

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

Minutes

Mr. Darpel, Chairman, called the meeting to order on November 5, 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	X	
Debbie Vaughn	Kenton Co	X	X			X	X		X	X	*	X	
Diane Brown, V. Chair	Erlanger	X	X			X	X		X			X	
Carl Ahrens	Ryland Hts.			X		X	X		X	X	X	X	
Paul Darpel, Chair	Edgewood	X	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		X	
Margo Baumgardner	Crestview Hills	X	X	X		X	X		X	X	X	X	
Keith Logsdon	Lakeside Park	X		X		X	X		X	X	X	X	
Matthew Martin	Taylor Mill	X	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	X	
Phil Ryan, Treasurer	Park Hills	X	X	X		X*	X		X	X	X	X	
Gailen Bridges	Bromley	X	X	X		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	
Todd Berling	Fort Wright	X	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	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. Ms. Snyder made the motion to approve. Mr. Ryan seconded the motion. All in favor by acclamation.

APPROVAL OF THE MINUTES

Mr. Darpel asked for any questions or comments with regard to the August meeting minutes. Mr. Bridges stated the corrections had been made. A motion to approve was made by Mr. Bridges. Mr. Ryan seconded the motion. A roll call vote on the motion found Mr. Bridges, Mr. Ryan, Mr. Sketch abstained, Ms. Snyder, Ms. Vaughn, Mr. Wischer, Mr. Ahrens, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Ms. Brown abstained Mr. Darpel, Mr. France, Mr. Logsdon abstained, Mr. Martin, Mr. Pharr in favor. Mr. Darpel asked for any questions or comments with regard to the minutes for October. He then commented as to one change on page 4 under Executive Committee it needs to say they did not meet. Mr. Darpel then asked for a motion to approve the October meeting minutes. Mr. Bethell seconded the motion. A roll call vote on the motion found Mr. Bridges, Mr. Bethell, Ms. Brown abstained, Mr. Darpel, Mr. France abstained, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Sketch, Ms. Snyder abstained, Ms. Vaughn, Mr. Wischer, Mr. Ahrens, Ms. Baumgartner, Mr. Berling abstained.

RECEIPTS AND EXPENDITURES:

Mr. Darpel asked for any questions or comments with regard to the receipts and expenditures report. He stated PDS Staff services were at 15% so they are well under budget on that and all of the items for the most part. There being nothing further he asked for a motion to accept the report. Mr. Ryan made the motion to accept. Ms. Snyder 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: PC2009-0002

APPLICANT: City of Crescent Springs per George Ripberger, Zoning Administrator

LOCATION: 100 Crisler Avenue; an area of approximately 0.97 acres located on the east and north side of Crisler Avenue and southwest of Grandview Drive, approximately 113 feet east of Buttermilk Pike in Crescent Springs.

REQUEST: A proposed map amendment to the Crescent Springs Ordinance changing the described area from MLU (a mixed land use zone) to MC (a mixed commercial zone).

Staff presentation and Staff recommendations by Ms. Megan Busse

PDS STAFF RECOMMENDATION

Favorable recommendation for a proposed map amendment to the Crescent Springs Ordinance changing the described area from MLU (a mixed land use zone) to MC (mixed commercial zone).

Mr. George Ripberger addressed the Commission in favor and stated they were approached by Speedway. He noted they would like to develop the lot in conjunction with another lot. He stated it will be a super speedway with more room and more pumps available. He stated the city was in favor of it and they authorized him to make the application for the zone change which allows for this. He then stated he indicated to the Speedway representative that the city was in favor as long as it met all the requirements.

Mr. Mike Baker had nothing to add.

Mr. Mike Daly had nothing to add.

Mr. Linxe addressed the Commission in favor on behalf of Speedway. He stated what they are seeking to do is expand their existing Speedway. He stated they have sat down with the state preliminarily. He then stated he was available to answer any questions.

Mr Roy Chamberlain addressed the Commission and stated Mr. Linxe addressed everything he wanted to address.

Mr. Mason Meredith stated he was the consulting engineer on the issue and had nothing to add.

There being no others to speak, Mr. Darpel recessed the public hearing for any discussion. He stated this seemed like a good use and the building has sat there for a long time. There being no further discussion, Mr. Darpel reconvened and closed the public hearing. He then asked for a motion on the matter. Mr. Sketch then made the motion to approve based on Staff's report, the testimony given and also that it is in compliance with the Comprehensive plan. Mr. Pannunzio seconded the motion. A roll call vote found Mr. Sketch, Mr. Pannunzio, Snyder, Ms. Vaughn, Mr. Wischer, Mr. Ahrens, Mr. BAumgardher, Mr. Belong, Mr. Bethell, Mr. Bridges, Ms Brown, Mr. Darpel, Mr. FRance, Mr. Logsdon, Mr. Martin in favor. The motion carried.

FILE NUMBER: PC2010-0001

APPLICANT: City of Park Hills per Kathy Zembrodt, Mayor

REQUEST: A proposed text amendment to the Park Hills Zoning Ordinance amending the requirements for surfacing of new off-street parking to include provisions for alternative pervious paving systems. Staff presentation and Staff recommendations by Megan Busse

PDS STAFF RECOMMENDATION

Favorable recommendation of the proposed text amendment to the Park Hills Zoning Ordinance amending the requirements for surfacing of new off-street parking to include provisions for alternative pervious paving systems.

No one registered to speak for or against. Mr. France asked about the definition of pervious paving systems. Mr. Darpell stated it was a good idea to have it but it should be defined. He stated he wanted to see a little more definition as to what that was. He said otherwise you're kind of leaving your city

manager hanging. Mr. Ryan asked if this is something that can be conditioned. Mr. Darpel stated with no one there from the city to agree to it it would be difficult. Mr. Darpel further stated he felt it would be problematic to approve it without any guidelines. There being nothing further, Mr. Darpel recessed the public hearing for discussion amongst the Commissioners. Mr. France said we really should go back to the city to define pervious paving system. Mr. Logsdon stated he doubted the city was going to approve gravel in the city of Park Hills. Mr. Darpel stated he was told by Mr. Smith that it can be conditionally approved on a text amendment. Mr. Ryan asked for specifics for a condition and asked if it could go back to the city and bring it back next month with more clarification. Mr. Smith stated it would have to be acted on tonight and explained the guidelines for such. He noted it would have to go back to the city and the city could make their own determination. Mr. Bethell stated he thinks that the city engineer or someone needs to come up with some type of design system that would not be just throwing down gravel. Mr. Ryan stated he understands the difficulty with it but understands Matt's explanation as well as to any attaching any conditions to approval. Mr. Darpel then closed the public hearing and asked for a motion on the matter. Mr. Ryan then made the motion to approve along with Staff's recommendations with conditions that the city include definitions and materials for alternate pervious paving systems as well as standards and criteria from the city engineer to approve or disapprove these materials and implementation of the materials. He also added that they consider amending the city ordinance per Staff's recommendations. Mr. Bethell seconded the motion. A roll call vote on the matter found Mr. Ryan, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Logsdon, Mr. Pannunzio, Mr. Pharr, Mr. Sketch, Mr. Ahrens, Ms. Baumgardner, Mr. Berling in favor. Mr. Darpel, Mr. France, Mr. Martin, Ms. Snyder, Ms. Vaughn and Mr. Wischer against. The motion carried.

FILE NUMBER: PC2010-0002

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

REQUEST: Proposed text amendments to the Taylor Mill Zoning Ordinance: (1) allowing main building entrances in all DTM (Downtown Taylor Mill) Zones to be located on any façade of the building; (2) requiring a secondary entrance in all DTM Zones to be located on all street facing façades when the main entrance is not on a street facing façade; (3) amending the minimum front yard depth in the DTM-2, DTM3, & DTM-4 Zones to a 15 foot minimum setback from the edge of pavement; and (4) reducing the minimum building height in the DTM-3 Zone from 30 feet to 24 feet.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

PDS STAFF RECOMMENDATION

Favorable recommendation on the proposed text amendments to the Taylor Mill Zoning Ordinance: (1) allowing main building entrances in all DTM (Downtown Taylor Mill) Zones to be located on any façade of the building; (2) requiring a secondary entrance in all DTM Zones to be located on all street facing façades when the main entrance is not on a street facing façade; (3) amending the minimum front yard depth in the DTM-2, DTM-3, & DTM-4 Zones to a 15 foot minimum setback from the edge of pavement; and (4) reducing the minimum building height in the DTM-3 Zone from 30 feet to 24 feet, subject to the applicant agreeing to the following condition: a. That the front yard setbacks be measured from the property line rather than from the edge of the street pavement and reduced accordingly.

Mr. Brian Haney addressed the Commission and stated the city is trying to update what was created back in 2007 in line with what is going on economically today. He stated this application would have probably been addressed at the DTM update anyway. Mr. France asked about it not being accessible to the public then it means it's either loading or unloading and he's not sure that's what is wanted right on the street. Mr. Haney stated that it was purely for aesthetics when you're coming down the street and one of the aspects of the DTM zone. Mr. France also asked about the building height and why wouldn't you just

eliminate the second floor. Mr. Haney stated that is one of the conditions put into the DTM zone. Mr. Berling asked how the 24 foot minimum compares to existing buildings and if it was consistent. Mr. Haney stated the current zone only has one other building in it and it is a four story.

There being no others to speak, Mr. Darpel recessed the meeting for Mr. Darpel stated it;s regulating for aesthetics and he doesn't like that as a rule. He stated he definitely thinks the edge of payment needs to be dealt with on that aspect. There being nothing further Mr. Darpel then reconvened and closed the public hearing and asked for a motion. Mr. Martin made the motion to approve item one of the text amendment based on Staff's report and that it is consistent with the Comprehensive Plan. Mr. France seconded the motion. A roll call vote on the motion found Mr. Martin, Mr. France, Mr. Logsdon, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Wischer, Mr. Ahrens, Ms. Bamgrdner, Mr. Berling, Mr. Bethel, Mr. Bridges, Ms. Brown, Mr. Darpel in favor. Ms. Vaughn voted in favor also. The motion carried. Mr. Darpel then asked for a motion on item two. Mr. Martin made the motion to approve based on Staff's recommendation. Mr. Berling seconded the motion. A roll call vote on the matter found Mr. Mr. Martin, Mr. Berling, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Logsdon, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Sketch, Ms. Snyder, Ms. Vaughn, Mr. Ahrens, Ms Baumgardner in favor. Mr. Darpel, Mr. France and Mr. Wischer voted against. The motion carried. Mr. Darpel then asked for a motion on item three of the request. Mr. Martin made the motion to approve based on Staff's report. Mr. Logsdon seconded the motion. A roll call vote found Mr. Martin, Mr. Logsdon, Mr. Pharr, Mr. Ryan, Mr. Sketch, Ms. Snyder, Mr. Wischer, Ms. Vaughn, Mr. Ahrens, Ms. Baumgardner, Mr Berling, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Darpel and Mr. France in favor. The motion carried. Mr. Darpel asked for a motion on item four of the request. Mr. Martin then made the motion to approve based on Staff's recommendations. Mr. Logsdon seconded the motion. A roll call vote found Mr. Martin, Mr. Logsdon, Mr. Pannunzio, Mr, Pharr, Mr. Ryan, Mr. Sketch, Ms. Snyder, Ms. Vaughn, Mr. Wischer, Mr. Ahrens, Ms. Baumgartner, Mr. Berling, Mr. Bethell, Ms. Brown, Mr. Bridges, Mr. Darpel and Mr. France in favor. The motion carried.

Ongoing Business

Reports from Committees

Bylaws – Ms. Brown stated they will be looking to meet and would like to wait until January to review old data prior to that.

Direction 2030 Implementation – Mr. Bethell stated they have not had a meeting and have not scheduled a meeting but will probably meet sometime before the end of the year. He stated there are some issues coming up so they will want to meet but will be advising of that date.

Executive– Mr. Darpel stated they did meet.

Social Media – No report. Mr. Ryan asked if Pam Bushelman could send out the committee assignments.

Subdivision Review – Mr. Darpel stated they have not met but stated things are moving forward.

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. Videckovich stated there will be updated training laws and Pam Bushelmen will be updating on that. He also stated the Quarter 1 and Quarter 3 updates were available. He stated if you need some hours you can look at this and it will provide you with some training opportunities. He stated Staff is still working very hard on and starting to roll that out into the cities. He stated that will obviously take some time but it is moving forward and they will let the Commissioners know when they start seeing that come through.

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. Brown. All in favor by acclamation. The meeting then adjourned at 7:58 p.m.

APPROVED:

Chair _____

Date _____

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