

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes**

Mr. Darpel, Chairman, called the meeting to order on February 6, 2020 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 Commission Chambers of the PDS Building in Covington. 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										
Debbie Vaughn	Kenton Co	X	X										
Diane Brown, V. Chair	Erlanger	X	X										
Carl Ahrens	Ryland Hts.												
Paul Darpel, Chair	Edgewood	X	X										
Brian Dunham	Kenton Cty	X	X										
Mike Gaiser	Ludlow												
Margo Baumgardner	Crestview Hills	X	X										
Keith Logsdon	Lakeside Park	X											
Matthew Martin	Taylor Mill	X	X										
Jen Best	Covington		X										
Joe Pannunzio	Elsmere	X	X										
Sean Pharr	Covington	X	X										
Phil Ryan, Treasurer	Park Hills	X	X										
Gailen Bridges	Bromley	X	X										
Greg Sketch	Crescent Spgs	X	X										
Maura Snyder	Independence	X											
Todd Berling	Fort Wright	X	X										
Robert "Bob" Whelan	Covington	X	X										
Brian Wischer	Villa Hills		X										

Also present were Mr. Mathew Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videkovich, Ms. Megan Busse, and Ms. Emi Randall.

“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 questions or comments on the agenda. Mr. Darpel stated he wanted to add an item 13 to the agenda about the Z21 topic. He stated that would be after the announcements from Staff. There being no further questions or comments, Mr. Darpel then asked for a motion to accept the agenda. Ms. Brown made the motion to accept the agenda as amended. Mr. Bethell seconded. All in favor by acclamation.

APPROVAL OF THE MINUTES

Mr. Darpel stated the minutes for January were before the Commissioners. He then asked for any questions or comments with regard to the minutes. Mr. Sketch stated he believed he and Mr. Pannunzio voted against the zone change noted on page five. Upon review of the roll call notes from January it was determined this was correct. Mr. Bridges made the motion to approve the minutes as amended. Mr. Sketch seconded. A roll call vote on the matter found Mr. Bridges, Mr. Sketch, Ms. Baumgardner, Mr. Berling, Mr. Bethell, Ms. Brown, Mr. Darpel, Mr. Dunham, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Ms. Vaughn and Mr. Whelan in favor. Ms. Best, Mr. Ryan and Mr. Wischer abstained. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel asked for any questions or comments with regard to the receipts and expenditures report. There being no comments, Mr. Darpel asked for a motion to accept the report. Mr. Ryan made the motion to approve as submitted. Ms. Brown seconded. All in favor by acclamation.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

FILE: PFAC1912-0001

APPLICANT: Steve Maggard of Summit Engineering on behalf of the City of Elsmere

LOCATION: 3915, 3917, 3921, and 3925 Dixie Highway and 412 Cross Street; an area of approximately 0.89 acres bounded by Dixie Highway, Carlisle Avenue, and Cross Street in Elsmere.

REQUEST: A public facilities review per KRS 100.324 and 147.680; the applicant proposes to remove the existing commercial building and construct a new city hall and police station with off-street parking.

Staff presentation and Staff recommendations by Ms. Emi Randall

PDS STAFF RECOMMENDATION

The proposed public facility development is in agreement with recommendations found within *Direction 2030*, the Kenton County Comprehensive Plan.

Ms. Mary Murphy addressed the Commission and stated she is one of the adjacent homeowners and just wanted to be present. She stated any questions she had were answered by Staff.

Mr. Steve Maggard addressed the Commission and stated he was available to answer any questions.

There being nothing further, Mr. Darpel asked for a motion to approve. Mr. Pannunzio then made the motion to approve the issue as proposed by Staff including any changes they requested be made, and that it is in compliance with the comprehensive plan. Mr. Sketch seconded the motion. A roll call vote on the issue found Mr. Pannunzio, Mr. Sketch, Ms. Baumgardner, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Darpel, Mr. Dunham, Mr. Martin, Mr. Pharr, Mr. Ryan, Ms. Vaughn, Mr. Whelan and Mr. Wischer in favor. The motion carried.

PUBLIC HEARINGS

FILE: PC2001-0001

APPLICANT: City of Independence per Chris Moriconi, City Administrator

REQUEST: A proposed text amendment to the Independence Zoning Ordinance adding self-storage facilities as a conditional use within the NSC Zone, along with location restrictions and use standards that regulate how each storage unit is accessed.

Staff presentation and Staff recommendations by Ms. Megan Busse

PDS STAFF RECOMMENDATION

Favorable recommendation of the proposed text amendment adding self-storage facilities as a conditional use within the NSC Zone, along with location restrictions and use standards that regulate how each storage unit is accessed.

Mr. Chris Moriconi stated he was available to answer any questions. Mr. Sketch asked why this was being requested if currently there wasn't an area in the city where this was being done. Mr. Moriconi stated they are trying to prevent another one going in right next to it. Ms. Brown stated if the stipulation was the language "completely enclosed" she stated she did not understand how the new text would be interpreted differently. Mr. Moriconi stated they felt like there could be no gray areas so they added almost the identical language of Ft. Wright. Mr. Moriconi additionally stated they were surprised that the BOA didn't interpret enclosed storage. He further stated they were trying to prevent another one being right next to it. Ms. Brown stated it's the addition of "A" where they can only be accessed only through the inside vs. the outside. Ms. Busse confirmed that this the most significant change.

There being nothing further, Mr. Darpel recessed the public hearing for discussion. Mr. Dunham commented he thinks this is a great change. Mr. Darpel then reconvened and closed the public hearing and asked for a motion on the issue. Mr. Bethell then made the motion to approve based on Staff's report and testimony heard. Mr. Martin seconded the motion. A roll call vote on the matter found Mr. Bethell, Mr. Martin, Ms. Baumgardner, Mr. Berling, Ms. Best, Mr. Bridges, Ms. Brown, Mr. Darpel, Mr. Dunham, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Sketch, Ms. Vaughn, Mr. Whelan and Mr. Wischer in favor. The motion carried.

FILE: PC2001-0002

APPLICANT: Power of Design per Andrew Miller on behalf of Cellco Partnership d.b.a. Verizon Wireless

LOCATION: Adjacent to 1800 Russell Street in Covington

REQUEST: To grant a waiver from the requirement of Section 3.4, B., 2., of the *Regulations for Cellular Antennal Towers and Small Cell System Towers in Kenton County*; the applicant proposes to construct a 40 foot tall Small Cell Tower within the IL-1M (Industrial – Limited) Zone, where 24 feet is the maximum height permitted within the zone.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMMENDATION

Favorable recommendation on the waiver request from the requirement of Section 3.4, B., 2., of the *Regulations for Cellular Antennal Towers and Small Cell System Towers in Kenton County*; the applicant proposes to construct a 40 foot tall Small Cell Tower within the IL-1M (Industrial – Limited) Zone, where 24 feet is the maximum height permitted within the zone.

Mr. Andrew Miller addressed the Commission on behalf of Verizon Wireless. He stated he was available to answer any questions. Mr. Darpel asked about the height of the existing utility pole adjacent to the one being proposed. Mr. Miller stated it is 35-45 feet. Mr. Sketch asked about putting the pole in the right of way versus putting it in behind the sidewalk or if this was standard to go in between in the grass strip. Mr. Miller stated they normally go in front of the sidewalk and the strip is considered the “utility strip”. He stated they do perform a right of way survey and one has been done in this instance. Ms. Brown asked if they were to require a thirty-five foot pole would he be agreeable to that. Mr. Miller stated they would. Mr. Ryan asked about the hardware that gets mounted to the pole would be on top of the pole. Mr. Miller stated it would. Mr. Darpel asked if he had a picture of what they are talking about since it's being referenced in their discussion. Mr. Miller stated he did and it was then submitted to be marked as an exhibit to the minutes. Mr. Miller stated the base is a bit wider to accommodate the equipment so it is a much more desirable pole. Mr. Berling asked if the wiring is internal to the structure. Mr. Miller stated it was. Mr. Sketch questioned as to whether they were going to paint the wood pole black. Mr. Miller stated that was in the original design. Mr. Videkovich stated they would have painted it black if it was not wood. Mr. Bethell asked about whether the pole was going to be ten feet into the ground. Mr. Miller stated these poles have a concrete foundation so therefore it would take care of that issue. Mr. Darpel stated it was the wood pole that would be buried. Mr. Darpel then marked the drawing as Exhibit one to the minutes.

There being nothing further, Mr. Darpel recessed the public hearing for discussion. Mr. Dunham stated he doesn't really have a problem if it did go the forty feet. Ms. Brown commented that she appreciated them being willing to work with them on the pole height. Mr. Bridges commented the city should take a look at the pole heights for the different zones because it didn't seem to make much sense. Mr. Darpel then reconvened and closed the public hearing and asked for a motion. Mr. Pharr made the motion to approve based on Staff's report. Mr. Dunham seconded. A roll call vote on the motion found Mr. Pharr, Mr. Dunham, Ms. Baumgardner, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Darpel, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Sketch, Ms. Vaughn, Mr. Whelan and Mr. Wischer in favor. The motion carried.

Ongoing Business

Reports from Committees

Bylaws – No report

Direction 2030 Implementation – Mr. Bethell stated they did meet last month and they do have another meeting coming on February 20th at 5:30 p.m. in room 5070 on the 5th floor.

Executive– Mr. Darpel stated they did not meet so there is nothing to report.

Social Media – Mr. Ryan stated there is nothing to report.

Subdivision Review – No meeting held. Mr. Darpel stated he received an email from Mr. Miller and they believe they have a consensus on the industrial concrete standards. He asked for a draft from Mr. Miller and stated they will have the subdivision review committee look at it when they get it. He stated as soon as he hears back on that they will have something put together.

Reports from Commission members – None.

Report from Legal Counsel– Nothing to report.

Reports/announcements from Staff- Mr. Videkovich spoke briefly about the Z21 standards. He highlighted use specific standards. He stated they aren't exactly a new thing. He stated they will look a little bit different. Mr. Darpel commented and stated he feels like they are over reaching a little bit with the standards. Mr. Videkovich stated he thinks the jurisdictions they've been working with are interested in trying to get something that looks better than a cookie cutter type development. He also talked about simplified zoning districts and briefly reviewed what would be involved with that. He then highlighted flexibility - use groups briefly and went over what would be permissible within those. Mr. Videkovich stated they would be meeting on Feb. 26th and asked that the Commissioners take the time to review it. He then stated he was happy to answer any questions.

Ms. Emi Randall addressed the Commission and stated the training reports were at the Commissioner's seats. She stated they could add the last two presentations from the last two meetings to the log on their reports. She also added they were trying something new with continuing education. She stated Pam would be sending out a newsletter quarterly that will provide information about any upcoming training opportunities. She also noted they would be providing available training online. She stated the first one would be going out in the next couple of weeks. She stated hopefully that will be helpful for everyone. She also commented briefly on the Covington Neighborhood Development Code which is the next major upcoming project. She stated they anticipate a KCPC hearing in May and a possible presentation with more information on the topic at next month's meeting.

New Business – nothing to report.

There being nothing further to come before the Commission, a motion to adjourn was made by Ms. Brown and seconded by Mr. Ryan. All in favor by acclamation. The meeting then adjourned at 7:43 p.m.

APPROVED:

Chair  _____

Date 3/5/20 _____