

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes

Mr. Brian Dunham, Chairman, called the meeting to order on October 5, 2023, 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
Anthony Baker	Covington	X				X							
Margo Baumgardner	Crestview Hills	X		X		X	X			X			
Todd Berling	Fort Wright	X			X		X				X		
Jeff Bethell	Fort Mitchell	X		X	X	X	X			X	X		
Gailen Bridges	Bromley	X		X	X	X	X			X	X		
Paul Darpel, Vice Chair	Edgewood	X		X	X		X			X	X		
Brian Dunham, Chairman	Kenton Cty	X				X	X			X	X		
Tom France	Ludlow	X		X		*	X			X	X		
Keith Logsdon	Lakeside Park			X	X	*	X			X	X		
John Hennessey	Villa Hills	X		X	X	X	X			X	X		
Matthew Martin	Taylor Mill	X		X		X	X			X	X		
Joe Pannunzio	Elsmere	X		X	X	X	X			X			
Dan McElheney	Erlanger	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			X	X		
Maura Snyder	Independence	X		X	X	X	X			X			
Debbie Vaughn	Kenton Co	X		X	X	X				X	X		
Shannon Schawe	Ryland Hts.			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 were Mr. Matt Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videckovich, Ms. Megan Bussey and student presenter Ms. Eliza Earl.

AGENDA:

Mr. Dunham asked for a motion to approve the agenda as presented. Mr. Dunham stated there were two matters for the City of Independence. He stated in order for there to be a map amendment the zoning portion has to be heard first. He then proposed for the purposes of the agenda that the text amendment be heard first and moved up on the agenda ahead of the map amendment. He asked for a motion to make that change to the agenda. Ms. Vaughn made the motion to approve the change to the agenda. Mr. Martin seconded the motion. All in favor by acclamation. The motion carried.

APPROVAL OF THE MINUTES

Mr. Dunham asked for any questions or comments regarding the minutes. Mr. Bethell noted on the first page the approval of the minutes, the second sentence he made the motion where his son spoke and he noted to Mr. Jeff Bethell of Fort Wright. He stated he just wanted to make it clear that he did not speak on the matter and it was his son. Mr. Dunham then asked for a motion to approve the minutes as amended. Mr. Bridges made the motion to approve. Mr. Darpel seconded the motion. A roll call on the motion found Mr. Bridges, Mr. Darpel, Mr. Bethell, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Logsdon, Mr. Martin, Mr. Ryan, Mr. Simpson, Mr. Sketch and Ms. Vaughn in favor. Mr. Berling abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Dunham stated the receipts and expenditures report for September was distributed. There being no comments or questions, he asked for a motion to approve. Mr. Sketch made the motion to approve the September receipts and expenditures. Mr. Ryan 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: PFAC2308-0001

APPLICANT: Terry Perkins of Perkins/Carmack Construction, LLC. on behalf of the Kenton County Health Center.

LOCATION: 1415 James Simpson Jr Way; an area of approximately 1.64 acres located on the east side of James Simpson Jr Way between West 14th Street to the north and Linden Avenue to the south, approximately 35 feet to the intersection of James Simpson Jr Way and West 14th Street in Covington.

REQUEST: A public facilities review per KRS 100.324 and KRS 147.680; The applicant proposes to construct a Kenton County Health Center Office Building with surface parking that will accommodate 42 parking spaces to include an ADA compliant ramp and handrail.

Staff presentation and Staff recommendation by Ms. Eliza Earl

PDS STAFF RECOMMENDATION

Staff finds that the submitted Public Facilities Request is generally consistent with the goals, objectives, and recommendations of Direction 2030: Your Voice. Your Choice. The small area study identifies this area as desirable for health-related services use and community facilities. This site is surrounded by St. Elizabeth Medical Center, TANK public transportation, and other lots identified in the small area study for similar uses.

There was no one registered to speak on the issue. Mr. Dunham recessed the public hearing for discussion amongst the Commissioners. Mr. France commented they don't need our approval since this is a publicly held facility and they are not required to be present. Mr. Dunham stated they are required to go through this process by statute. Mr. Darpel then commented it gives the public an opportunity to come and address the issue. There being nothing further, Mr. Dunham reconvened and closed the public hearing and asked for a motion on the matter. Mr. Simpson made the motion to approve the issue based on Staff's report and that it is consistent with comprehensive plan regulations. Mr. Sketch seconded the motion. A call vote on the issue found Mr. Simpson, Mr. Sketch, Mr. Berling, Mr. Bethell, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Logsdon, Mr. Martin, Mr. Ryan and Ms. Vaughn in favor. Mr. Bridges abstained. The motion carried.

FILE: PFAC2309-0001

APPLICANT: Ludlow Independent Schools per Mike Borchers

LOCATION: 150 Adela Avenue / 512 Oak Street; an area of approximately 2.18 acres located between Oak Street to the east, Adela Avenue to the north, and Elm Street to the west in Ludlow.

REQUEST: A public facility review per KRS 100.324 and KRS 147.680

SUMMARY: The applicant proposes additions and renovation for Ludlow Independent Schools to include a 7,309 square foot building addition to the Adela Avenue and Elm Street side, a 2,548 square foot addition to the Oak Street side, and a new playground.

Staff presentation and Staff recommendations by Mr. Andy Videckovich

*Mr. Todd Berling recused himself from any consideration or voting on the matter due to a potential conflict of interest.

PDS STAFF RECOMMENDATION

Staff finds that the submitted Public Facilities Request is generally consistent with the goals, objectives, and recommendations of Direction 2030: Your Voice. Your Choice. The proposed additions and renovations will allow the school to continue using the existing school facility which is centrally located in a dense and walkable area that is served by public transit.

Mr. Emmet Hayes registered to speak in favor of the issue. He spoke to the question regarding the playground size and stated that the playground would not serve the whole school but limited grades so the size was sufficient. He noted there is a minimal amount of parking used for staff that is being displaced. He stated there is a pretty good area for staff to park by the playground. He stated the staging will be down there. He noted other than that he is just present to answer any questions. Mr. Bridges asked if construction had started yet. Mr. Hayes stated it had not and there were a couple bids happening next week.

There being no one else registered to speak Mr. Dunham recessed the public hearing for discussion. Mr. France stated he thinks this is a great project. He noted the school has a great track record and it is a huge benefit to the school district to have these improvements. There being no other comments Mr. Dunham reconvened and closed the public hearing. Mr. France then made a motion to approve based on Staff's report and that it is in compliance with the Comprehensive Plan. Mr. Sketch seconded the motion. A roll call vote on the issue found Mr. France, Mr. Sketch, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. Hennessey, Mr. Logsdon, Mr. Martin, Mr. Ryan, Mr. Simpson and Ms. Vaughn in favor. Mr. Berling recused himself from voting on the issue. The motion carried.

*Mr. Videckovich requested the following two items be combined into one public hearing for purposes of the meeting as they are both related issues.

FILE: PC2308-0004

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

REQUEST: A proposed new Industrial Zone, the Suburban Industrial (SI) Zone. This includes adding the zone to the use table, development standards (character standards, lighting, fencing, and landscaping), and signage.

FILE: PC2308-0005

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

LOCATION: 4290 Richardson Road; an area of approximately 9.3 acres located on the south side of Richardson Road between Catalpa Drive to the east and Dixie Highway to the west, approximately 800 feet west of Catalpa Drive in Independence.

REQUEST: A proposed map amendment to change the described area from GI (General Industrial) to SI (Suburban Industrial).

Staff presentation and Staff recommendations by Mr. Andy Videckovich

PDS STAFF RECOMMENDATIONS

Favorable recommendation on the proposed text amendments to the Independence Zoning Ordinance adding a new Industrial Zone, the Suburban Industrial (SI) Zone, with the condition that “Manufacturing, heavy” and “Mining, quarrying and crude petroleum and natural gas production” be removed from the list of permitted uses.

Favorable recommendation on the map amendment to change the described area from GI (General Industrial) to SI (Suburban Industrial).

Mr. Dunham commented rather than creating a new zone, why wasn't there an existing zone and an amendment put in for this to be a conditional use so it could be looked at on a case by case basis. Mr. Moriconi stated that is a great question. He then addressed the commission and stated he did not have anything to add and stated the city was in agreement with Staff's recommendations. He stated the property owner found this as a fluke. He then commented that the owner found they were non-conforming and they have been working on this since last December or January. He noted part of the reason for doing it this way was they had to clean up the definition of storage.

Mr. Todd McMurtry addressed the Commission in favor and stated he was present on behalf of the applicant. He noted they have put together a lot of work to get here and support the map amendment. He stated it was a conforming use and built his business there and they are in support of the issue.

Mr. John Huffman addressed the Commission in favor of the issue as the property owner and stated he is available to answer any questions. He stated when he found out last fall that the zoning had been changed he was shocked and noted they have done a lot to get to this point.

There being no others registered to speak on the issue Mr. Dunham recessed the public hearing for discussion amongst the Commissioners. Mr. Berling asked if they were adding a zone for a specific property has ever occurred. Mr. Dunham stated he was sure it had. Mr. Darpel stated if someone wants this now they can go to this zone rather than go to the industrial zone. He further stated this allows for the flexibility to do that down the road. He noted this is what Z21 is all about. He stated this will probably come up in other jurisdictions. There being no further comments, Mr. Dunham reconvened and closed the public hearing. Mr. Ryan asked about restrictions on the property if it is non-conforming. He asked if there were restrictions on a conditional use as well. Mr. Videkovich stated there could be and noted that with a conditional use it is less restrictive because a lot of times those types of things are already handled but if there was a change in plans they might have to come back before the board. Mr. Ryan stated so if this was done as a conditional use there could have been some issues arise with that for the owner. Mr. Videkovich then stated based on the history with this that it was a conditional use and the owner was allowed to expand without any additional approval, which would have been the biggest change there. Mr. Dunham asked for a motion on the text amendment. Mr. Ryan made the motion to approve the issue based on Staff's recommendations and the testimony heard. Mr. Berling seconded. A roll call vote on the issue found Mr. Ryan, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Logsdon, Mr. Martin, Mr. Simpson, Mr. Sketch and Ms. Vaughn in favor. Mr. Dunham then asked for a motion on the map amendment. Mr. Ryan made the motion to approve the map amendment based on Staff's recommendations, the

facts presented and the testimony given. He also noted it is in compliance with the comprehensive plan. Mr. Berling seconded the motion. A roll call vote on the matter found Mr. Ryan, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Hennessey, Mr. Logsdon, Mr. Martin, Mr. Simpson, Mr. Sketch and Ms. Vaughn in favor. The motion carried.

Reports from Committees

Bylaws – Mr. Dunham stated there was a meeting scheduled for late September that was canceled because there really wasn't anything to discuss at this point. Mr. Dunham then stated as it relates to the Direction 2030 Committee which Mr. Bethell has chaired for several years now, he stated Mr. Bethell would like to step down from chairing the committee to attend to family matters. He noted Mr. Simpson has been appointed to chair that committee.

Direction 2030 Implementation – Mr. Videckovich commented and thanked Mr. Bethell for his work on the committee and it was a pleasure working with him on the committee. He stated he looks forward to still seeing him around the monthly meetings. Mr. Videckovich then stated he wanted to update the Commission with regard to some of the activities Staff has been doing with the Comprehensive Plan. He stated the consultant hired has been conducting stakeholder meetings over the past couple of weeks. He noted those are still going on. He stated they are going to have a meeting next week with the city administrators group as well as the builders group. He stated he just wanted to let everyone know that is still going on and the consultant has been doing a wonderful job. He stated if you are on that committee to please let Pam know if you will be attending so they can discuss some of the business going on. He asked that the Commissioners check their inbox for that and to let Pam know. He noted he does want to update the Commission on a couple events the planning commission attended. He stated they were at the Fiesta event and they had never done anything like that before. He stated it was a great event and great to be out there. He stated the most recent event they were at was the Crescent Springs Villa Hills Fall Fest. He noted it was a great event and great to be able to target that area. He commented about the Kentucky Housing Data Analysis study that was recently released and is out there on the website. He briefly highlighted some aspects of the report and noted it was available to be read. He stated he would recommend everyone take a look at the study especially those on the implementation committee. He further noted they are working with the Northern Kentucky Housing District to come and give a presentation and once they have more information they will provide that.

Executive– Nothing to report.

Social Media - Nothing to report.

Subdivision Review – Nothing to report.

Z21 Review - Mr. Bridges stated he believed there was a city on the horizon but he hasn't gotten anything scheduled. Mr. Videkovich stated Ft. Wright was interested in meeting and he believes that it is in a couple weeks.

Comments from Commissioners - Nothing to report.

Report from Legal Counsel – Nothing to report.

Reports/Announcements from Staff - Mr. Videkovich stated there is a virtual summit on November 15th from 9-5:00 p.m. He stated there is money in the Planning Commission budget for this. If anyone is interested in doing this he asked that you let Pam know. He also mentioned the Continuing Education Newsletter should be hitting inboxes today and this is an easy four hours of credit available. He stated some had received phone calls regarding attendance at the meeting tonight and asked Commissioners to please rsvp so they know ahead of time if you will be attending. He also noted there was a list at the Commissioners seats regarding expiring appointments and noted they would be reaching out to their jurisdictions regarding that.

New Business – None.

Public Comments - Mr. Darpel thanked Mr. Bethell for his work on the committee. He noted it is an important job and he appreciates all the work he did and noted it was not an easy job.

There being nothing further to come before the Commission, Mr. Dunham asked for a motion to adjourn. A motion was made by Mr. Ryan and seconded by Mr. France. All in favor by acclamation. The meeting then adjourned at 7:36 p.m.

APPROVED:

Chair 

Date 11-2-2023