

**KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING**

Minutes

Mr. Darpel, Chairman, called the meeting to order on September 1, 2022, 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 located in Covington, Kentucky. Attendance of members (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			X			X			
Margo Baumgardner	Crestview Hills		X	X	X	X	X						
Todd Berling	Fort Wright		X	X	X	X	X		X	X			
Jeff Bethell	Fort Mitchell		X	X		X	X	X		X			
Gailen Bridges	Bromley	X	X	X	X	X	X	X	X	X			
Paul Darpel, Chair	Edgewood	X	X	X	X		X		X	X			
Brian Dunham	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	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	X			
Joe Pannunzio	Elsmere		X	X	X		X	X	X	X			
Dan McElheney	Erlanger			X		X		X	X				
Sean Pharr	Covington		X	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				
Greg Sketch	Crescent Spgs	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			
Kristi Zavitz	Ryland Hts.			X									

Also present were Mr. Mathew Smith, Legal Counsel, and the following PDS staff: Mr. Patrick Denbow and Mr. Andy Videkovich

“X” denotes attendance at the regular meeting and “x” denotes attendance at the continuation meeting.
“*” denotes arrival after roll call was taken.

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AGENDA:

Mr. Darpel asked for a motion to approve the agenda as submitted. He asked for any questions or comments on the agenda. There being none, he then asked for a motion. Ms. Snyder made the motion to approve the agenda as submitted. Mr. Ryan seconded. All in favor by acclamation.

APPROVAL OF THE MINUTES

Mr. Darpel asked for any questions or comments for the minutes from August. There being none, he asked for a motion to approve. Mr. Bridges made the motion to approve. Mr. Ryan seconded. A roll call vote found Mr. Bridges, Mr. Ryan, Mr. Baker, Mr. Berling, Mr. Darpel, Mr. Hennessey, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Ms. Snyder and Ms. Vaughn in favor. Mr. Bethell abstained. Mr. France arrived after the roll was taken. The motion carried.

RECEIPTS AND EXPENDITURES:

Mr. Darpel stated the receipts and expenditures report was distributed. There being no questions or comments, he asked for a motion to approve the report. Ms. Snyder made the motion to approve the receipts and expenditures. Mr. Ryan 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: PC2208-0002

APPLICANT: City of Erlanger per Emi Randall, Director of Economic Development/Assistant City Administrator

REQUEST: Proposed text amendments to the Erlanger Zoning Ordinance; (1) removing multi-family residential as a permitted use within the BP (Business Park) Zone; (2) removing use specific standards for multi-family residential constructed within BP (Business Park) Zones; and (3) adopting use specific standards for Temporary Uses.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

PDS STAFF RECOMMENDATION

Favorable recommendation on the proposed text amendments to the Erlanger Zoning Ordinance; (1) removing multi-family residential as a permitted use within the BP (Business Park) Zone; (2) removing use specific standards for multi-family residential constructed within BP (Business Park) Zones; and (3) adopting use specific standards for Temporary Uses.

Ms. Emi Randall addressed the Commission in favor and stated she just wanted to state that the intent of the city with the amendment was not to prohibit multi-family development in that area but to rather have some control if a development would come through. She stated she just wanted to clarify that and would welcome proposals that would come through. She stated this is just to get it back in that review process so there is some more oversight. She stated they saw it as something that could be useful going forward.

Mr. Darpel asked for any questions or comments on the issue. There being none, he then closed the public hearing for discussion. There being no comments, Mr. Darpel reconvened and closed the public hearing and asked for a motion on the matter. Mr. Berling made the motion to approve based on Staff's recommendations as well as compliance with Kentucky State Statute. Ms. Snyder seconded the motion. A roll call vote on the matter found Mr. Berling, Ms. Snyder, Mr. Baker, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Hennessey, Mr. Logsdon, Mr. Martin, Mr. Pannunzio, Mr. Pharr, Mr. Ryan and Ms. Vaughn in favor. Mr. France abstained. The motion carried.

Reports from Committees

Bylaws – Nothing to report.

Direction 2030 Implementation – Mr. Bethell stated they did not meet.

Executive – Mr. Darpel stated they did not meet.

Social Media - Mr. Ryan stated there was no report.

Subdivision Review – Mr. Darpel stated he thought they were going to have an item to review and be dealt with so there is nothing to report. He asked the Commissioners to watch their emails to try to set something up.

Z21 Review - Mr. Bridges stated there was no report.

Comments from Commissioners - Nothing to report.

Report from Legal Counsel – Nothing to report.

Reports/Announcements from Staff - Mr. Videkovich stated the Z21 project was moving along for numerous cities, including Ft. Wright. He stated they have actually been in front of city council and they are currently reviewing it and hopefully that will lead to them filing an application and getting that adopted. He noted in other news with Z21 they have been in front of the City of Crestview city council and also the county and they have agreed to the process. He noted they want to wait a little before starting into that. He noted he also wanted to bring to attention an article from this morning about affordable housing. He encouraged the Commissioners to take a look at it if they haven't seen it. He stated Mr. Simpson was quoted there with his experience with affordable housing.

General Correspondence - None.

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 Mr. Ryan. All in favor by acclamation. The meeting then adjourned at 6:37 p.m.

APPROVED:

Chair



Date

Paul J. Dorpel
10/6/22