

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

Minutes

Mr. Darpel, Chairman, called the meeting to order on June 4, 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						
Debbie Vaughn	Kenton Co	X	X			X	X						
Diane Brown, V. Chair	Erlanger	X	X			X	X						
Carl Ahrens	Ryland Hts.			X		X	X						
Paul Darpel, Chair	Edgewood	X	X	X		X	X						
Brian Dunham	Kenton Cty	X	X	X		X	X						
Tom France	Ludlow					X	X						
Margo Baumgardner	Crestview Hills	X	X	X		X	X						
Keith Logsdon	Lakeside Park	X		X		X	X						
Matthew Martin	Taylor Mill	X	X	X		X	X						
Jen Best	Covington		X	X		X	X						
Joe Pannunzio	Elsmere	X	X	X		X	X						
Sean Pharr	Covington	X	X			X	X						
Phil Ryan, Treasurer	Park Hills	X	X	X		X*	X						
Gailen Bridges	Bromley	X	X	X		X	X						
Greg Sketch	Crescent Spgs	X	X	X		X	X						
Maura Snyder	Independence	X		X		X	X						
Todd Berling	Fort Wright	X	X	X		X	X						
Robert "Bob" Whelan	Covington	X	X			X	X						
Brian Wischer	Villa Hills		X			X	X						

Also present were Mr. Mathew Smith, Legal Counsel, and the following PDS staff: Mr. Andy Videkovich 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 comments with regard to the agenda. There being none, Ms. Snyder made the motion to accept the agenda. Ms. Vaughn seconded the motion. All in favor by acclamation.

APPROVAL OF THE MINUTES

Mr. Darpel asked for any questions or comments with regard to the minutes for May. Mr. Logsdon asked about the voting on the Edgewood issue on page nine by Mr. Darpel. He asked if that was correct. Mr. Darpel clarified and stated he voted in favor of the issue. Mr. Darpel stated he would have that clarified and revised if necessary. Mr. Darpel then asked for a motion to approve the minutes. Ms. Snyder made the motion to approve. Mr. Bridges seconded the motion. A roll call vote on the motion found Ms. Snyder, Mr. Bridges, Mr. Ahrens, Ms. Baumgardner, Mr. Berling, Ms. Best, Mr. Bethell, Ms. Brown, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan, Mr. Sketch, Ms. Vaughn, Mr. Whelan and Mr. Wischer in favor. 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 for May. Mr. Ryan made the motion to accept the reports as submitted. Ms. Snyder seconded. All in favor by acclamation.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS

FILE: PC2005-0001

APPLICANT: PDC Opportunity Fund LLC per Chuck Patton.
LOCATION: 17-25 West 8th Street, Covington; an area of approximately 10,890 square feet located between Washington Street to the west and Madison Avenue to the east, approximately 163 feet west of Madison Avenue.
REQUEST: A proposed map amendment to the Covington Zoning Ordinance changing the site from IL-7M (HP-O) (a limited industrial zone with historic overlay) to CBD-7P (HP-O) (a central business district zone with a historic overlay) and approval of a conditional use for the establishment of a “multi-unit” use within the central business district, CBD-7P (HP-O) Zone. The applicant proposes to renovate an existing 11,817-square foot structure into a mixed-use building with a courtyard, including a restaurant, retail, office, and short-term rental use.

Staff presentation and Staff recommendations by Andy Videckovich

PDS STAFF RECOMMENDATION

Favorable recommendation on the requested approval of a conditional use for the establishment of a “multi-unit” use within the central business district, CBD-7P (HP-O) Zone subject to the applicant agreeing with the condition that tenants of the short-term rental shall be directed to park in an off-street parking lot.

Mr. Chuck Patton addressed the Commission on behalf of the applicant. He stated they really wanted to establish their second Cat Cafe and were looking for the perfect location. He stated he is really excited and this is a unique concept. He stated he is originally a Northern Kentucky native from Fort Thomas born and raised. He noted they really wanted to build their second Cat Cafe in a city that embraces this. He further commented the city has bent over backwards to help them out in order to create the perfect location for number two.

Ms. Erin Graham addressed the Commission in favor of the application. She stated she is working on the project and doesn't have anything to add but is for the project moving forward.

Mr. Jim Guthrie addressed the Commission in favor and stated he had nothing to add.

Mr. Darpel stated there was no one registered to speak against the issue.

Mr. Dalton Belcher addressed the Commission as a neutral party on the issue. He stated he doesn't really have anything to add. He further stated he was really present to answer any questions in case they came up about the Board of Adjustment.

There being nothing further Mr. Darpel then recessed the public hearing for discussion. Mr. Dunham stated he was glad to see the conditional use process be more efficient and he is excited about the project. Mr. Darpel then reconvened the public hearing. He then asked for a motion on the issue. Mr. Pharr then made the motion to approve the map amendment based on Staff's recommendations and the testimony given, and including the overlay. Mr. Whelan seconded the motion. A roll call on the matter found Mr. Pharr, Mr. Whelan, Mr. Ahrens, Ms. Baumgardner, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Sketch, Ms. Snyder, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously. Mr. Darpel then asked for a motion on the conditional use. Mr. Pharr made the motion to approve based on Staff's recommendation. Mr. Whelan seconded the motion. A roll call vote on the matter found Mr. Pharr, Mr. Whelan, Mr. Ahrens, Ms. Baumgardner, Mr. Berling, Ms. Best, Mr. Bethell, Mr. Bridges, Ms. Brown, Mr. Darpel, Mr. Dunham, Mr. France, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Ryan, Mr. Sketch, Ms. Snyder, Ms. Vaughn and Mr. Wischer in favor. The motion carried unanimously.

Ongoing Business

Reports from Committees

Bylaws – No report

Direction 2030 Implementation – Mr. Bethell stated he had nothing to report.

Executive– Mr. Darpel stated there was nothing to report. He did note they will be working in the next week or two to be talking about the budget.

Social Media – No report.

Subdivision Review – No report.

Z21 Review - Mr. Bridges stated they met at the end of the month and had a good meeting. He noted they are set to meet the third Tuesday moved from the fourth Tuesday.

Reports from Commission members – None.

Report from Legal Counsel– Nothing to report.

Reports/announcements from Staff - Mr. Videkovich stated there were two announcements. He stated with regard to the Covington Development Code they will be presenting that and asked the city if they wanted to put together a meeting so everyone is up to speed. He stated in terms of the July meeting they have not received any applications so it doesn't look like there will need to be a meeting. He stated they may want to take action since it looks like there are no applications. He also stated there is a new planner he would like to introduce and his name is Nolan McCase. He stated he was present at the meeting but did not have a web feed. He then commented that hopefully everyone would get to meet soon at an upcoming meeting.


New Business – Mr. Darpel stated since there isn't anything on the agenda for July they wouldn't have to meet. He asked for a motion with regard to foregoing the meeting for July. Mr. Bridges made the motion to approve. Mr. Bethell seconded. All in favor by acclamation. Mr. Bridges then asked about the August meeting and what that would entail. Mr. Darpel stated they didn't know as of yet in terms of whether that would be virtual or not.

There being nothing further to come before the Commission, a motion to adjourn was made by Ms. Snyder and seconded by Mr, Pannunzio. All in favor by acclamation. The meeting then adjourned at 7:08 p.m.

APPROVED:

Chair

Date



8/6/20
