

**CAMPBELL COUNTY & MUNICIPAL PLANNING & ZONING COMMISSION
MINUTES OF THE MAY 12, 2015 MEETING**

MEMBERS PRESENT:

Ms. Deborah Blake
Ms. Lauri Harding
Mr. Steve Stapleton
Mr. Edward Stubbs
Mr. Mark Turner
Mr. Michael Williams, TPO
Mr. Larry Barrow, Vice Chair
Mr. Justin Verst, Chair

MEMBERS ABSENT:

Mr. Dennis Bass

STAFF PRESENT:

Ms. Cynthia Minter, Director
Ms. Stephanie Turner, Secretary
Mr. Matt Smith, Legal Counsel

STAFF ABSENT:

Mr. Ryan Hutchinson, Planner

Mr. Verst called the meeting to order at 7:05 PM. Following roll call, a quorum was found to be present. Ms. Minter introduced new commissioner, Mr. Mark Turner. Mr. Turner was sworn in just prior to the meeting and eligible to fully participate in tonight's meeting. Mr. Verst welcomed Mr. Turner. Mr. Verst asked if everyone had reviewed the March 10, 2015 meeting minutes and asked if there were any additions or corrections. There being none, Mr. Verst called for a motion. Mr. Barrow made a motion to approve the March 10th meeting minutes as submitted. Mr. Williams seconded the motion. Mr. Verst called for a roll call vote. A roll call vote found Ms. Blake, Ms. Harding, Mr. Stapleton, Mr. Stubbs, Mr. Williams and Mr. Barrow in favor of the motion. Mr. Turner and Mr. Verst abstained. Motion passed.

Mr. Barrow asked Ms. Minter if there was any unfinished business item to discuss. Ms. Minter stated that she did want to give the Commission an update on the status of the update to the Comprehensive Plan Vision, Goals and Objectives. Ms. Minter advised the Commission that drafts of the update has been released to the public by being announced online via the County's website; printed forms available at the Campbell County Planning and Zoning as well as the City Offices of Melbourne, Southgate, Silver Grove, Woodlawn, and Crestview; announced at Fiscal Court and City meetings (which appear on cable); legal notices placed in the Campbell County Recorder; and posted on Facebook. There have been inquiries by many parties and presentations have been made to the Campbell County Fiscal Court; the cities of Cold Spring, Ft. Thomas, Highland Heights, Crestview, Melbourne, Silver Grove, Southgate and Woodlawn; the Jolly Park CDC, Campbell County Leadership Action Group; Campbell County Public Library; Right to Farm Forum; Farmland Workgroup; Gateway Community & Technical College; and the Northern Kentucky Home Builders Association.

As well as public presentations, written requests for comment were sent to the following agencies: Boone County Planning & Zoning; Campbell County Economic Progress Authority; Campbell County Schools; Campbell County Conservation District; Campbell County Public Library; City of Bellevue; City of California; City of Covington; City of Dayton; City of Mentor; City of Newport; City of Wilder; Diocese of Covington Schools; Duke Energy; Jolly Park Community Development Council; Owen County Electric; Northern Kentucky Association of Realtors; Northern Kentucky Tri-ED; Northern Kentucky University; Northern Kentucky Water District; Pendleton County Planning & Zoning; Planning Development Services of Kenton County; Sanitation District #1; Silver Grove School; Southgate Independent School; and St. Elizabeth Healthcare.

Thus far, the only comments received have come from Duke Energy and Sanitation District #1. At this point we have had a lot of positive feedback from many different sources. Some are in agreement with one

another, but others are in direct conflict with one another. Ms. Minter shared those comments with the Commission. Ms. Minter also reviewed with the Commission information received from the Farmland Workgroup. No actions will be taken at this meeting regarding the update to the Comprehensive Plan. This is just an informative update regarding proposed changes to the Comprehensive Plan.

Mr. Verst stated that there were a few people in the audience and he would like to hear their comments before the work session starts. Mr. Verst asked if anyone wanted to address the Commission. Mr. Terry Rasche of 50 W. Crescent Avenue in Woodlawn approached the podium to address the Commission. Mr. Rasche identified for the Commission that Woodlawn was a very small city founded in 1912. In the 1950/1960's, a third of the city was taken for the construction of the I-471 highway. There are no businesses located in Woodlawn it is strictly residential with only 2 zones to speak of. They do not have mailboxes so there is no postal service. They do not have police or fire departments.

Mr. Rasche stated that he fully supports the city staying completely residential. Mr. Rasche stated that they used to have an uninterrupted view of the Cincinnati skyline. That view was one of the selling points in helping them to decide to settle in Woodlawn. Now, that view is disturbed by the construction on Weidemann Hill. Normally, the heights of buildings are restricted to 35 feet. With 3 story homes, they have destroyed the city view the homes in Woodlawn once had.

Mr. Rasche was in agreement that building height needs to be regulated, but he also asked that density be reconsidered. He wants to make it possible to build more homes on the surface while keeping the height of each building low. Mr. Rasche summarized that whatever the Commission does to remember it will affect the small city of Woodlawn and to take to heart that for this city to survive they need to lower the building height of homes while increasing the density so that this small city can recover.

Mr. Stapleton asked Mr. Rasche if he was specifically asking for a change to the building height requirement. Mr. Rasche stated he was. If they build at 35 feet or higher they destroy the view of the Cincinnati skyline which is the major selling point for homes in Woodlawn. Mr. Stapleton advised Mr. Rasche that he was unfamiliar with the city of Woodlawn. If they don't have postal service, police or fire protection, do they have city utilities or are they operating on septic systems. Mr. Rasche stated they city was small, but it does have all city utilities, cable access, and all the other amenities of a larger city.

Ms. Blake asked Mr. Rasche what the city was like historically and what the vision he held for the city's future. Mr. Rasche stated that his mother was raised in the house just 3 doors down from his current home. They had less than a ½ acre lot, but her family had pigs, goats and chickens when they were raised there. Right now approximately 20 percent of the homes were rental properties. These people want to live in Woodlawn. They want to purchase homes, but the homes are simply not available. There is no room to build a new home with the current setback requirements. Mr. Rasche stated he does not want to see the land being bulldozed or "flattened". He wants to see the topography remain the same. Mr. Rasche concluded by offering to take the Commission on a tour of the city if they so desired.

Ms. Minter gave the Commission a brief view of the different communities they represent. The Commission represents the Unincorporated Campbell County and 5 member cities. That is what entitles us to be a joint planning commission under KRS 100. The largest land area is considered Unincorporated Campbell County. That is where a lot of development opportunities lie and where cases before the Commission have regularly stemmed from. The Commission does represent 5 cities as well. Mr. Rasche gave a very accurate description of the city of Woodlawn. Woodlawn has some vacant land and wants to engage in innovative design ideas for development of those vacant areas. The city of Crestview is very much like Woodlawn except they have their own city building and a couple of parks. Both cities of Melbourne and Silver Grove are river towns with residential and some industrial. Those cities are very similar and encounter some of the same issues. The city of Southgate is a full service city with a major corridor in US 27 going through the city. They are a small city with a volunteer fire department, but a police force, city building, parks, and community center.

Mr. Verst added that each of those member cities have their own Zoning Ordinance. If a community wanted to make a change to the zoning ordinance, the request would be presented to the Commission. Ms. Minter agreed adding that the Commission would make a recommendation to the individual city. However, the city would be the authority to take the final action of approving the change. Ms. Minter also added that the Commission does not control school districts or postal service. Many times, these are factors when

determining where to build, or to buy and sell homes. These are independent services that the Commission has absolutely no input on determining.

Mr. Verst asked if anyone else wanted to address the Commission. Ms. Meg Quill of 14193 Morningview Road in California approached the podium to address the Commission. Ms. Quill stated that she was representing the farmers in the community. Her only request is that the Commission keeps a balance between the farmland citizens and the needs of the individual communities.

Mr. Verst recognized Mr. Tom Lampe, County Commissioner, and asked if he had any comments to add to the conversation tonight. Mr. Lampe stated he did not. He was here to listen to the people and see what concerns they may have with any proposed changes to the Comprehensive Plan. Ms. Minter recognized Mr. Seth Cutter, Economic Development Officer for Campbell County. Mr. Verst asked Mr. Cutter if he had any comments for the Commission. Mr. Cutter thanked the Commission for their kindness and stated he was here to support staff and the Commission in any way he could.

Mr. Verst asked if anyone else had any comments or concerns to bring before the Commission before the work session started. There were no other comments from the audience. With that, Mr. Verst asked Ms. Minter if there were any other items that needed addressing before the work session began. Ms. Minter thanked the Commission for their participation in recent training events. The next item for consideration by the Commission is the approval of training. Ms. Minter reminded the Commission it would need to make a motion to approve the training received by the following:

From the Commission:

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| • Dennis Bass [3.0 Hours] | NKAPC: Board of Adjustment Training (3.0 Hours) |
| • Edward Stubbs [2.0 Hours] | Right to Farm Forum: Zoning as it Relates to You and Your Land (2.0 Hours) |
| • Justin M. Verst [2.0 Hours] | Right to Farm Forum: Zoning as it Relates to You and Your Land (2.0 Hours) |

From staff:

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| • Cindy Minter [2.0 Hours] | Right to Farm Forum: Zoning as it Relates to You and Your Land (2.0 Hours) |
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Mr. Verst asked if anyone wanted to make a motion to approve the training. Mr. Williams made a motion to approve the training. Ms. Blake seconded the motion. Mr. Verst called for a roll call vote. A roll call vote found Ms. Blake, Ms. Harding, Mr. Stapleton, Mr. Stubbs, Mr. Turner, Mr. Williams, Mr. Barrow and Mr. Verst in favor of the motion. Motion passed.

Mr. Verst called for the Director's Report.

DIRECTOR'S REPORT

Ms. Minter thanked the Commission for those that came out and supported staff when presenting the update of the Vision, Goals and Objectives to the different cities. She was very encouraged by their attendance and support of staff in presenting the proposed changes to the many different entities. We do not have any cases to be heard for the month of June. Depending on how much is accomplished in tonight's work session will determine if there will be a June meeting or not.

Ms. Minter advised the Commissioners that a new printed copy of the Zoning Ordinance had been distributed to them tonight. There were no changes other than to get fresh updated copies to the Commissioners to make certain everyone had a current and updated copy. When the old Zoning Ordinances were turned in last month, we also received copies of the Subdivision Regulations. If you do not have a copy of the Subdivision Regulations, please let us know so we can prepare a copy for you. Staff will also be working to get copies of the Zoning Ordinances for the individual cities we represent issued to you. Mr. Verst asked if they could get them digitally as well as in paper form. Ms. Minter stated she would try to obtain this for them.

Mr. Verst asked if there was any other business to discuss before the work session started. There being none, Mr. Verst advised the audience they were welcome to stay and participate in the work session if they so desired. First, Mr. Verst advised they would be taking a brief 5 minute recess before the work session started. The Commissioners broke for recess at 8:00 pm. Mr. Verst called the meeting to order again at 8:05 pm.

Mr. Verst recognized Mr. Pete Garrett and asked if he had any comments or input for the Commission before they began their work session. Mr. Garrett had no comments. Mr. Verst recognized Mr. Smith, Legal Counsel, to provide direction on if the public meeting should adjourn before the work session began. Mr. Smith gave the Commissioners a summary of the open meeting requirements. Per KRS 61.810, all meetings where quorums of the member are in attendance shall be considered a "public meetings, open to the public at all times..." There are several exceptions such as if it pertains to personnel issues, or proposed or pending litigation. However, the work session being held tonight does not qualify as an exception. The public are welcome to stay and participate in the work sessions if they so desire.

Mr. Verst concluded stating that the Commission would leave the meeting open until they reach an ending point to tonight's discussions on the update to the Comprehensive Plan. Mr. Verst advised the public they were welcome to participate in the discussions. The Commission proceeded to discuss in depth the comments and feedback received thus far from the public. Copies of the comments, as well as information from the Farmland Workgroup, are attached to these minutes as represented in the slide presentation prepared by Ms. Minter. The Commission discussed each comment until they reach the portion of the presentation titled as "Objective: Agricultural Development". At this point the Commission determined they would recess and pick up where they left off at the June 9th meeting.

Mr. Verst asked if there was any other business to discuss before they recessed. There being no other comments, Mr. Verst called for a motion to adjourn. Ms. Harding made a motion to adjourn. Mr. Stapleton seconded the motion. An oral vote found everyone in favor, none opposed. Motion passed. Meeting adjourned at 9:30 PM.

Respectfully Submitted,

Approved:

Cynthia Minter
Director of Planning & Zoning

Justin Verst
Chair