all utilities are on Rogers and it all complies with the Comprehensive Plan. He stated he really doesn’t have anything else to offer unless there are any questions. He stated everyone on the road is related and it’s really not going to increase traffic. He stated that is all he really has and everything Staff mentioned is correct and he appreciates his help. He stated he just wanted to make certain the plat that is being voted on is the correct one. Mr. Ryan asked if the incorrect property that was described is part of another parcel. Mr. Schroder clarified and stated it’s all part of the same parcel but he just wanted to clear it up so they know what they are voting on. He stated it’s all part of the 23 acres, it was just a little bit farther north.

There being no others registered to speak, Mr. Darpel recessed the public hearing for discussion. Mr. Bethell stated this waiver meets all five of the criteria so he would encourage the waiver be granted. Mr.

Logsdon stated he agreed and he stated the only responsible thing is to approve this. Mr. Darpel then reconvened and closed the public hearing and asked for a motion. Mr. Bethell made the motion to approve the waiver based on the testimony heard as well the fact that it meets all five requirements to grant the waiver. Mr. Logsdon seconded the motion. A roll call vote on the motion found Mr. Bethell, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Ms. Vaughn, Mr. Whelan, Mr. Wischer, Mr. Ahrens, Ms. Baumgardner, Ms. Best, Mr. Bridges and Mr. Darpel in favor. The motion carried.

Ongoing Business

Reports from Committees

Bylaws – No report.

Direction 2030 Implementation – Mr. Bethell stated they did meet and had some discussion about some upcoming projects and revitalization in Covington so they will be taking a look at that. He stated the Fiscal Court is looking into the South Kenton projects and also rural Kenton County projects. He stated they may be changing their meeting date and will be getting into discussion about that. He stated they will advise the Commission when that happens.

Executive– Mr. Darpel stated they did meet.

Social Media – No report. Mr. Smith stated there is a delay in populating items on the web site and it wanted to mention that. Mr. Ryan stated he would check to see what the status is on that.

Subdivision Review – Mr. Darpel stated they had a meeting and basically they are trying to take a look at the commercial pavement structure. He stated they feel they are a little heavy and they are taking a look to see if a fifty year standard is what is needed. He stated it's a balance of economic development so they are looking to see if there is an alternative that can be used. He stated it really comes down to an engineering question. He stated they will be having another meeting probably in the next two weeks. He stated he is hoping they can come to an agreement and have a balance with it. Mr. Darpel commented to watch emails for any information in that regard.

Z21 Review - Mr. Bridges stated there was nothing to report.

Reports from Commission members – Nothing to report.

Report from Legal Counsel– Nothing to report.

Reports/announcements from Staff - Mr. Darpel introduced Sharmilee Reddy and took an opportunity to introduce her as the new Executive Director for PDS. Ms. Reddy then commented and stated if she waited to say hello in person that could take a couple months. She just wanted to say hello and stated it is nice to be back and nice to reconnect with many of the folks she has known and worked with for a long time. She stated she is looking forward to what the future holds. She stated she would send all her contact information so if anyone has any questions she is accessible. She stated she is hoping they can continue providing the really good service to the Commission. She stated they have done some changes at PDS and noted there are the positions of Emi and Scott Hiles still to be filled but noted everything is moving along and as far as

she can tell everything is moving smoothly and they don't anticipate any issues. She commented about any updates to the website that are needed to reach out to Andy for those. Mr. Darpel stated he really appreciated all the efforts of staff and only sees it getting better. Mr. Videkovich stated a new continuing education possibility was sent out so to check your emails. He also noted the meeting for November is also going to be held virtually since they don't really anticipate anything changing between now and the meeting. Mr. Darpel then stated they are going to plan on going virtually until something changes going forward.

New Business – None.

There being nothing further to come before the Commission, a motion to adjourn was made by Mr. Bethell and seconded by Mr. Ahrens. All in favor by acclamation. The meeting then adjourned at 7:28 p.m.

APPROVED:

Chair _____

Date _____

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APPROVED:

Chair

Date


Nov. 06, 2020