

# Task Force Meeting Minutes

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## Park Hills Small Area Study

Task Force Meeting Minutes

Location: Park Hills Fire Department

Thursday, January 8, 2009

5:30 – 7:00 P.M.

### **ATTENDANCE:**

Jay Bayer – City Engineer

Todd Berling – Local Architect

Diane Geiger – Civic Association

Joe Geiger – Civic Association

Michael Hellmann – Mayor

Ted Kleymeyer – City Council

Chuck McHale – Local Business Owner – Gardens of Park Hills

Phil Ryan – KCPC Representative

Steve Ryan – City Council

Evelyn Stubbs – Resident

Jenna Haverkos – NKAPC – Project Manager

Keith Logsdon – NKAPC

James Fausz – NKAPC

### **ABSENT:**

Dr. Mark Collett – Local Business Owner – Dog’s Day Grooming and Boarding

Elizabeth Dickman – Local Business Owner – Dickman Realty

Pam Spoor – Village Green Committee Chair

Leo Stamm – Local Business Owner – Fort Mitchell Garage

### **TARDY:**

Bill Gregg – Local Business Owner – Reality Tuesday

### **GUEST:**

Drew Collins – Bank of Kentucky

## **1. WELCOME AND DECEMBER MINUTES**

The meeting began at 5:30 P.M. Ms. Haverkos briefly discussed absent Task Force members, handed out information packets containing the updated Existing Conditions Report and upcoming public meeting information, and then progressed to the December meeting minutes.

## **2. APPROVAL OF MEETING MINUTES FROM DECEMBER 11, 2008 MEETING**

Mr. Bayer made a motion to approve the meeting minutes, and the motion was seconded by Mr. Ryan. The motion passed 10-0.

## 3. UPDATE ON STAFF PROGRESS – DISCUSSION OF EXISTING CONDITIONS REPORT

Ms. Haverkos gave a brief PowerPoint presentation summary of NKAPC staff progress. During her synopsis she gave an overview of materials and maps in the Existing Conditions report. During the Recommended Land Use segment of the presentation Chairperson Ryan noted that the north and northwest side of Dixie Highway has half zones on parcels and that zoning does not necessarily follow parcel lines.

In the Green Infrastructure portion of the presentation Mr. Geiger asked if staff knew how much the proposed landscaping additions at NDA might affect tree canopy cover. Ms. Haverkos replied that staff had not been made aware of how much canopy cover might increase but the information is something staff will watch for in the future. Mr. Ryan commented the increase might not significantly impact the amount of canopy cover in the corridor. Mayor Hellmann commented the additions might not increase the cover to the recommended 40% but it could add a significant amount.

In the Combined Sewer Overflow (CSO) section of the presentation Mr. McHale asked about CSOs within the study area. Chairperson Ryan explained that as sewer systems are replaced they are being separated, although they are not getting credit at this time. Mr. Bayer elaborated the city is separating water at the street but downspouts and/or driveway drains are not being separated at this time. Mr. Berling asked how the CSO affects decisions that need to be made as part of the study. Ms. Haverkos explained that efforts such as streetscaping or rain gardens can help alleviate CSO issues because less water enters the system. Steps such as these help with CSO problems and are actions that could be presented as recommendations of the PHDS.

Mr. Bayer proposed changing the wording of “Green Infrastructure” to “Green Assets” to prevent confusion with NKAPC and the Sanitation District’s definition. Mr. Logsdon answered that it is important for staff to keep the term “Green Infrastructure” because it corresponds with the Comprehensive Plan. Ms. Haverkos then suggested staff provide a clear distinction in the chapter to help avoid confusion.

Mr. Berling questioned whether athletic facilities at NDA and CCHS should be included in calculations for community facilities. Mayor Hellmann explained that people in the community are permitted to use the track at CCHS but the other facilities are not available for use. The Task Force decided that facilities that are not readily available to the public should not be included in the community facility calculations.

Mr. Geiger suggested studying the feasibility of connecting bike paths from Devou Park to Dixie Highway.

## 4. DISCUSSION OF THE FIRST PUBLIC MEETING

Ms. Ryan entered into a discussion of the first public meeting. Ms. Haverkos proposed two dates for the meeting and the Task Force decided on January 22, 2009. Ms. Haverkos then asked for volunteers from the Task Force for help at the tables. Mayor Hellmann, Mr. McHale, Mr. Geiger, Ms. Geiger, Mr. Berling, and Mr. Kleymeyer volunteered to help with the meeting. Ms. Haverkos also provided a brief description of how the meeting would be conducted.

Mr. Bayer asked if any steps would be taken to reduce bias in the visual preference survey (VPS). Mr. Fausz and Mr. Logsdon answered that steps would be taken to make the survey as scientific as possible and that leading or bias introducing photographs would be limited as much as possible.

## 5. SWOT ANALYSIS / MISSION STATEMENT / GOALS AND OBJECTIVES

Chairperson Ryan entered into a discussion of the SWOT Analysis / Goals and Objectives / Mission Statement.

### *a. SWOT Analysis*

Chairperson Ryan opened the floor for discussion of the SWOT analysis. Mr. McHale suggested looking at opportunities that tie into the school population. His idea was to look specifically at what students do after school or events that happen in the evening. Mr. Collins added it could be beneficial to look at how students get to school and if there might be ways to increase bicycle and pedestrian access.

### *b. Mission Statement*

Chairperson Ryan opened the floor for discussion of the study's Mission Statement. Mr. Berling stated that he felt traffic should be discussed in the mission statement because it will factor in with the current development. Ms. Geiger added that she felt the idea of Park Hills becoming a destination should be considered as well. Mr. Logsdon suggested the Task Force identify scenarios of what they would ultimately like to have in the corridor and address how it functions with either high volumes of traffic or limited amounts of traffic. Mr. Berling thought the ultimate goal would be to have people discover Park Hills as they drive through and realize it is a unique community they should stop in or return to at another time.

### *c. Goals and Objectives*

Chairperson Ryan entered into a discussion of the study's goals and objectives by asking if the ideas generated in email communication reflect the ideas of the study. Through discussion the Task Force believed one of the goals should be to make Park Hills a destination for both people inside and outside the city. The Task Force then discussed the wording and definition of the term "gathering place." Mr. Bayer questioned whether the idea presented in the goals and objectives could be achieved with the limited area in the study. Through discussion it was determined that the original idea of a larger park should be revised to "public open spaces" to reflect smaller city "square" type gathering places along the corridor. Mr. Collins suggested the design of these spaces be utilized to calm traffic, similar to Hyde Park Square in Ohio.

Ms. Geiger asked if all the considerations are included in the tentative goals and objectives. Mr. Berling questioned whether the central business district (CBD) aspect should be specifically stated or if it should be an abstract concept. Chairperson Ryan believed the corridor is more linear and the concept is somewhat different than a radiating CBD.

Mr. Collins asked what other cities have done that might serve as an example for Park Hills. Ms. Haverkos answered that staff is currently preparing case studies for the next Task Force meeting.

Mr. Bayer suggested revising the wording of the open space goals to state “encourage accessible public open spaces,” at the request of Chairperson Ryan.

## 6. CONCLUSION

Chairperson Ryan reminded members the public meeting would take place on January 22, 2009 at 6:00 p.m. and stated the next Task Force meeting would be on February 12, 2009 starting at 5:30 P.M..

The meeting was adjourned at 7:10 P.M.