

**Northern Kentucky Area Planning Commission  
Meeting Minutes: June 23, 2004**

Chairman Bill Goetz called the monthly business meeting of the Northern Kentucky Area Planning Commission to order at 5:45 pm in the first floor conference room of the Commission's offices in Fort Mitchell. Attendance of the members was as follows.

**Term Present Absent**

Chairman Bill Goetz May 2004 through May 2006 X  
Vice Chairman Paul Hahn May 2003 through May 2005 X  
Treasurer Tom Kriege May 2004 through May 2006 X  
Commissioner Billy Bradford May 2003 through May 2005 X  
Commissioner Afton Kordenbrock May 2004 through May 2006 X  
Commissioner Tom Litzler May 2004 through May 2006 X  
Commissioner Lou Noll May 2003 through May 2005 X

Others present were: Wayne Onkst, Director, Kenton County Public Library; Gerry Dusing, Kenton County Public Library; Jordan Kellogg, Recorder Newspapers; John Toelke, Kenton County Public Library; Lois Schultz, Kenton County Public Library, Anita Carroll, Kenton County Public Library, Richard Gibeau, Kenton County Public Library; Donna Yeager, Independence Senior Citizens Board; Stan Kahrs; Charles H. Deters; Shawn Butler, City of Independence, Eric Deters; Robin Klaene; Mary Ann Stewart; and, Adam Steppner. Also present were: Dennis Andrew Gordon, FAICP, Executive Director; Keith Logsdon, AICP, Deputy Director for Long Range Planning; Melissa Jort, Principal Planner; Garry Edmondson, legal counsel; and Gail H. Deatherage, Administrative Assistant.

Commissioner Noll gave the invocation and Chairman Goetz led the Pledge of Allegiance.

**ACCEPTANCE OF AGENDA**

Chairman Goetz asked if the agenda's contents were acceptable or if anyone had any additions/corrections. Commissioner Noll made a motion to accept the agenda; Commissioner Litzler seconded the motion. Chairman Goetz asked for a roll call vote on the motion, which found unanimous approval. The agenda was accepted.

**PUBLIC HEARING**

Chairman Goetz noted that the public hearing to review a proposed public facility of area-wide significance per KRS 147.680 was open (C-04-06-03/PF-95, an application by the Kenton County Public Library per Wayne Onkst, Director). Commissioner Noll excused himself from the public

hearing, explaining he was on the site selection committee for the Kenton County Library Board of Directors. Chairman Goetz then introduced planning commission members and staff.

The Chairman asked staff to present its report. Ms. Jort noted that it was the staff's responsibility to review the application and recommend relocation of the Independence branch of the Kenton County Public Library and determine the location's consistency with the Area-Wide Comprehensive Plan. She reported the proposed location is an approximate 5.6-acre site located on the north side of Walton Nicholson Road between Madison Pike and Cadillac Drive, approximately 250 feet west of Madison Pike in unincorporated Kenton County. She gave a brief overview of staff meetings with the Library Board of Director's site selection committee and then presented a slide presentation on the proposed site.

Ms. Jort gave some brief overview of the Staff Comments, Findings and Recommendations (copy attached to the Original Minutes) which included the Considerations, noting that the staff had met with the Kenton County Public Library Board to discuss the Board's plans to find and acquire additional library sites and that staff provided information and feedback relative to the recommendations of the 2001 Area-Wide Comprehensive Plan Update and noted that those considerations and recommendation are found in this report. She stated the Library intends to purchase approximately 5.6 acres located on the north side of Walton-Nicholson Road, between Madison Pike and Cadillac Drive, approximately 250 feet west of Madison Pike in Unincorporated Kenton County. She noted that the site in question is identified in the Land Use Plan Element of the 2001 Area-Wide Comprehensive Plan Update as Commercial - Retail/Service uses and identifies the proposed library site to be on the border of the Urban Service Area boundary. She noted that the site in question meets the various Goals and Objectives of the 2001 Area-Wide Comprehensive Plan Update and that it was the Staff Recommendation to approve the location of a new site to be used for a future library branch facility, but only subject to the condition that the existing library facility in Independence remain. She then gave some further Support Information/Bases for the Recommendation.

Chairman Goetz asked if there were any questions for staff. There were none.

Chairman Goetz then opened the floor for public input. Mr. Charles Deters gave some history of his involvement in the Independence area and questioned the proposed site and said he felt that development is moving east/west along KY 536. He stated that development is not moving south and that he did not feel this was a good location for the proposed library.

Mr. Onkst presented comments on behalf of the Kenton County Library Board, giving some history of the Erlanger site. He reminded members that the Library Board came before the Commission on that site. He also explained the work of the site selection committee in deciding on the proposed site. He explained that the committee spent many hours discussing and viewing numerous sites. After careful and deliberate consideration, he reported, the committee determined this site to be the best location. He explained the demographic and other reasons for the selection of this site. Mr. Onkst also noted it was the Library Board's goal to build a first-class facility for the area.

He stated further that the Board differs with the staff recommendation to keep the Taylor Mill site open. He provided several reasons why it would not be feasible to operate two libraries: staffing would be difficult; funds from the sale of the old library building were needed; and, acquisition of collection can be very costly. He said he felt keeping the Independence building open would duplicate services and be too costly for the Board to maintain.

Chairman Goetz asked if there were any questions for Mr. Onkst.

Ms. Yeager questioned whether having two smaller facilities would be better, keeping the Taylor Mill building open and building a smaller one in Independence. Mr. Onkst explained the duplication of services is too costly and would not produce a first-class operation.

Commissioner Kordenbrock expressed concern at what the citizens of Taylor Mill will do for a library. He suggested he understands the new "super, first-class library concept" but questioned moving further south to a less dense area. He said he feels the location is too inconvenient for users. Mr. Onkst explained that the new facility will exceed the old branch and noted that people will drive out of their way for expanded services. He then provided an overview of user demographics from the Erlanger branch, the areas from which they come, and the numbers using the library services.

Chairman Goetz asked how many sites were considered for evaluation. Mr. Onkst responded that the committee evaluated three sites and gave an overview of each. He said that like the Erlanger site, there is limited public transportation available to the proposed site.

Mr. Deters commented on his concerns about the proposed site, noting that he questions why the Board is moving three miles south of Independence instead of locating in or near Independence. He said he feels this is the wrong site and that there are other sites in and around Independence that are better and weren't considered. He concluded by saying that Independence is a growth area and that the library should be in the area near the courthouse.

Commissioner Litzler asked for clarification on the roads serving the library site. Staff explained that the location in this regard.

Mr. Butler, speaking on behalf of Independence Mayor Chris Moriconi, read a statement. Ms. Yeager, noting she also was an Independence Council Member, read her comments for the record. (Copies of both are attached to the original Minutes).

Chairman Goetz asked whether the staff had considered the KY 536 corridor in its evaluation. Ms. Jort responded that this was not included in the staff report. She agreed that development is moving in an east-west direction along KY 536.

Commissioner Litzler questioned why staff included the condition that the existing library remains. Mr. Logsdon explained that staff considered that the county's population is 160,000 and that based on the

Comprehensive Plan extensive growth is expected in this area over the next 20 years. He said this growth will result in an increase in circulation to the area of the proposed branch library location. He noted he felt by closing the existing branch location future branch users will be underserved with a library branch being relocated. He reported that staff recommended that library service at the existing site be maintained while developing an additional library branch location to serve the projected growth in the Independence area.

Mr. Dusing emphasized that the site is consistent with the 2001 Area-Wide Comprehensive Plan and meets the goals and objectives of the various elements of the plan. He said he feels that the staff's added condition is not practical. He noted further that he feels the reason the present library is obsolete is because of library sciences being introduced in the schools and the demands placed there. He cited one of the main goals and objectives of the Comprehensive Plan are "to provide for an adequate amount of well located cultural facilities to serve the basic needs of the population" and that this goal has been met by the Kenton County Public Library.

Chairman Goetz closed the public hearing at 7:40 pm.

Chairman Goetz reiterated staff's recommendation to approve the location of a new site to be used for a future library branch facility, subject to the existing library facility in Independence remaining. He noted that he does not agree with keeping both library branches open because of the costs involved. He noted he feels this is not a practical recommendation and that he does understand what staff is recommending. He said he does not feel it is necessary for the library to maintain two library sites, and noted he felt that people will travel the extra distance for advanced library services.

Vice Chair Hahn noted he felt the site allows for expansion and that it meets the Comprehensive Plan criteria.

Commissioner Litzler made a motion to approve the staff recommendation without the stipulation that the current library remain; Vice Chair Hahn seconded the motion. Chairman Goetz asked if there were any questions.

Chairman Goetz expressed concern about various issues in the Comprehensive Plan relative to access, etc. He said he also feels that there might be a better location for the library.

Commissioner Kriege expressed concern about the site not being located in the urban service area and stated the site should be more centrally located and not so far south.

Commissioner Litzler noted he feels that the additional three mile driving distance would not be a big deal and that in the future he feels this site will be better suited as far as access is concerned.

Chairman Goetz asked if there were any further comments. There being none, he asked for a roll call vote on the motion, which found Vice Chair Hahn and Commissioners Bradford and Litzler in favor;

Commissioners Kriege and Kordenbrock and Chairman Goetz voted against. The vote was tied; the motion failed. Commissioner Kordenbrock noted he wanted to qualify his vote, noting he feels the library should be located north of Cox Road.

After further discussion, Commissioner Kriege made a motion to reject the staff recommendation and recommend that the Kenton County Library Board consider a new site in the central portion of the county; Commissioner Kordenbrock seconded the motion. Chairman Goetz asked if there were any questions; there were none. He then asked for a roll call vote, which found Commissioners Bradford, Kriege, Kordenbrock, Litzler, and Chairman Goetz in favor; Commissioner Hahn voted against the motion. The motion passed 5-1.

Chairman Goetz noted the meeting would be in recess for ten minutes at 8:00 pm.

Chairman Goetz reconvened the meeting at 8:10 pm.

## OLD AND UNFINISHED BUSINESS

Chairman Goetz asked if the Minutes of the June 9, 2004, meeting were acceptable or if anyone had any additions/corrections. Commissioner Noll made a motion to accept the Minutes as presented; Commissioner Kriege seconded the motion. Chairman Goetz called for a roll call vote, which found Commissioners Kriege, Kordenbrock, Litzler, Noll, and Chairman Goetz in favor. Commissioners Hahn and Bradford did not vote. The motion passed 5-0.

Chairman Goetz noted that members had received the May 2004 Report of Receipts and Expenditures. Mr. Gordon explained various line items and answered some general questions. Vice Chair Hahn made a motion to accept the May 2004 Report of Receipts and Expenditures; Commissioner Kriege seconded the motion. Chairman Goetz called for a roll call vote, which found Vice Chair Hahn, Commissioners Bradford, Kriege, Kordenbrock, Litzler, Noll, and Chairman Goetz in favor. The motion passed unanimously.

Chairman Goetz asked for an update from legal counsel. Mr. Edmondson noted Campbell County will likely be acting on the SOB licensing ordinance in July. He also noted he was working on the One Stop Shop Interlocal Agreement and that this will be discussed further under the Executive Director's Report.

Chairman Goetz asked if there were any questions for legal counsel; there were none.

Mr. Gordon reminded members of the Area Planning Council summer business meeting on June 30 at Twin Oaks Country Club. He reported that the program would be a presentation by staff on the crime mapping initiative. Chairman Goetz noted he had met with new Council President Adam Koenig; Mr. Gordon noted he had also met with Mr. Koenig to discuss interaction of the Council with the NKAPC.

Mr. Gordon noted that Mr. Koenig has asked that he provide some explanation of the budget to the

Council at this meeting and passed out a draft of his comments to be made on the budget. He then gave some background on his thinking and asked the members to digest the information and to let him know of any suggestions they might have.

Chairman Goetz gave some comments on his meeting with Mr. Koenig and felt that Mr. Koenig wanted to better understand the budget and the planning commission. Some discussion ensued regarding what should be included and emphasized to the Council about the future direction and planned programs for the NKAPC.

Mr. Gordon noted that he has been discussing the One Stop Shop Interlocal Agreement with legal counsel and that it is close to moving forward. He noted that on cities in which we have existing contracts,<sup>P</sup> he is working towards a signed agreement with them by the end of July and will be working with the other cities with whom we do not have a contract to try to get them to come on board. He noted that he and staff had reviewed a software program for permit tracking and he felt this would assist in zoning/building permits/code enforcement, etc., and that this is a much better program than the one that staff is presently using.

Mr. Gordon noted that he had met with Mr. Humpert on the building renovation and received a definitive timeline, which he passed out to the members (copy attached to the original Minutes). Commissioner Noll made a motion to accept the timeline submitted by Mr. Humpert; Commissioner Kriege seconded the motion. Chairman Goetz asked if there were any questions; there were none. He asked for a roll call vote, which found unanimous approval.

Mr. Gordon reported that the proposed Kenton County Planning Commission Budget would be voted on at its July 1 meeting. He explained how the inspection fees had been restructured and taken out of the KCPC budget and that they will now be in the NKAPC budget and further explained other items in that budget.

Mr. Gordon stated that staff has been working on access management/traffic impact analyses. He reported on staff attending a meeting with Clay Bailey, Secretary for the Kentucky Transportation Cabinet, on area highway funding. He noted that staff had recently met with Deputy Secretary Dick Murgatroyd who is working on standards across the state.

## COMMENTS FROM MEMBERS

Commissioner Kordenbrock stated that he felt that the conference room was more than adequate for the public hearing this evening.

Commissioner Noll stated that he has had conversations with some KCPC members who were concerned about the design of the commissioners' seating area for their meetings, noting that it is quite crowded for them, as there are potentially 19 representatives at their evening meetings, and that some of

them feel their seating area had been poorly designed. He said they felt that consideration of improving their seating area during the renovation process would be welcomed. He noted he too feels that the seating for the public is adequate, and that maybe two meetings a year that there is not adequate seating for the public, and he doesn't feel the room should be enlarged for three meetings per year but feels we should consider the crowded seating area for the KCPC representatives.

Commissioner Bradford thanked everyone for extending their sympathies and flowers on the death of his father. He also noted that there is going to be a benefit for Ralph Field at Lions Park on July 30.

Chairman Goetz noted that a motion was needed to authorize the Chairman and Executive Director to sign a \$1.8M tax anticipation note with the Kentucky Association of Counties. Commissioner Kriege made a motion to authorize the Chairman and Executive Director to sign the \$1.8M tax anticipation note with the Kentucky Association of Counties; Commissioner Noll seconded the motion. Chairman Goetz called for a roll call vote, which found Vice Chair Hahn, Commissioners Bradford, Kriege, Kordenbrock, Litzler, Noll, and Chairman Goetz in favor. The motion passed unanimously.

Commissioner Noll expressed concern about the large Huff sign on the interstate and asked legal counsel to review the contract to assure that this sign is not in violation of their contract.

Chairman Goetz asked if there were any other comments or business to come before the Commission. There being none, he adjourned the meeting with unanimous consent at 9:12 pm.