

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes

Mr. Brian Dunham, Chairman, called the meeting to order on May 1, 2025, 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 |
|--------------------------------|---------------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| Margo Baumgardner | Crestview Hills | | | | | X | | | | | | | |
| Todd Berling | Fort Wright | | X | | X | | | | | | | | |
| Jeff Bethell | Fort Mitchell | | X | X | X | | | | | | | | |
| Gailen Bridges | Bromley | | X | X | X | X | | | | | | | |
| Paul Darpel, Vice Chair | Edgewood | | X | X | X | | | | | | | | |
| Gabriella DeAngelis | Covington | | X | X | X | X | | | | | | | |
| Brian Dunham, Chairman | Kenton Cty | | X | X | X | X | | | | | | | |
| Tom France | Ludlow | | X | X | X | X | | | | | | | |
| Betsy Janes | Villa Hills | | X | X | | X | | | | | | | |
| Todd Herrmann | Erlanger | | X | X | X | X | | | | | | | |
| Matthew Martin | Taylor Mill | | X | X | X | | | | | | | | |
| Sean Pharr | Covington | | X | | | X | | | | | | | |
| Phil Ryan, Treasurer | Park Hills | | | X | X | X | | | | | | | |
| Kareem Simpson | Covington | | X | X | | X | | | | | | | |
| Greg Sketch | Crescent Spgs | | X | X | X | | | | | | | | |
| Maura Snyder | Independence | | X | X | X* | X | | | | | | | |
| Debbie Vaughn | Kenton Co | | X | | | | | | | | | | |
| Quin Wichmann | Ryland Hts. | | | 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: Legal Counsel Mr. Matt Smith, and the following PDS staff: Ms. Megan Bessey, Mr. Patrick Denbow, Mr. Cody Sheets, Mr. Andy Videkovich and Ms. Adalaide Sheets.

Mr. Dunham recognized Mr. Joe Pannunzio who served on the Commission from 2012-2025 for the City of Elsmere. He thanked him for his years of service to the Commission and presented him with a plaque in recognition of that service. Mr. Pannunzio commented briefly stating he was very happy to have been a part of the Commission.

AGENDA:

Mr. Dunham asked for a motion to accept the agenda as presented. Ms. Snyder made the motion to approve the agenda. Mr. Ryan seconded. All in favor by acclamation.

APPROVAL OF THE MINUTES:

Mr. Dunham stated the minutes from February and April were distributed. There being no additional comments or corrections, he then asked for a motion to approve the April meeting minutes. Mr. Bridges made the motion to approve. Mr. Herrmann seconded. A roll call vote on the motion found Mr. Bridges, Mr. Herrmann, Ms. Baumgardner, Ms. DeAngelis, Mr. Dunham, Mr. France, Mr. Ryan, Ms. Snyder and Mr. Wichmann in favor. Ms. Janes, Mr. Pharr and Mr. Simpson abstained. The motion carried. Mr. Bridges then made a motion to approve the minutes for February. Mr. France seconded the motion. A roll call vote on the motion found Mr. Bridges, Mr. France, Ms. DeAngelis, Mr. Dunham, Ms. Janes, Mr. Herrmann, Mr. Pharr and Ms. Snyder in favor. Ms. Baumgardner, Mr. Ryan, Mr. Simpson and Mr. Wichmann abstained. The motion carried.

ACTIONS BY STAFF:

RECEIPTS AND EXPENDITURES:

Mr. Dunham stated the receipts and expenditures report for April was distributed. There being no comments or questions regarding the report, Mr. Dunham then asked for a motion to approve. Mr. Ryan made the motion to approve the receipts and expenditures. Ms. Snyder seconded the motion. All in favor by acclamation. The motion carried.

FY2026 BUDGET:

Ms. Nicole Cullum addressed the Commission and stated everyone should have received the copy of the proposed budget. She noted the total proposed revenue was \$1,991,658 of which the main source is a PDS contractual contribution of \$1,820,408. She stated this is less than the corresponding expense because they have to balance the budget and the most sensible way would be to adjust that line item. She highlighted the report and noted the application fees are projected to decrease from the previous year. She noted application fees are projected to decrease from \$150,000. She also noted interest income is noted at \$36,000 and noted it has decreased from last year. She then moved onto expenditures and noted a total of \$1,983,658 again primarily from PDS staff services of \$1,846,398. She noted this is a decrease from last year due to some staffing changes that have or will occur and also due to two staffing positions that need to be filled. She stated there is a new line item for consultant services of \$50,000 and noted they are adding that line item

because from time to time they utilized consultants. She then noted the miscellaneous item was increased from \$1,000 to \$4,000. She noted there was a revenue minus expenditures line because in the past that was reserved as a line item expense and that is not the most appropriate way to do that. She stated the reserve will remain unchanged and the surety interest reserve will increase by \$8,000. She also stated she is estimating a \$80,808.00 surplus at the end of the fiscal year. She noted they are requesting the surplus be assigned back to PDS because it's not needed in the next fiscal year. Mr. Dunham noted historically the reserve has been too low and noted they've finally gotten to the \$500,000 figure. He then stated they've looked at that target and whether or not that should be increased and the executive committee believes it should just stay at the \$500,000 and if that's the case, the \$224,000 should just go back to PDS because they don't need it. Mr. Ryan then noted their Bylaws require that they analyze the reserve fund every year. Mr. Dunham stated this can be handled through either one or two motions. He asked if anyone had an objection to combining the two for efficiency sake. Mr. Ryan made the motion to approve the budget for 2025/2026 and for a recommendation to revert the unassigned funds back to PDS. Mr. Simpson seconded the motion. A roll call vote on the matter found Mr. Ryan, Mr. Simpson, Ms. Baumgardner, Mr. Bridges, Ms. DeAngelis, Mr. Dunham, Mr. France, Ms. Janes, Ms. Herrmann, Mr. Pharr, Ms. Snyder and Mr. Wichmann in favor. The motion carried. Mr. Smith stated the budget is approved.

FY2025/2026 FEE WORKSHEET:

Mr. Darpel stated there would be a 1.5% increase in fees due to the increase in the CPI (Consumer Price Index). Ms. Briet stated those fees that didn't change due to the CPI increase are required to be kept at those fixed amounts. Mr. Darpel then asked for a motion on the matter. Mr. Ryan made the motion to approve. Ms. DeAngelis seconded the motion. A roll call vote on the motion found Mr. Ryan, Ms. DeAngelis, Ms. Baumgardner, Mr. Bridges, Mr. Dunham, Mr. France, Ms. Janes, Mr. Hermann, Mr. Pharr, Mr. Simpson, Ms. Snyder and Mr. Wichmann in favor. The motion carried.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

PUBLIC HEARINGS

FILE NUMBER: PC-25-0002-PF

APPLICANT: Matthew Rigg on behalf of the Kenton County Board of Education

LOCATION: 440 Dudley Road; an area of approximately 21.43 acres located at the terminus of Tupman Lane in Edgewood.

REQUEST: A public facility review per KRS 100.324 and KRS 147.680

Staff presentation and Staff recommendations by Ms. Megan Bessey

PDS STAFF RECOMMENDATION

Favorable recommendation on the proposed public facility request per KRS 100.324 and KRS 147.680.

Mr. Matt Rigg with the Kenton County School District addressed the Commission and thanked Ms. Bessey for the information and commended her on her presentation. He stated he was happy to answer any questions anyone had. He noted he would also like to thank the City of Edgewood for their partnership to get to this point to be able to have the safer entryway that they're now going to have, especially for pedestrians crossing across Dudley. He stated they know that is going to be much safer. He additionally noted one of the other priorities with this project was to make sure they don't have cars stacking onto main roads. He noted they've had that issue at dismissal time with cars backing onto Dudley. He stated with that single entrance they have with trying to get buses in at the same time cars are coming in, and with the way they have had to route some of the cars on the property has made it a challenge to try to ensure the safety of the community and of their staff and their students. He commented they feel this is going to solve a lot of issues. He noted the City of Edgewood has been attempting to realign that intersection for about thirty years, so finally things have come to alignment where they can make that happen. He noted he was happy to answer any questions on behalf of the district. Mr. Dunham stated it looks like a great project and it is very thoughtfully done. He noted he has lived in Edgewood for many years so he is fully aware of the stacking issues and the dangers of kids crossing the street at that intersection so he knows it's been a lot of work to get to this point. He then congratulated Mr. Rigg. Mr. Wichmann asked if the new area to the west has access in and out. Mr. Rigg stated currently it is proposed that there would be an additional right out only at that west exit and this allows some additional egress that they currently have not had. He noted this is one way in and one way out so right in and right out only.

Mr. Dunham stated for the newer Commissioners the public facility reviews are somewhat unique. He then stated ordinarily they would make a recommendation and it would go on to the legislative body to the city or to the fiscal court for a vote. He stated since public agencies are not subject to zoning, they simply review and see if it is in alignment with the Comprehensive Plan, so it's pretty straightforward. Mr. Dunham then recessed the public hearing for discussion amongst the Commissioners. There being none, he then closed the public hearing and asked for a motion on the matter. Mr. France made the motion finding the application is in accordance with the Comprehensive Plan. Mr. Ryan seconded the motion. A roll call on the vote found Mr. France, Mr. Ryan, Ms. Baumgardner, Mr. Bridges, Ms. DeAngelis, Mr. Dunham, Ms. Janes, Mr. Herrmann, Mr. Pharr, Mr. Simpson, Ms. Snyder and Mr. Wichmann in favor. The motion carried unanimously.

FILE NUMBER: PC-25-0003-PF

APPLICANT: Robert Ehmet Hayes and Associates, LLC per Noah Onkst on behalf of the Erlanger Elsmere Board of Education

REQUEST: A public facility review per KRS 100.324 and KRS 147.680

Staff presentation and Staff recommendations by Mr. Cody Sheets

PDS STAFF RECOMMENDATION

The proposed public facility is in agreement with the comprehensive plan per KRS 100.324 and KRS 147.680.

Mr. Noah Onkst addressed the Commission in favor of the issue and thanked Mr. Sheets for his work on the project. He stated this facility was built in 1954 with additions mainly in the 60's and 70's. He noted twenty years ago in about 2005 the District came to their office and they developed a master plan essentially to replace the entire facility a phase at a time. He then stated three phases were completed in 2007, 2008 and 2012. He noted at that time the District shifted their priorities to another school in the District that was growing and a couple years ago they came back and wanted to continue the project to replace the high school, albeit with some changes to the original master plan. He noted the building has become difficult to maintain due to its age and it's not really adaptable for current educational purposes. He noted low ceilings and roof lines are not conducive to adding technology. He stated the best course of action is to replace it. He noted at this point the plan is to tear down the majority of the original section along with the sections from the 60's and 70's. He additionally noted the only original portion that would remain would be the gymnasium. He additionally noted there really is no change to the school capacity and noted the new footprint is very similar to the current footprint. He then

stated the school is still sized for 750 students as it has been for a number of years. Mr. Ryan asked if the school would remain in use while the demo was going on. Mr. Onkst stated they would and would be utilizing 4 double unit mobile classrooms and noted they may utilize the middle school as well so starting this fall they will be using mobile classrooms. Mr. Dunham asked about the timing for construction. Mr. Onkst stated it would be 2-2 ½ years they estimate of construction.

There being no other questions or comments, Mr. Dunham recessed the public hearing for discussion. There being none, he then reconvened and closed the public hearing. He then asked for a motion to approve the application. Mr. Herrmann made the motion to approve the plan based on the facts and consideration from Staff and noted it is also in line with the Comprehensive Plan. Mr. France seconded the motion. A roll call vote on the matter found Mr. Herrmann, Mr. France, Ms. Baumgardner, Mr. Bridges, Ms. DeAngelis, Mr. Dunham, Ms. Janes, Mr. Pharr, Mr. Ryan, Mr. Simpson, Ms. Snyder and Mr. Wichmann in favor. The motion carried.

FILE: PC-25-0005-MA

APPLICANT: Erica Shadoin on behalf of A&K Enterprise, Inc.

LOCATION: An area of approximately 1.94 acres on the southwest side of Cave Run Drive between Dixie Highway to the southeast and Barkley Drive to the northwest, approximately 415 feet northwest of Dixie Highway in Erlanger. **REQUEST:** A proposed map amendment to the Erlanger Zoning Ordinance changing the property from R-M (Residential Mixed) Zone to NC (Neighborhood Commercial) Zone; the applicant proposes to construct a 10,241 square foot corporate office building. There will be 62 off-street parking spaces and access off of Cave Run Drive.

Staff presentation and Staff recommendations by Mr. Patrick Denbow

PDS STAFF RECOMMENDATION

Favorable recommendation on a proposed map amendment to the Erlanger Zoning Ordinance changing the property from R-M (Residential Mixed) Zone to NC (Neighborhood Commercial) Zone; the applicant proposes to construct a 10,241 square foot corporate office building. There will be 62 off-street parking spaces and access off of Cave Run Drive.

Mr. Don Riley addressed the Commission in favor of the issue and stated he is here on behalf of the applicant Erica Shadoin. He stated he would be the one constructing the building and noted he does have the actual plans with him if anyone would like to see them. He noted they are going to make the building cosmetically appealing to the neighborhood and it will be a good addition to the neighborhood. He noted he's actually friends with the people across the street who own the printing company. He stated they plan on making it really nice and noted they have agreed to comply with any sidewalks or landscaping that they need to. The plans were then made an exhibit to the meeting and made a part of the record. Mr. France asked why there was so much parking. Mr. Tim Oldler addressed the Commission and stated they have nineteen restaurants and they do a lot of training there, they have classes there, they bring in all kinds of assistant managers there to do classes, etc so that is why there is so much parking. He additionally noted it's not every day and once a month they have meetings and once every two or three months they do big training meetings. He additionally noted it's not that often but you have to have the parking. He further noted at their current building on Dixie Highway they run out of parking all the time there so they wanted to make sure they had plenty of spots. He additionally added they want to grow and have plenty of room to grow too. Mr. Riley stated Ms. Shadoin stated she is very community driven and she will be a good addition and be very involved in the community as well.

Mr. Dan Shields addressed the Commission and stated they are happy to have another commercial business with them but noted his concern would be the additional traffic patterns at that light at Cave Run. He stated that light gets congested early in the day and so his concern is traffic patterns. He asked if that could be looked at. He stated they are happy to see another business there but was just concerned about that.

Ms. Veda Smith addressed the Commission and stated she is representing Erlanger Lakes. She noted one of the concerns would be traffic and if a traffic study was done. She asked if that would be a problem there and if a lot more traffic was going to be added to the area. She additionally asked if the change would change their taxes if the zoning was changed. She additionally noted issues with sewage and water flow and asked how this development would affect that. She additionally asked how many people the building will facilitate. Ms. Smith additionally noted a concern of traffic coming on and off of Dixie. She further asked what A&K Enterprises does and what their business is. Mr. Dunham clarified that the applicant, A&K, is the property owner, but they're not going to be operating that office there. He additionally noted he believed he saw McDonalds training on the plans but he gathered they own McDonalds and maybe other restaurants. He stated they would not be running a restaurant, they would have an office and training there.

All others registered to speak had nothing to add.

Mr. Don Riley and Mr. Tim Oldler addressed the Commission in rebuttal and stated there will be 4 full time staff that will be working there from 9 to 5 Monday through Friday. He stated he will have an office there but he can't tell you how often they are going to be there. He further stated once a month they have a meeting there from 8:30 in the morning to about 11:00. He stated they only do McDonalds training. He also noted they do food safety training there and there might be ten people in the class. He also stated another class would have one to two classes once a month and that would be during the day. Mr. Oldler stated when he does one of the big classes it will be about 30 people and they will be there from 8:30-11 for two days. Mr. Dunham asked how often he does the one to two day classes. Mr. Oldler stated about once a quarter at the most but probably less. Mr. Dunham then commented about the sewage and water flow question that was raised and noted the area was pretty flat. Mr. Riley stated yes it was pretty flat and there are only five bathrooms in the whole facility and maybe three even get used. Mr. Dunham then asked how many people would be there total. Mr. Oldler stated there are 4 full time employees there. Mr. Dunham then commented so about 30-40 people then would be the total max. Mr. Oldler stated that would be max once a quarter.

Ms. Smith then addressed the Commission in rebuttal and comments about the water flow and stated it is from the parking lot into that area. Mr. Dunham noted that SDI requires that any new projects cannot create more storm water coming off of their site so it has to be contained.

Mr. Dunham then recessed the public hearing for discussion. Mr. Dunham stated it's been a while since they've seen an office and those are important and vital to tax dollars. He noted it sounds like the usage is pretty limited. Mr. Wichmann noted he should perhaps recuse himself since his firm has had contact about this project. He noted they had actually given them a proposal for the development. Mr. Smith stated he would probably want to recuse himself and step down so he wouldn't be counted with any vote. Mr. Ryan stated generally you recuse yourself before the application is being heard. Mr. Wichmann noted he didn't recognize the applicant. Mr. Dunham stated in the grand scheme of things he would be more concerned if it were 75 people working there every day of the week. Mr. France noted he still thinks it's a little overkill on the parking and maybe there could be some considerations to increase the landscaping and decrease the parking but it's really the owner's choice. Mr. Ryan asked if the sidewalk was required on the dog leg section. Mr. Denbow stated that was only on the road frontage. There being no further discussion, Mr. Dunham reconvened and closed the public hearing. He then asked for a motion. Mr. Herrmann then made the motion to approve the map amendment based on Staff's Amendment and noted it is consistent with the Comprehensive Plan. Mr. Ryan seconded the motion. A roll call vote on the matter found Mr. Herrmann, Mr. Ryan, Ms. Baumgardner, Mr. Bridges, Ms. DeAngelis, Mr. Dunham, Mr. France, Ms. Janes, Mr. Pharr, Mr. Simpson and Ms. Snyder in favor. Mr. Wichmann recused himself from any voting on the issue. The motion was approved.

FILE: PC-25-0003-TX

APPLICANT: The City of Covington per Kaitlin Bryan, Regulatory Services and Historic Preservation Manager

REQUEST: A text amendment to the Covington Neighborhood Development Code to allow Recycling Facility, Class 2 as a Conditional Use within the SI (Suburban Industrial) Zone.

Staff presentation and Staff recommendations by Ms. Adelaide Sheets

PDS STAFF RECOMMENDATION

Favorable recommendation on the proposed text amendment to the Covington Neighborhood Development Code to allow for Recycling Facilities, Class 2 as a conditional use within the SI (Suburban Industrial) Zone.

Ms. Kaitlin Bryan addressed the City of Covington and stated they are requesting the text amendment to allow the class 2 recycling as a conditional use in the zone and feel it would support the existing facility which is also a conditional use in that zone. She noted Rumpke is not expanding to add recycling at the existing transfer station. She noted the existing recycling facility is relocating to south Covington and they want to retain that business and allow them to expand.

Mr. Dunham recessed the public hearing for discussion amongst the Commissioners. He noted he is in favor of adding more conditional uses and giving more flexibility and given the location of this it seems to make a lot of sense to him. There being no further comments, Mr. Dunham reconvened and closed the public hearing. He then asked for a motion on the matter. Mr. Pharr made the motion to approve the request based on Staff's report and testimony finding that the regulations are reasonable. Ms. Simpson seconded the motion. A roll call vote on the matter found Mr. Pharr, Ms. Simpson, Ms. Baumgardner, Mr. Bridges, Ms. DeAngelis, Mr. Dunham, Mr. France, Ms. Janes, Mr. Hermann, Mr. Ryan, Ms. Snyder and Mr. Wichmann in favor. The motion carried.

SRA-25-0001 Kenton County Subdivision Regulations Amendment

Mr. Andy Videckovich stated they did not have a formal presentation and it was his understanding that Mr. Dunham would be better at explaining it. Mr. Dunham stated it is pretty straightforward and his understanding is this discussion was initiated by the Building Industry Association. He noted the concerns were there weren't enough sufficient materials available and there was only one option locally to buy certain materials for road construction. He noted they came up with some alternatives that would give them more flexibility in acquiring the materials.. He stated they talked to engineers and they feel comfortable that these will still result in a reliable street that would last but give the folks making the improvements and constructing the drives some more options when they're buying the materials. Mr. France clarified this only applies to concrete streets, not asphalt. Mr. Dunham stated that was correct. Mr. Simpson stated they did talk about this in the sub regs committee and noted he agreed with everything stated and that it makes sense. Mr. Dunham then stated if everyone is okay with that they would recess the public hearing for discussion, then reconvene and close the public hearing. He then asked for a motion. Mr. Simpson made the motion to approve based on recommendations by the Sub Regs Committee. Ms. DeAngelis seconded the motion. A roll call vote on the matter found Mr. Simpson, Ms. DeAngelis, Ms. Baumgardner, Mr. Bridges, Mr. Dunham, Mr. France, Ms. Janes, Mr. Hermann, Mr. Pharr, Mr. Ryan, Ms. Snyder and Mr. Wichmann in favor. The motion carried.

Reports from Committees

Bylaws – Mr. Dunham stated he chairs the Bylaws and was looking at what other commissions do for their committees. He noted one of the things he noticed in going through the process is that we have a lot of standing committees compared to other commissions he looked at. He noted for example Campbell County has a zone change and an executive committee, Boone County has a zone change committee as well and a couple others and the other commissions have fewer committees. He noted he didn't see any that had governance committees like our Bylaws. He stated one of the others was the Social Media Committee. He noted Staff handles a lot of the

social media things that go out. He stated when they do have an item it's usually a clean up item. Mr. Dunham stated right now they are advertising they are having By Laws and Social Media Committee meetings every month only to cancel since it's just not needed. He noted he talked with Social Media. He stated right now it's a standing committee and those would have to be removed as standing committees. Mr. Ryan stated he thinks what he's hearing is when you're so effective and efficient like the Social Media committee, you're obsolete. He noted he would recommend reassigning the committee members. Mr. Videkovich stated he thinks it makes sense and they would be supportive of that as well. Mr. Dunham stated in front of the Commissioners they have to change the ByLaws language and would delete section 2 and section 5 article 12 of the Bylaws. He noted it would delete the Bylaws Committee and Social Media Committee and leave in place the Executive Committee, the Comp Plan Implementation Committee, and the Sub Regs Committee. The remaining regulations would be renumbered after those were removed. Mr. Dunham then asked for a motion to accept the changes to the Bylaws. Mr. Simpson made the motion to accept the proposed changes as noted in the agenda. Ms. DeAngelis seconded. All in favor by acclamation.

Direction 2030 Implementation – Mr. Simpson stated they do have a couple of things going on in the subcommittee. He stated they are helping support PDS Staff in an RFP for a consultant to help out with some of the items that have come up like the NKY Area Development District Housing Committee and following their lead and also with the Kenton County Plan updates that have come in to help identify spaces and identify areas in the county where income alliance and housing could be proposed. He noted it is just to identify spaces and is not to mandate that these areas be developed. He noted Staff has put out an RFP for a consultant to assist with that. He noted they have developed some strategies and action plans that are included in the RFP to identify key areas within Kenton county that can support such housing options and to conduct a public participation and education campaign. He stated they would get some ideas on where they could develop this type of housing. He further stated one of the goals was to prepare a plan where this housing is aligned. He stated one of the action items is to change zoning to allow additional housing types, change recommended land use to allow for increased density and to provide a list of funding opportunities. He noted \$50k was allotted for RFP and the project timeline is one year. He noted the RFP has been issued on the PDS website and the timeline is June to ask for authorization to negotiate and enter a contract. Mr. Dunham noted they've had consultants in the past and one thing they've heard loud and clear through the update is that housing is a big issue. He noted this is going to require work and some expertise and they need a consultant to do that. He stated they are not taking any action and there are no zone changes, this is simply to find an expert to consult with them. Mr. Dunham thanked Mr. Simpson for his work on the committee.

Executive– Mr. Dunham stated there was nothing to report

Social Media - Mr. Ryan stated there was nothing to report.

Subdivision Review– Mr. France noted that two, two and a half weeks ago there was a downed tree that blocked the only entrance into Tuscany that couldn't get in and couldn't get out. He stated there were about 50 cars that could not get in and half that could not get out. He noted it's the largest number of units that has a single access point. He noted he thinks they really ought to try to get that advanced to address future developments. He noted there are something like 900 units that are served off of one entrance. He noted that storm kind of brought to light their issue there. He stated the concern of emergency vehicles not being able to get in for an hour and a half. Mr. Dunham commented he has heard this multiple times over the years. Mr. Ryan stated this was brought up at the continuing education recently and one of the issues talked about was single access points and the need to rethink that. Mr. Simpson stated this came up in the Sub Regs meeting so he feels they will talk about this more because it does make sense. He noted Tuscany specifically was brought up.

Z21 Committee - Mr. Bridges stated they had two cities come through and asked if they signed up. Mr. Videkovich stated they are and they have one application and another application being looked

at currently. Mr. Dunham asked who had applied. Mr. Videkovich stated Crescent Springs has applied and they expect the City of Ludlow to apply. Mr. Dunham asked how many that leaves hanging out there. Mr. Videkovich stated both Edgewood and Crestview Hills are very close and Park Hills is very close as well. He stated he would say Unincorporated Kenton County is moving along but there might still be a little bit more time on that, and then they've got the smaller cities like Fairview, Fairview, Kenton Vale and Ryland Heights which they haven't gotten to but will get to when they've gotten through this round.

Comments from Commissioners - Nothing to report.

Legal Counsel - Nothing to report.

Reports/Announcements from Staff - Mr. Videkovich stated he just had one comment and noted some may already know this but Laura Tenfelde has taken a position with SD1 and unfortunately could not be present tonight which would be her last meeting. He noted she will be missed and fortunately she will be remaining in the area. Mr. Videkovich stated they are looking for the right person for the position and are taking some time to fill that position.

General Correspondence - Nothing to report.

New Business – None

Public Comments - None

There being nothing further to come before the Commission, Mr. Dunham asked for a motion to adjourn. A motion was made by Ms. Snyder and seconded by Mr. Simpson to adjourn. All in favor by acclamation. The meeting then adjourned at 8:15p.m.

APPROVED:

Chair _____

Date _____

DRAFT