

CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE
May 13, 2025
MEETING

MEMBERS PRESENT:

Mr. CJ Peters-Chair
Mr. Michael Williams
Mr. Justin Verst
Mr. Jeff Schuchter
Mr. Dennis Bass
Ms. Sharon Haynes

MEMBERS ABSENT:

Mr. Troy Franzen
Ms. Megan Williams
Mr. Mark Turner

STAFF PRESENT:

Mr. Kirk Hunter, Principal Planner
Mr. Devin Allmoslecher, Admin Assistant
Mr. Matt Smith, Legal

1 Mr. Peters called the meeting to order at 6:30 PM. Following the Pledge of Allegiance. Mr. Allmoslecher
2 called the roll. A quorum was found.

3
4 Mr. Peters reviewed public hearing and meeting protocols.

5
6 The commission then turned their attention to the approval of the previous meeting's minutes. Mr.
7 Verst made a request for corrections and change to standard procedure. He asked that the minutes
8 include the individual votes of the commission members going forward. He made a motion to approve
9 the February 11th minutes conditional upon the individual vote information being added. The motion
10 was seconded by Mr. Bass.

11
12 A roll call vote was taken, with Mr. Peters, Mr. Verst, Mr. Williams, Mr. Schuchter, Ms. Haynes, and Mr.
13 Bass in favor.

14
15 The motion passed and the minutes were approved with corrections.

16
17 There was no old business to present.

18
19 Mr. Peters introduced the new order of business: case PZ-25-005 applicant The May Twenty Trust. The
20 request being for a zone change from A-1 to RC for approximately 6.2 acres; and a development plan at
21 1030 Cooper Bain Road in Unincorporated Campbell County.

22
23 Ms. Minter then presented the staff report as attached.

24
25 Following Ms. Minter's report, Mr. Peters opened the floor to the commission for comments or
26 questions for staff.

1
2 Mr. Verst inquired as to whether the structure [at 1030 Copper Bain] has been used as residential as it
3 was only built within the year. Ms. Minter clarified that the applicant believed he would need to use the
4 space as a temporary home with large storage, but in the end, he did not need to do that. Ms. Minter
5 confirmed that if this zone change is approved, the structure would be used for commercial purposes.
6

7 Mr. Verst also confirmed with Ms. Minter that the structure [at 1030 Copper Bain] would meet the
8 setbacks for the RC zone. She noted that the structure meets the setbacks for both the current zone and
9 the proposed RC zone.
10

11 Mr. Schuchter asked for clarification on the owners of the properties. Ms. Minter clarified that May
12 Twenty trust submitted the application, but that all owners of the properties within the zone change
13 were signatories on said application.
14

15 Mr. Schuchter also asked if the building [at 1030 Copper Bain] would meet commercial building code.
16 Ms. Minter clarified that the structure was inspected to meet both residential and commercial code.
17

18 Mr. Verst asked if the applicant would be required to come back for a tenant finish permit. Ms. Minter
19 stated that they would.
20

21 Ms. Haynes inquired about what the future planned use would be specifically. Ms. Minter stated that
22 while the applicant plans to sell or lease to a small business, that type of business had not yet been
23 specified.
24

25 Mr. Peters then invited the applicant to speak.
26

27 Mr. Keith Johnson, Attorney representing the applicants introduced himself and stated that the
28 applicants had chosen Mr. Dave Barone to speak on their behalf in regards to 1030 Copper Bain.
29

30 Mr. Barone addressed the commission. He stated that he was the contractor on the project at 1030
31 Copper Bain which was originally intended to be a residence, and clarified that they built the structure
32 to meet both residential and commercial building code. He also stated that it is now their intent to sell
33 the structure as a commercial use because of the location. Mr. Barone noted that any additional
34 conversions needed would be the responsibility of the new owner.
35

36 Mr. Peters then opened the floor to the public. Members in attendance declined to speak.
37

38 Mr. Peters entertained a motion to recess.
39

40 Mr. Verst made a motion to recess, seconded by Mr. Williams. A roll call vote found all in favor. Motion
41 passed, and the commission took recess from the public hearing to discuss amongst themselves.
42

43 Ms. Minter shared that the nearby school had requested a copy of the staff report, but did not offer any
44 comment upon receipt of the document, and that one neighbor who was not able to attend did express
45 that they were in favor of the zone change.
46

47 The commission discussed possible uses in the RC zone.
48

1 Mr. Smith suggested that this approval be conditional upon the approval of a site plan, and that such
2 condition should be included on a certificate of land use restriction so that the purchaser of the property
3 would be aware.

4
5 Mr. Peters opened the floor up for motions.

6
7 Mr. Verst made a motion to reopen the hearing, seconded by Ms. Haynes. A roll call vote found all in
8 favor and the public meeting was reopened.

9
10 Mr. Verst then made a motion to approve the requested zone change subject to the condition that the
11 ultimate user for the facility will be required to submit a final stage two development plan to staff for
12 review along with any permits for a tenant finish. The motion was seconded by Mr. Williams.

13
14 A roll call vote was taken. With Mr. Peters, Mr. Verst, Mr. Williams, Mr. Schuchter, Ms. Haynes and Mr.
15 Bass voting aye. Mr. Franzen, Ms. Williams, and Mr. Turner being noted as absent.

16
17 The motion passed.

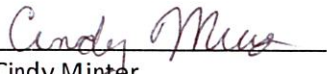
18
19 Ms. Minter then reviewed recent training hours and requested a motion to approve.

- 20 • Sharon Haynes 4 Hours - Northern KY Housing Strategy Briefing and Discussion Nov 18, 2024
- 21 • Jeff Schuchter 6 Hours - KY Land Rights and Regulations Nov 15, 2024
- 22 • CJ Peters 8 Hours - ALLOR workshop Feb 28, 2025
- 23 • Patti Dischar 8 Hours - ALLOR workshop Feb 28, 2025
- 24 • Cindy Minter 8 Hours - ALLOR workshop Feb 28, 2025
- 25 • Kirk Hunter 8 Hours - ALLOR workshop Feb 28, 2025
- 26 • Justin Verst 6 Hours - Continuing Legal Education – KY Land Use and Zoning Feb 27, 2025
- 27 4 Hours - BOA Training (Kenton County) Mar 29, 2025
- 28 • John Fessler 1.5 Hours - Podcast from the Ohio Group – ADUs and equitable land use policies
- 29 Feb 25, 2025
- 30 4 Hours - BOA Training (Kenton County) Mar 29, 2025
- 31 • Mike Williams 4 Hours - BOA Training (Kenton County) Mar 29, 2025

32
33 Ms. Haynes made a motion to approve the training hours as presented. Mr. Bass seconded. A roll call
34 vote found all in favor. The motion passed and the training hours were approved.

35
36 Mr. Peters entertained a motion to adjourn. Mr. Verst made the motion to adjourn. Mr. Williams
37 seconded. The meeting was adjourned.

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39
40
41 Respectfully Submitted,

42 
43 Cindy Minter
44 Director
45

Approved:


CJ Peters
Chair