

**KENTON COUNTY PLANNING COMMISSION**  
**REGULAR MEETING**  
Minutes

Mr. Paul Darpel, Vice Chairman, called the meeting to order on December 7, 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		X	
Todd Berling	Fort Wright	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
Brian Dunham, Chairman	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	X	X
John Hennessey	Villa Hills	X		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
Dan McElheney	Erlanger	X		X								X	X
Sean Pharr	Covington	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	X
Greg Sketch	Crescent Spgs	X		X			X			X	X	X	X
Maura Snyder	Independence	X		X	X	X	X			X		X	X
Debbie Vaughn	Kenton Co	X		X	X	X				X	X	X	X
Shannon Schawe	Ryland Hts.			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 were Mr. Matt Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videckovich, Mr. Patrick Denbow and Mr. Cody Sheets.

**AGENDA:**

Mr. Darpel stated there were two requests with regard to the agenda. He stated he had a request to put the two items for Ft. Mitchell together into one presentation to handle both applications. He stated because they are so closely tied they can put them into one presentation. He stated they also have had a request to move the Kenton County Fiscal Court item up on the agenda as well if the other issues were going to take an exorbitant amount of time. He asked for a motion to approve the agenda as amended. Mr. Sketch made the motion to approve the agenda as amended. Mr. Bethell seconded. A roll call vote on the matter found Mr. Sketch, Mr. Bethell, Mr. Darpel, Mr. France, Mr. Hennessey, Mr. Logsdon, Mr. McElhenney, Mr. Pannunzio, Mr. Ryan, Mr. Simpson, Ms. Snyder, Ms. Vaughn and Mr. Berling in favor. The motion was approved. The motion carried.

**APPROVAL OF THE MINUTES**

Mr. Darpel asked for any questions or comments regarding the minutes from November. He asked for any comments or questions. Mr. Sketch commented on waiver 23-0009 he noted he voted against the motion which was the last item on the agenda. Mr. Logsdon commented on waiver 23-008 he made the motion and wanted to clarify that he wanted to deny the waiver and wanted to allow the request for the portion of road adjacent to the historic fencing. Mr. Smith asked him how he would like it worded. Mr. Logsdon then stated the way he read it was that he made the motion to deny the request based on Staff's recommendation but to not build the sidewalk along the fence adjacent to the historic fencing. Mr. Smith stated he was a little concerned with denying the waiver but then allowing the waiver. Mr. Darpel stated maybe we should review the record and defer approving the minutes until next month to review the language. He further commented he wanted to make certain the language was correct especially since Mr. Logsdon made the motion. Ms. Snyder made the motion to table approval of the minutes for clarification. Mr. Logsdon seconded. All in favor by acclamation. The motion carried. Ms. Vaughn commented she would like to note her changes since she might not be here in January. She did note that Mr. Ryan was present and Ms. Schawe was not and she thinks those two just got flipped.

**RECEIPTS AND EXPENDITURES:**

Mr. Darpel stated the receipts and expenditures report for November was distributed. There being no comments or questions, he asked for a motion to approve. Mr. Ryan made the motion to approve the November 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 NUMBER:** PC-23-0008-TX

**APPLICANT:** Kenton County Fiscal Court per Joe Shriver, County Administrator

**REQUEST:** Proposed text amendment to the Kenton County Zoning Ordinance to include storage and yard space for campers, boats, and recreational vehicles as a permitted use within the RC (Rural Commercial) Zone.

Staff presentation and Staff recommendations by Mr. Cody Sheets

**PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed amendment to the Kenton County Zoning Ordinance to include storage and yard space for campers, boats, and recreational vehicles as a permitted use within the RC (Rural Commercial) Zone.

Mr. Joe Shriver addressed the Commission and thanked the Commissioners for the change to the agenda. He stated when they were approached by some residents on the south end for this change his initial contact with Staff was this seemed to be appropriate. He noted that's why he is here today just to endorse it. He noted that is all he had to add.

Mr. Henry Menke addressed the Commission and stated he was speaking against the issue. He noted the largest part of his property has been in the family since the 1860's. He noted he has been a resident of Piner for years and has visited the area his whole life. He noted two of the state game officers hunt turkey when they are off duty. He noted his interests and intentions are to preserve the undeveloped nature of the property. He stated the request runs counter to him and his neighbors and does nothing to advance the quality of life. He stated many of the local HOAs do not allow the storage of boats and RV's. He further noted this suppresses property values as well. He stated it affects property values and is akin to having junk cars sitting on cinder blocks. He stated this type of business should be located near other less desirable businesses and not in a residential area. He stated if boat and RV owners do not want them cluttering up their property, why should rural suburban areas become parking lots. He also noted it is not fair to the rural elements of the area. He then noted is asking for a rejection of the request.

Ms. Cathay Donahue addressed the Commission and stated she is representing the zoning committee of the south Kenton County Citizen Group. She stated their group formed during the 2030 process. She stated as part of She noted they intentionally did not add storage yards back in 2017 for the same reasons they are against this proposal and are against them. She stated the proposed storage yards do not maintain a rural character. She further stated allowing them opens the door to the creation of multiple locations aht would have the same damaging effects to the community on a larger scale. She noted it is certainly understandable that homeowners would not want them in the area. She noted the majority of the residents have adequate room for their own storage needs. She then stated in 2021 they found over a five year period 835 of lot sales were greater than or equal to over 2 acres. She further noted storage yards will not be smaller in size or scale. She stated they are also concerned about the lack of adequate controls in place with the proposal. Ms. Donahue asked how do you put an RV camper in the rear yard, it is the yard. She asked how this would be accomplished in the rear yard. She stated before this proposal could be adopted, developmental controls would need to be added including adequate screening and setbacks. She thanked the Commission for the opportunity to address the council on behalf of the community.

Mr. Shriver stated he thinks once you take a look at the other items it was both to have outside and inside storage because of farm implements being stored. He stated their intent was to mimic the other uses right now. Mr. Darpel asked if there was a time crunch with this. Mr. Shriver stated they wanted to get it right. Mr. Darpel then stated maybe we could table it and wordsmith it. Mr. Darpel stated he thinks this needs to be tabled for clarification and brought back to the Commission. Mr. Shriver stated he would like to do that. Mr. Darpel then recessed the public hearing for discussion. Mr. Bethell stated he would concur and that it needs to be cleaned up. Mr. Darpel then reconvened and closed the public hearing and asked for a motion. Ms. Vaughn then made the motion to table the item for a period not to exceed six months. Mr. Ryan seconded. A roll call vote on the motion found Ms. Vaughn, Mr. Ryan, Mr. Simpson, Mr. Sketch, Ms. Snyder, Mr. Berling, Mr. Bethell, Mr. Darpel, Mr. France, Mr. Hennessey, Mr. Logsdon, Mr. McElheney and Mr. Pannunzio in favor. The motion carried.

\* The preceding two items were combined for purposes of the meeting

**FILE NUMBER:** PC-23-0009-TX

**APPLICANT:** City of Fort Mitchell per Edwin King, City Administrator

**REQUEST:** A proposed new mixed-use zone, The Mixed Use – Two (MU-2) Zone. This includes adding the zone to the use table, development standards (character standards, lighting, fencing, and landscaping), signage, parking, and definitions and also includes fixing some general typographical errors.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

**PDS STAFF RECOMMENDATION**

Favorable recommendation on the proposed new mixed-use zone, The Mixed Use – Two (MU-2) Zone. This includes adding the zone to the use table, development standards (character standards, lighting, fencing, and landscaping), signage, parking, and definitions and also includes fixing some general typographical errors.

**FILE: PC-23-0007-MA**

**APPLICANT:** City of Fort Mitchell per Edwin King, City Administrator

**LOCATION:** 380 & 406 Buttermilk Pike and 2390, 2392, 2420, 2477, & 2500 Royal Drive; An area of approximately 26 acres located on the southeast side of the Interstate 71/75 interchange with Buttermilk Pike, in Fort Mitchell.

**REQUEST:** A proposed map amendment to change the described area from MU (a mixed use zone) to MU-2 (a proposed mixed use zone); The applicant is proposing a new mixed use zoning district in preparation for potential development within the site. A concurrent text amendment application has also been submitted to add the MU-2 (Mixed Use-Two) Zone to the zoning ordinance.

Staff presentation and Staff recommendation by Mr. Patrick Denbow

**PDS STAFF RECOMMENDATION**

Favorable recommendation on a proposed map amendment to change the described area from MU (a mixed use zone) to MU-2 (a proposed mixed use zone); The applicant is proposing a new mixed use zoning district in preparation for potential development within the site.

Mr. Edwin King addressed the Commission on behalf of the city. He introduced Mr. Greg Berling, Mr. Tom Breitenstein and Mr. Marty Butler who was present but will not be speaking due to an ethical conflict. He thanked the Commission for hearing their proposal and thanked PDS Staff for their vote and all their time and energy on the project. He stated it was almost two years to the date that he came before the Commission to propose a Z21 change. He further commented that here they are almost two years after stating that a zone change for this site would be coming, and it's taken that long to get the language together. He noted they are in full agreement with the map amendment as presented. He stated because the application was made by the city, no development plan was necessary. He then stated for informational purposes, Mr. Berling passed out a copy of a preliminary development plan that was submitted with application, and then briefly highlighted those. He stated a purchaser for the bonds has been identified to pay for the bonds for the development. He stated they are in full agreement with the recommendation made by Staff. He further noted the language in the text was carefully chosen to accompany the master development. He stated they drafted the language knowing the MU2 text might be applied to other properties. He additionally stated the text has the stamp of approval by the city as well. He noted they are asking for approval without conditions and is available to answer any questions.

Mr. Greg Berling addressed the Commission and stated he wanted to echo what Mr. King stated about Staff. He noted they really appreciate Staff's expertise in helping them work through this. He noted it has been a long process coming and everyone really worked hand in hand to get this going. He stated he was available to answer questions but he thinks the presentation speaks for itself. Mr. Berling stated they spent pretty much time with Staff to make this plan work for everyone and noted there will be connectivity between the developments.

Mr. Tom Breitenstein had nothing to add.

Mr. Darpel recessed the public hearing for discussion. Mr. Bethell stated this is a great opportunity for the city to utilize this property that has been vacant for so many years. He stated it will benefit the city in many, many ways and it's an exciting development. He stated it's something that really can't be repeated because Fort Mitchell is running out of land. Mr. Darpel then reconvened the public hearing. There being nothing further to come before the Commission, he asked for a motion. Mr. Bethell made a motion to approve regarding the text amendment based on Staff's report as well as the testimony given. Mr. Sketch seconded the motion. A roll call vote on the matter found Mr. Bethell, Mr. Sketch, Ms. Snyder, Ms. Vaughn, Mr. Berling, Mr. Darpel, Mr. France, Mr. Hennessey, Mr. Logsdon, Mr. McElheney, Mr. Ryan, Mr.

Simpson and Mr. Pannunzio in favor. The motion carried. Mr. Darpel asked for a motion on the map amendment. Mr. Bethell made the motion to approve the map amendment based on the existing classification is inappropriate due to having been major changes in economic, physical or social changes (Z21). Mr. Sketch seconded. Mr. Darpel stated Staff's recommendation stated it was consistent with the comprehensive plan. He noted he would have a hard time voting for one saying it was inconsistent if there wasn't any testimony to that effect. Mr. Bethell then amended his motion to state that it was consistent. Mr. Sketch agreed to the amended motion. A roll call vote on the motion found Mr. Bethell, Mr. Sketch, Ms. Snyder, Ms. Vaughn, Mr. Berling, Mr. Darpel, Mr. France, Mr. Hennessey, Mr. Logsdon, Mr. McElheney, Mr. Pannunzio, Mr. Ryan and Mr. Simpson in favor. The motion carried.

**Reports from Committees**

*Bylaws* – Ms Vaughn stated they did not meet.

*Direction 2030 Implementation* – Mr. Simpson stated they did not meet but is working with Staff on a timeline and will be presenting that to the committee at the virtual meeting next Tuesday. He stated insert He stated they have a timeline to look at all that. What is most important is Staff is looking at the community engagement piece and asked everyone to take a look at that because

*Executive*– Nothing to report.

*Social Media* - Nothing to report.

*Subdivision Review* – Nothing to report.

*Z21 Review* - Mr. Berling stated they met on Tuesday and reviewed the Lakeside Park response to Z21. Mr. Logsdon stated Lakeside Park is meeting Monday night.

*Comments from Commissioners* - Nothing to report.

*Report from Legal Counsel* – Nothing to report.

**Reports/Announcements from Staff** - Mr. Videkovich commented about some upcoming continuing education opportunities and stated there will be a virtual workshop on December 13th. He apologized for the late notice but stated it is virtual so if interested let Pam know and you can be signed up that morning. He noted a second continuing education opportunity on March 1, 2024 at NKU. He stated it is a good all day workshop and asked the Commissioners to think about an idea for a presentation. He stated it is a good opportunity to coordinate and show folks the good things being worked on.

**General Correspondence** - None.

**New Business** – None.

**Public Comments** - None.

There being nothing further to come before the Commission, Mr. Darpel asked for a motion to adjourn. A motion was made by Ms. Snyder and seconded by Mr. Ryan. All in favor by acclamation. The meeting then adjourned at 7:55 p.m.

APPROVED:                     Bethell                      
Chair  
Date                     1-4-2024