

KENTON COUNTY PLANNING COMMISSION
REGULAR MEETING
Minutes

Mr. Brian Dunham, Chairman, called the meeting to order on June 5, 2025, at 6:15 p.m. and opened the proceedings with the Pledge of Allegiance and invocation by Mr. Phil 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		X						
Jeff Bethell	Fort Mitchell		X	X	X	X	X						
Gailen Bridges	Bromley		X	X	X	X	X						
Paul Darpel, Vice Chair	Edgewood		X	X	X		X						
Gabriella DeAngelis	Covington		X	X	X	X							
Brian Dunham, Chairman	Kenton Cty		X	X	X	X	X						
Tom France	Ludlow		X	X	X	X	X						
Betsy Janes	Villa Hills		X	X		X	X						
Todd Herrmann	Erlanger		X	X	X	X							
Matthew Martin	Taylor Mill		X	X	X		X						
Sean Pharr	Covington		X			X							
Phil Ryan, Treasurer	Park Hills			X	X	X	X						
Kareem Simpson	Covington		X	X		X	X						
Greg Sketch	Crescent Spgs		X	X	X		X						
Maura Snyder	Independence		X	X	X*	X	X						
Debbie Vaughn	Kenton Co		X				X						
Quin Wichmann	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: Legal Counsel Mr. Matt Smith, and the following PDS staff: Mr. Cody Sheets and Mr. Andy Videkovich.

Mr. Dunham noted the Ryland Heights seat was vacant for a period of time and by their statute, the Commission has the ability to fill that role. He further noted when they reached out to the mayor of Ryland Heights to talk about filling the seat, he thought it was a great idea to have Mr. Wichmann fill that seat. He noted he wanted the city council to make that appointment so the city council made the appointment. Mr. Dunham then stated it was probably a good idea to ratify that appointment in front of the whole Commission just so no one can say they didn't follow the statute and the city was not able to make that appointment. Mr. Darpel then asked for a motion to ratify his appointment. Mr. Darpel made the motion to ratify his appointment. Mr. Sketch seconded the motion. All in favor by acclamation. Mr. Dunham noted Mr. Wichmann abstained from voting.

AGENDA:

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

APPROVAL OF THE MINUTES:

Mr. Dunham stated he and Mr. Bridges provided some changes to the minutes for the May 1st meeting.. He noted they would get those recirculated to give everyone a chance to look at them.

ACTIONS BY STAFF:

RECEIPTS AND EXPENDITURES:

Mr. Dunham stated the receipts and expenditures report for May were 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. Ms. Snyder seconded. All in favor by acclamation.

RECENT ACTIONS BY STAFF:

(No action required)

RECENT ACTIONS BY LEGISLATIVE BODIES:

(No action required)

FILE NUMBER: PC-25-0004-PF (COVINGTON PUBLIC FACILITY REVIEW)

APPLICANT: The Kleingers Group on behalf of Covington Independent Public Schools **LOCATION:** 501 West 19th Street, Covington; an area of approximately 7.07 acres located southeast of Glenn O. Swing Elementary School between Chapman Court / West 20th Street and West 21st Street.

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

SUMMARY: The applicant is proposing improvements to the existing softball/baseball diamond. This includes demolition of existing features and installation of new bleachers, a scoreboard, bullpen, batting cage, parking lot and field lighting, walkways, fences, retaining walls, and drainage system.

Mr. Simpson recused himself from the following issue due to a potential conflict of interest.

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. Brad Dagnello addressed the Commission on behalf of the applicant and stated he would be happy to answer any questions. He then stated everything was pretty much covered by the presentation but clarified the entire field is going to be synthetic turf, not just the bullpens.. He noted there are four new light poles going in for the sports field, two in the outfield and two in the dugouts to get coverage on the field. He stated those are directed lights that will be directed at the stadium. He commented with regard to the parking lot lighting and noted there are two light poles being replaced in the parking lot. He stated there will be a twenty foot fence line down the third baseline. He clarified it's twenty-four feet but it's around the backstop as well. Mr. Dagnello stated he just wanted to make sure that is clear. He additionally stated when they talk about the twelve foot fencing recommendations, he noted the existing fencing is sixteen feet that runs down the third baseline and along the alley. He noted the fence is going to be over twelve feet to try to keep as many of the softballs in play as they can so that is why they are showing it to be a taller fence. He additionally noted they have gone through the permit process with SD1 for the land disturbance permit and stormwater management detention.

There being no questions, Mr. Dunham recessed the public hearing for discussion. There being none, he then reconvened and closed the public hearing and asked for a motion. Ms. Vaughn made the motion to approve based on it being in accordance with the Comprehensive Plan. Mr. Bethell seconded the motion. A roll call vote on the matter found Ms. Vaughn, Mr. Bethell, Mr. Berling, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Ms. Janes, Mr. Martin, Mr. Ryan, Ms. Snyder, Mr. Sketch and Mr. Wichmann in favor. Mr. Simpson recused himself from any consideration and voting on the matter. The motion carried.

FILE NUMBER: PC-25-0005-PF (RYLAND HEIGHTS PUBLIC FACILITY REVIEW)

APPLICANT: Erpenbeck Consulting Engineers, Inc per Kevin Boerger, on behalf of the City of Ryland Heights
LOCATION: 9975 Locust Pike, Ryland Heights; an area of approximately 10.97 acres located on the north side of Locust Pike approximately 400 feet west of Whites road.

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

SUMMARY: The applicant proposes the construction of an approximately 3,000 square foot community center with 31 off-street parking spaces.

Staff presentation and Staff recommendations by Mr. Cody Sheets

PDS STAFF RECOMMENDATION

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

Mr. Ray Erpenbeck addressed the Commission and stated he was representing the City of Ryland Heights. He stated he was there to answer any questions but the Staff's report pretty well covered everything.

There being no questions, Mr. Dunham recessed the hearing for discussion amongst the Commissioners. There being none, Mr. Dunham then reconvened and closed the public hearing and asked for a motion on the matter. Mr. Wichmann made the motion to approve based on the fact that it is generally in compliance with the Kenton County Comprehensive Plan. Mr. Darpel seconded the motion. A roll call vote on the motion found Mr. Wichmann, Mr. Darpel, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Dunham, Mr. France, Ms. Janes, Mr. Martin, Mr. Ryan, Mr. Simpson, Mr. Sketch, Ms. Snyder and Ms. Vaughn in favor. The motion carried.

PUBLIC HEARINGS:

FILE NUMBER: PC-25-0006-MA (FORT WRIGHT MAP)

APPLICANT: Carlson Consulting Engineers, Inc. per Jared Hutchison on behalf of H Lee Scott Jr Trustee

LOCATION: 3450 Valleyplaza Parkway, Fort Wright; an area of approximately 24.84 acres located along the west side of Valleyplaza Parkway, between Viewpoint Drive and Highland Pike.

REQUEST: An amended Concept Development Plan within a PUD (Planned Unit Development) Zone of the Fort Wright Zoning Ordinance.

SUMMARY: The applicant proposes to construct an approximately 4,973 square foot addition onto the southeast (front-left) corner of the existing Walmart Supercenter, designate and re-design certain parking spaces for pickup only and delivery truck parking, install new parking lot signage, and restripe all of the existing paved areas on the lot.

Staff presentation and Staff recommendations by Mr. Andy Videkovich

PDS STAFF RECOMMENDATION

Favorable recommendation on amended Concept Development Plan within a PUD (Planned Unit Development) Zone of the Fort Wright Zoning Ordinance; The applicant proposes to construct an approximately 4,973 square foot addition onto the southeast (front-left) corner of the existing Walmart Supercenter, designate and re-design certain parking spaces for pickup only and delivery truck parking, install new parking lot signage, and restripe all of the existing paved areas on the lot.

Mr. Jerod Hutchinson stated he didn't have anything to add unless there were any questions. Mr. Ryan asked about the EV charging station area and asked if the area beyond that was for public parking. Mr. Hutchinson stated this would be designated for public parking. Mr. Hutchinson stated the spaces that are grayed out on the slide will be designated for the pickup area. Mr. Ryan then clarified that that area would be segregated from people shopping at Walmart. Mr. Hutchinson stated that was correct.

Mr. Dunham then recessed the public hearing for discussion amongst the Commissioners. Mr. Martin commented this is exactly what he was talking about a few months ago about the traffic studies and whether they are taking into account these delivery services. He noted this is kind of proving his point and stated it's becoming bigger and bigger. He stated Amazon will be in his neighborhood all day every day and then noted it is not just Amazon. There being no further discussion, Mr. Dunham then 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 and that it is consistent with the Comprehensive Plan and that it also meets the Ft. Wright zoning regulations. A roll call vote on the motion found Mr. Berling, Mr. Sketch, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Ms. Janes, Mr. Martin, Mr. Ryan and Mr. Simpson, Ms. Snyder, Ms. Vaughan and Mr. Wichmann in favor. The motion carried.

FILE NUMBER: PC-25-0004-TX (CRESCENT SPRINGS TEXT AMENDMENT)

APPLICANT: The City of Crescent Springs per Mike Daly, City Administrator

REQUEST: The City of Crescent Springs seeks to replace the current zoning ordinance with a new zoning ordinance that recognizes Crescent spring's development patterns, streamlines processes, and addresses new development trends.

Staff presentation and Staff recommendations by Mr. Videkovich

PDS STAFF RECOMMENDATION

Favorable recommendation on the new Crescent Springs Zoning Ordinance, including new text and a new zoning map.

Mr. Baker addressed the Commission and thanked the Staff and the city and the people on the committee who worked on it as well as the mayor for supporting it. He noted this is really a path forward for the city. He noted we will see what happens as businesses change and the character changes. He stated one thing unfortunately this doesn't address and can't is the traffic and it will still be too darn heavy but stated that's just the nature of where we are right now.

Mr. Dunham recessed the public hearing for discussion. Mr. Sketch stated he wanted to extend kudos to Patrick Denbow and stated he did a great job in keeping everyone on track in going through these regulations one by one. He stated he wanted to thank him and he was sorry he wasn't at the meeting as he wanted to thank him in person. Mr. Bridges stated as Chair of the Z21 Committee they did vet this and go over it with the city and the Staff and did come out with a favorable recommendation. Mr. Darpel stated the only comment he had and it was just his opinion but he stated that he was just never in favor of character standards and feels that they are far too restrictive. He stated he just doesn't feel they belong in here to the extent that they have them in his opinion.. Mr. Dunham asked him to explain what he meant for the new members of the Commission. Mr. Darpel stated when you start going into what door frames and what a certain look should be and you put zoning regulations in saying what it should look like, he doesn't think that's their job here. He noted there are people that want to bring certain brands in, especially on the commercial side. He noted they want to have a certain look and then you're going to put zoning regulations in saying you can't have that because that's not what we want it to be. He noted you can restrict it to some extent in his opinion, but stated that's not where we are. Mr. Ryan stated he thinks a good example is the previous application with Walmart. He noted that whole area was a development that had to have native buff colored brick, certain window blinds, and stated the progress in that area stagnated for many years because you had to have five acres to do something. He noted he thinks the city eventually overturned that and things started booming as a business.. He noted in certain situations it could be beneficial if you have a small community and you're trying to get a certain look and nothing exists there an you're trying to build anew. He further stated if you're trying to build on old stock and you're trying to convert everything, it makes it rather difficult and investment kind of lags.. He then noted he kind of agrees with Paul. Mr. Darpel then stated this is one tiny piece of it and no way would he vote it down because he has a difference of opinion on. He stated he thinks it's worth noting for down the road that you have to look at this for discussion points. There being no further discussion on the matter, Mr. Dunham reconvened and closed the public hearing and asked for a motion. Mr. Sketch then made the motion to approve the basis of Staff's report and that it is consistent with the Comprehensive Plan. A roll call vote on the motion found Mr. Sketch, Mr. Berling, Mr. Bethell, Mr. Bridges, Mr. Darpel, Mr. Dunham, Mr. France, Ms. Janes, Mr. Martin, Mr. Ryan, Mr. Simpson, Ms. Snyder, Ms. Vaughn and Mr. Wichmann in favor. The motion carried unanimously.

Reports from Committees

Direction 2030 Implementation – Mr. Simpson stated he had a quick update. He noted they didn't meet last month but will meet this month to discuss benchmarks for the comp plan.. He noted this is more to give an update

to what Staff had put out to help with a couple of deliverables that came out with the comp plan. He noted he was asked to help with selecting a contractor regarding two deliverables. He stated those are in-depth recommendations with potential infrastructure recommendations for income-aligned development, and a robust, strategic marketing campaign. He stated these were just recommendations and aren't mandates, just recommended areas in the county. He stated they did receive two very qualified submissions. He noted they went through a very robust strategic plan on the qualifications of the contractors before they interviewed both contractors. He stated after they interviewed both contractors they reached out to both applicants for clarifying information. He stated just to clarify his role was just to help serve to clarify an alignment with the Comprehensive Plan and to help Staff do that. He noted he also submitted his input on the candidates but noted this decision was solely based on Staff recommendations so he went with Staff's recommendations. He stated he's been through this process probably about thirty or forty times over the last fifteen to twenty years and working with Staff and working with contractors. He noted working with our PDS Staff has been one of the best experiences he's had and he wanted to give kudos to the team. He noted they were very professional and everything was on the up and up so he wanted to thank them. Mr. Videkovich thanked Mr. Simpson and added that the funding for this RFP was already allotted to pursue this so they are not going to be asking to expend additional and that has already been set aside. He noted they are looking at a timeline of approximately one year for the process. He noted they did select Community Scale and gave some additional background on what they will be able to provide to extend their capabilities and have an impact in this area. He noted they are asking for authorization for them to negotiate and sign a contract with Community Scale. Mr. Dunham noted one of the things he wanted to highlight is that the consultant is going to bring back a recommendation. He noted he is excited to see what they come back with. He thanked those involved for vetting them and getting us to this point. Mr. Berling asked if Community Scale is doing both parts of this that was outlined. Mr. Videkovich stated they are going to be doing the analysis and recommendations and the first two parts of it and then the third part, the public engagement, they're going to have to decide how that is going to move forward. Mr. Berling then asked if that third part was going to be outside the fifty thousand dollars or in addition to. Mr. Videkovich stated it was. Mr. Berling then stated that amount had not been allocated at this point, to which Mr. Videkovich stated not specifically but he will mention that the budget for next year does have money set aside for a consultant as well. Mr. Darpel asked when they say there was money set aside he asked was it in the Commissioner's budget. Mr. Videkovich then stated in next year's budget it's actually going to be in the Planning Commission's budget. He noted for this year's budget it got a little bit confusing as it was in PDS's budget, however, because this is a comprehensive planning related project which is the purview of the Planning Commission, which is why they are coming before the Planning Commission to seek this authorization. Mr. Darpel then stated his only concern is that if it's not within their budget and they are authorizing you to spend PDS money. He then stated if they want to make a recommendation to them, then he would understand that. He additionally commented that he doesn't think they have the authority to authorize the PDS executive director to spend fifty thousand dollars of PDS's money. He stated he just wants to understand and appreciates all the effort and this is exactly what the implementation committee is supposed to be doing. He stated he doesn't have an issue with it but this is an odd process and he doesn't want someone to come back later and say hey, this is on you somehow. Mr. Smith stated he agrees it's a little different but stated they are only authorizing it and PDS can shut it down if they want to. Mr. Darpel stated they can authorize with the condition of PDS approving and authorizing the funds. Mr. Dunham stated they can authorize it and if they don't get approval, it doesn't move forward. He noted historically PDS would budget for consultants that were for the Commission's projects that the Commission would reimburse PDS for. He noted in this process they started looking at things more closely and have more color and what is being paid for. He stated he doesn't know if they really need to do that but stated he thinks it's a good practice to show that from their standpoint they are authorizing it. Mr. Ryan asked if this was put in their budget for this year. Mr. Videovich stated this will appear on the budget for next year and they are currently under the current fiscal year.. Mr. Ryan then asked if they would be better off doing this next month to vote on it clean and clear and not have objections. Mr. Videkovich stated they have the money to spend this year so they want to make sure they use it this fiscal year or at least have the work and the contract signed this fiscal year. Mr. Bridges asked if they would be better off doing a recommendation over an authorization. Mr. Smith stated he thinks from PDS's side they're going to feel better since it is within the purview of the Planning Commission to authorize the

Executive Director to sign the agreement as it falls within their jurisdiction. He stated it is going to be on them to proceed and pay for the project. Ms. Vaughn stated could we change it slightly to read pursuant to the request of PDS Staff and the Direction 2030 Implementation Committee to clarify any misunderstandings or any concerns with regard to funding that the Commission agrees to authorize the Executive Director. She then stated then it would be clear that we are doing it pursuant to their request. Mr. Smith asked if that was a motion. Ms. Vaughn stated it is. Mr. Sketch seconded. All in favor by acclamation.

Executive— Mr. Dunham stated one thing he wanted to talk about with getting rid of the ByLaws and Social Media, he's looking at committee appointments and noted there are some that have a disproportionate amount of committee responsibilities and they also have some members who have indicated they would like to get involved. He stated he is looking to make some changes and to be prepared if you are on two active committees you might be on one. He additionally noted the other thing he is looking at is maybe slightly expanding the committee size. He stated for example Z21 - Mr. Bridges before the meeting stated that he had some meetings where it didn't have a quorum and it was embarrassing because he had city representatives there, which is kind of embarrassing. He noted a major part of the problem is his committee size is 6 and so he needs 4, and one of his appointments is for a city that doesn't have a representative right now. He stated if it's seven on the committee it gets a little bit easier. Mr. Dunham said he just wanted to give a heads up on that and stated if you're interested in getting off of a committee or getting on a particular committee to feel free to reach out to him.

Subdivision Review – Mr. Darpel stated they didn't meet after they approved the subdivision regulations change. He stated they received a very positive response which is good. He stated he would really like to look at some of these subdivisions with a single entry/single access point. He commented and stated they had a tree down in Tuscany and no one could get up or down that road. He noted he feels like they are doing a real disservice by not finding an answer to that.

Z21 Committee - Mr. Bridges stated they just met last night. He noted Crestview Hills came through and he believes they're going to submit and be on the July agenda. Mr. Bridges then stated if you would like to join the Z21 they don't meet that often because there are not that many left and they've only been coming through every few months. He noted their meetings are only about thirty minutes when they do have them so if you'd like to be on the committee to see him.

Comments from Commissioners - Mr. Dunham stated before they get to other reports and wrapping things up he would like to take a minute to recognize the secretary, Jennifer. He stated as you all know she takes the minutes for the meeting but what most probably don't know is she has been serving in that position since 1997 and has served under five chairpersons and alongside countless commissioners. He noted beginning next month the secretary responsibilities are going to be transitioned to PDS Staff and then recognized her for her work with the Commission.

Legal Counsel - Nothing to report.

Reports/Announcements from Staff - Mr. Videkovich stated next month's meeting was going to be the following Tuesday due to the holiday.

General Correspondence - Mr. Dunham stated they had an email from Boone County with regard to their Comprehensive Plan 2045.. He noted their website was updated to add their conditions information for the Comprehensive Plan elements. He also noted two save the dates for in person public engagement opportunities July on July 7th in Hebron and July 17th in Union. He stated he has attended several of those meetings along the years and there is so much development and growth going on there and it's pretty fascinating to see everything that they're working through there. If interested in planning in general, that is something to keep an eye out and get engaged in.

New Business – None

Public Comments - LinkNKY noted Thursday of next week starting at 5:30 at the Erlanger branch of the Kenton County library Link will be having its next community conversation free and open to the public. He noted all are welcome. Mr. Dunham commented and thanked Link for their leadership on that.

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. Darpel to adjourn. All in favor by acclamation. The meeting then adjourned at 7:40 p.m.

APPROVED:

Chair



Date

7-8-25