INDEPENDENCE ZONING UPDATE COMMITTEE
MEETING #18 SUMMARY

Date: Thursday, October 20, 2011
Time: 6:00 pm – 8:00 pm
Location: The Independence City Building

PRESENT
Committee
John Richardson, Chair
Bob Schroder
Mike Dominach
Alex Mattingly

NKAPC Team Members
Chris Reinersman
Rodney Crice
Dan Groth
Andy Videkovich, AICP
Martin Scribner, AICP

DISCUSSION POINTS

The first portion of the meeting was dedicated to reviewing the drafts one final time prior to the public meeting. The goal to make sure the drafts reflected the general consensus of the committee.

GMU Zone
There was discussion regarding the minimum development area of 7.5 acres. The goal of this zone is to create unified and planned developments, rather than disconnected individual developments. It was decided to not change the minimum development area.

There was discussion on permitted uses, specifically why churches, funeral homes, or nursing homes are not permitted. It was felt that these uses don’t create the synergy of uses that the zone envisions.

Certain uses are permitted drive-thrus (banks, pharmacies). They are limited to 3 lanes and review guidelines were added. There is a cross-reference that needs to be updated.

Lighting regulations were added. Why are sonotube type concrete bases prohibited? They are useful for protecting light fixtures from damage in parking lots. They are not the most aesthetically pleasing and are dated, and given the intent of the zone something modern would be desirable. The committee wanted some examples before making a decision.

CD-SF Zone
It was reiterated that the CD-SF Zone only applies to Major Subdivisions – those that involve the widening or extension of public or private streets, or the construction of public utility improvements. Constructing a private driveway to a house is not considered a new street, nor is extending a private lateral to a house considered construction of a public utility. These are considered Minor Subdivisions. This is intended to allow a property owner to subdivide their property in order to transfer and build on the new lots without having to meet the CD-SF Zone requirements.

It should be noted that in some cases the Kenton County Subdivision Regulations may not permit Minor Subdivisions, even if all the zoning requirements can be met. There may be instances even under the current zoning where this is true. The application of the CD-SF Zone can not override the Subdivision Regulations.
Since the CD-SF Zone only applies to Major Subdivisions, Minor Subdivisions only need to meet the requirements of the R-1D Zone and no approval from the Design Review Board is required.

Permanent Conservation Easements were added as an option for the maintenance and ownership of the open space. This would allow the open space to be owned by private property owners, but the use of the space would be restricted through recorded easements or covenants.

**DI Zone**
The requirements of a hearing before the Design Review Board are not required for the construction of new or additions to single-family homes.

The entry feature graphics were changed to be made easier to read.

**Design Review Board**
Public notice of hearings (letters and signs) is currently not required by the regulations nor by State Statute. The committee felt that public notice should be a provision. The committee would like to know how other boards do public notice. The committee felt that the posting of a sign might be a reasonable solution.

The second portion of the meeting the public input meeting was discussed.

The public input meeting will be on November 14, 2011 from 7 to 9 pm. It will be held in the cafeteria of Simon Kenton High School.

There will be 4 stations set up. There will be a sign-in and introduction station, and then a station for each zone. Some committee members are assigned to each station. A member of NKAPC staff will also be at each station. The steering committee members who are assigned to a table but were not at this steering committee meeting will be contacted directly to check their availability. Other committee members who are not assigned to a station are still encouraged to attend. It is expected that the committee members will answer questions about the vision and the reasons these standards were decided upon, while staff will answer more technical questions or those pertaining to process. The assignments are as follows:

**Table 1 Sign in, Introduction**
- Pat Dressman
- Andy Videkovich (during introduction)
- Donna Bresser? Other staff?

**Table 2 DI Zone**
- Alex Mattingly
- Scott Wells
- Doug Garner
- Martin Scribner

**Table 3 CD-SF Zone**
- John Richardson
- Rodney Crice
- Jenna Haverkos
- Sharmili Reddy?
Table 4 GMU Zone
Brian Davis
Mike Dominach
Mike Ionna

Floating
Andy Videkovich (after introduction)
Keith Logsdon?
Other Committee Members

Bob Schroder was originally assigned to the DI Zone, but he felt that it would be best if he recused himself.

The meeting will be an open house meeting. Citizens attending the meeting do not have to stay the entire 2 hours, nor do they need to be there right at 7 o’clock. There will be a short introduction twice during the meeting, once at the beginning and once about an hour into the meeting.

**NEXT STEPS**
Prior to the public meeting, NKAPC staff will make final corrections to the drafts and post them on the projects website. Other outreach and notification that will take place includes mailing letters to all the property owners in the 3 areas (based on PVA data), NKAPC and the City’s websites, an article in NKAPC’s e-newsletter, posting signs, and flyers. NKAPC staff has also worked on factsheets for each zone which will be used as handouts at the meeting and posted on the project’s website. Those factsheets will be sent to the committee for review prior to posting them on the website.

The Steering Committee will need to meet again in December to discuss the comments from the public input meeting. Thursday, December 8 or 15 were discussed as possible dates. An email will be sent out to determine which date works the best for most committee members.