

# Task Force Meeting Minutes

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## **Park Hills Small Area Study**

Task Force Meeting Minutes

Location: Park Hills Fire Department

Thursday, March 12, 2009

5:30 – 7:00 P.M.

### **ATTENDANCE:**

Jay Bayer – City Engineer

Todd Berling – Local Architect

Elizabeth Dickman – Local Business Owner – Dickman Realty

Diane Geiger – Civic Association

Joe Geiger – Civic Association

Michael Hellmann – Mayor

Chuck McHale – Local Business Owner – Gardens of Park Hills

Steve Ryan – City Council

Evelyn Stubbs – Resident

Jenna Haverkos – NKAPC – Project Manager

James Fausz – NKAPC

### **ABSENT:**

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

Bill Gregg – Local Business Owner – Reality Tuesday

Ted Kleymeyer – City Council

Phil Ryan – KCPC Representative

Pam Spoor – Village Green Committee Chair

Leo Stamm – Local Business Owner – Fort Mitchell Garage

## **1. WELCOME AND FEBRUARY MINUTES**

Chairperson Ryan called the meeting to order at 5:30 P.M. Mayor Hellmann made a motion to approve the meeting minutes, and the motion was seconded by Mr. Geiger. The motion passed 9-0.

## **2. HOUSEKEEPING ITEMS**

### ***a. Second Public Meeting***

Ms. Haverkos stated staff was tentatively looking at April 28 for the second public meeting. She informed the task force Thursdays are no longer open at the venue and that the new tentative date is a Thursday. Mayor Hellman asked for clarification on the purpose of the second public meeting. Ms. Haverkos responded the meeting would be designed to gain more feedback from the public based on the scenarios the task force would be constructing later in the evening. She went on to explain that staff would take the comments from the second public meeting and incorporate them into a preferred alternative. Mayor Hellman suggested it might be beneficial for a display to be created outlining what areas along the corridor had changed over the last 30 years to illustrate that change actually does occur.

## ***b. Second Market Study Meeting***

Ms. Haverkos provided the task force with information on the upcoming second market study meeting. She informed the group that March 24 or 26 had been set aside as tentative dates and that coordination would need to occur with Crescent Springs. She asked if there was any preference for the 24<sup>th</sup> or 26<sup>th</sup> from the task force members in attendance. Mayor Hellman stated that Tuesday night might be problematic because the firehouse is used by the fire department for training. Ms. Dickman also informed staff the business association's meeting would be on the 24<sup>th</sup>. Ms. Haverkos stated that staff would recommend the meeting occur on the 26<sup>th</sup> to avoid conflicts for Park Hills. Mr. Logsdon suggested the meeting should occur at the NKAPC offices to maximize the amount of time Mr. Harnish would have to present to both groups.

## ***c. Updates to City Council***

Ms. Haverkos asked Chairperson Ryan if he would like staff to update Park Hills City Council on the progress of the study. Chairperson Ryan responded that he didn't believe a staff update was necessary at this time but suggested an update might be beneficial just before the second public meeting.

## **3. INTERIM REPORT DISCUSSION/APPROVAL**

Chairperson Ryan moved the meeting along to a discussion of the Interim Report. Ms. Haverkos described the changes from the Existing Conditions report include: additions of the streetscape inventory, parking study, and public comments from the first meeting. Mayor Hellman commented he thought some of the potential parking space counts were high. Ms. Haverkos and Mr. Fausz explained that NKAPC's traffic engineer looked over the lots on aerial images and through site visits and determined the numbers to be accurate.

## **4. CONCEPT DIAGRAMS**

Chairperson Ryan next entered into a discussion of the study concept diagrams. Ms. Haverkos displayed a new combined diagram entitled Concept 4, which was created by staff to serve as a springboard for discussion on items that required clarification. The task force was then divided into two groups for a more detailed examination of the diagrams. Most of the remainder of the meeting was spent in smaller groups and decisions were made about the diagrams. These decisions included the following:

- Limiting connections from Dixie Highway to the neighborhood to bicycle and pedestrian traffic only.
- Include greenspace and plazas into the overall design of the area rather than having a dedicated park.
- Identification of commercial areas in front of academic uses on the south edge of the study area in the text of the document or in some kind of special outline.
- Identifying a special area for community facilities within the study area is not necessary.
- Residential areas on the Park Hills Gateway site will likely be some sort of auxiliary area for the larger Covington site and require less definition in the study.
- Service oriented commercial should be located in the north end of the study area and might benefit from more definition in the future.

The groups discussed their findings and agreed on a concept diagram. This diagram will serve as the basis for upcoming scenarios.

## 5. ALTERNATIVES

The task force briefly discussed what will be included in the study alternatives before deciding to hold a special meeting due to time constraints. The group agreed to hold the meeting on Monday, March 16, 2009 at 5:00 in the NKAPC Commission Chambers.

## 6. CONCLUSION

Ms. Haverkos reminded the task force the next regularly scheduled meeting would take place on April 9, 2009. The meeting ended at 7:06 p.m.