

Task Force Meeting Minutes

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Park Hills Small Area Study

Task Force Meeting Minutes

Location: Park Hills Fire Department

Thursday, December 11, 2008

5:30 – 7:00 P.M.

ATTENDANCE:

Jay Bayer – City Engineer

Todd Berling –

Diane 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

James Fausz – NKAPC

ABSENT:

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

Elizabeth Dickman – Dickman Realty

Joe Geiger – Civic Association

Bill Gregg – Local Business Owners – Reality Tuesday’s Café

Pam Spoor – Village Green Committee Chair

ABSENT BUT REPRESENTED:

Leo Stamm – Ft. Mitchell Garage (Represented by Dave Fangman)

1. WELCOME AND NOVEMBER MINUTES

The meeting began at 5:30 P.M. Ms. Haverkos briefly discussed absent Task Force members and then progressed to the November meeting minutes.

2. APPROVAL OF MEETING MINUTES FROM NOVEMBER 11, 2008 MEETING

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

3. UPDATE ON STAFF PROGRESS

Ms. Haverkos provided a brief summary of NKAPC staff progress. During her synopsis she described that the January meeting the Task Force would provided with a detailed Existing Conditions Report. She then

explained that the report given to the Task Force would be relayed to the public at the upcoming Public Meeting in late January. She finished by stating that any comments gathered from the public would be provided to the Task Force in the February meeting.

4. ELECTION OF CHAIR AND VICE-CHAIR

Ms. Haverkos entered into a discussion of electing a chair and vice-chair for the Task Force. She discussed the roles and responsibilities of each position. Ms. Geiger mentioned that Ms. Spoor had nominated Mr. Ryan via email. Mr. Ryan declined by stating he felt the position might be viewed as a conflict with his Kenton County Planning Commission duties. Mr. Ryan nominated Mr. Bayer. He declined the nomination and said he felt he could better serve as vice-chair. Mr. Ryan nominated Mr. Steve Ryan for the chair position. Mr. Steve Ryan accepted the nomination.

Mr. Bayer nominated Ms. Stubbs for the vice-chair position and she accepted the nomination.

A roll-call vote was requested for the nomination of Mr. Steve Ryan to be the chair and Ms. Evelyn Stubbs to serve as the vice-chair. The vote passed 10-0.

5. ATTENDANCE REQUIREMENTS

Ms. Haverkos entered into a discussion regarding Task Force meeting attendance requirements. Mr. Ryan made a motion to move Task Force members who miss three meetings to a subordinate (non-voting) level, however, if the absent Task Force member is represented by an alternate their attendance is counted as present. The motion excludes the attendance requirement for the November 11, 2008 meeting. Mr. Kleymeyer seconded the motion. The motion passed 10-0.

6. STUDY BOUNDARY (PART I)

Ms. Haverkos entered into a discussion regarding the official study boundary. Mayor Hellmann and Mr. Berling questioned whether Notre Dame Academy (NDA) and Covington Catholic High School (CCHS) should be removed entirely from the study area, thus starting the study on the St. Joseph Lane side of the schools. Mr. Kleymeyer expressed concerns about the potential for the Diocese to one day sell frontage along Dixie Highway and also questioned whether the soccer field and parking areas near the highway might move away from the highway in the near future. Chairperson Ryan suggested the two areas should stay in the boundary because there is a significant student population in each that could affect the study. Ms. Geiger did not feel there was a good reason to exclude the schools from the study.

Mr. Berling questioned whether the goals and objectives of the study should be adopted before the study boundary. Mr. Ryan suggested the two be discussed in tandem.

Mayor Hellmann felt there might be some concern as to why some property owners were included in the study while others were left out of the boundary with respect to the inclusion of part of St. Joseph Lane. Ms. Haverkos replied it was so that the line follows topography constraints.

Discussion turned to inclusion of the frontages of NDA and CCHS. Mr. Ryan expressed concern that all of NDA and CCHS would be included in the boundary and proposed that maybe only their frontage area should be included. Mr. Berling agreed and added that it is unlikely that major development would occur on either site. Mr. Ryan said the market study would include the areas and therefore they might not be necessary to include within the boundary. Mr. Bayer countered that it might be good to include the groups in the discussion. Mayor Hellmann added St. Joseph Heights (SJH) seems to be thinking about the future and that the property might become viable for redevelopment in the future. Mr. Klymeyer suggested splitting the NDA and SJH parcel to include only SJH. Mayor Hellmann countered that if you leave one entity in the study area they should all be included for discussion.

Mayor Hellmann and Mr. Bayer both suggested removing the houses on Arlington Road from the study area. Ms. Haverkos stated that staff included the houses because of a potential Arlington Road realignment. This issue was discussed by the Task Force and it was decided to remove most of the houses along Arlington Road but leave the one at the corner so that the potential realignment of Arlington Road could be addressed.

Chairperson Ryan condensed the topics of discussion into four specific areas; CCHS, NDA, and the homes along Arlington Road and St. Joseph Lane. Mr. Fausz drew the changes discussed on the map for staff to refine in GIS in the future.

Mr. Bayer questioned whether the Dickman Apartments should be included in the study. Mayor Hellmann commented the area was left out of the original discussion because it was unclear whether the property might redevelop as residential or commercial in the future. Chairperson Ryan added it could complicate the study if they were included and that inclusion would nearly double the amount of land area in the study boundary. Ms. Haverkos described that the area would be included in the Areas of Influence chapter and in the market study. She also elaborated that the market study results would not change based on the study area because the study looks at the regional market need.

Chairperson Ryan suggested the official study area be readdressed after the Task Force examined the study's vision and goals.

7. STUDY NAME

After brief discussion, Mr. Ryan made a motion to name the study the Park Hills Dixie Study, and Mr. McHale seconded the motion. The motion passed 10-0.

8. GOALS AND OBJECTIVES

a. *General Discussion*

Ms. Haverkos began a discussion of goals and objectives for the study by bringing up the tentative goals and objectives sent to the members via email. She also discussed goals and objectives from other studies to give an idea of what is possible for the Park Hills Dixie Study. Mr. Klymeyer stated he believes the northern portion of the study area is dangerous and difficult for pedestrians. He proposed that streetscape is something that should be addressed in the goals and objectives. Mr. Fangman expressed that there are sidewalks along the southern side of Dixie Highway and they are good enough for the existing businesses

without sacrificing parking. Chairperson Ryan stated the study is long term and walkability is an area that would be worthwhile to pursue and that parking concerns could be addressed through future redevelopment along the corridor.

Mr. Bayer and Chairperson Ryan entered into a discussion of the importance of the city's proximity to downtown Cincinnati. Both felt that population migration trends would bring people back towards the urban core in the future and the study should try to capitalize on this shift.

Ms. Geiger and Mayor Hellmann proposed creating a vision statement for the study to measure where the city is now versus where it wants to go in the future.

He also stated that Mr. McHale would be good in the role since he resides in Ft. Wright and operates his business in Park Hills. Mr. Ryan expressed concerns that new development in Ft. Wright could cause some of the smaller businesses to leave Park Hills. Mayor Hellmann stated that his vision of development in Ft. Wright was more chain and big box stores, whereas Park Hills would be better served by smaller boutique retailers.

Mr. Ryan began a discussion about right of way (ROW) along the Dixie Highway corridor. Mr. Bayer said the ROW is unusual throughout the corridor. Mr. Ryan asked if the city would have to go to the state to adjust the ROW. His belief is that ROW is an important consideration for the goals and objectives. Mr. Bayer answered the city would have to go to the state to adjust the alignment. Mayor Hellmann agreed that "cleaning up" ROW should be addressed in the goals and objectives.

b. Vision Statement

Ms. Geiger formally raised the idea of creating a vision statement for the study that addressed where the city is now, where it came from, and where the city will go in the future. She also discussed that Park Hills was formerly a destination with hotels and restaurants and would like to see the city return to that status. Mr. Berling and Mr. Kleymeyer agreed and added the corridor was more heavily used before the creation of I-75. Mr. Berling also added there is no cohesive central business district (CBD) within the study area. The task force then decided to work on phrasing via email and then vote on the vision statement at the next meeting.

c. Goals

Ms. Haverkos briefly discussed goals from Linden Gateway and Independence. Mr. Kleymeyer stated that making the corridor attractive to new businesses is important. Mayor Hellmann added that attracting new businesses was also important to make the current businesses flourish.

Mr. Kleymeyer suggested incorporating the idea of walkability into the goals. Chairperson Ryan stated he liked goal number four from the emailed list because it encompasses all modes of transportation.

Mr. McHale suggested "reinventing the historic core" as a goal.

Chairperson Ryan suggested focusing on community based or community service businesses. He also proposed examining the differences between daytime and nighttime populations as their needs are different.

Finally he added serving the public of the larger region and the homeowners in Park Hills are important to sustaining the city in the future.

Ms. Haverkos presented the idea of the character of the city. Mr. Berling suggested one of the goals should be centralizing the business district with a variety of services / businesses to allow for parking and walking in future redevelopment. He proposed the area be more cohesive. Chairperson Ryan added that an identity should be used to create a CBD. Mr. Fangman stated he believed there was not enough room along the corridor for parking and businesses and that the boundary should be increased. Chairperson Ryan countered by stating the boundary is deep off the highway in most spots and parking could be added behind buildings as redevelopment occurs over the long run.

Ms. Geiger proposed protecting the architectural culture of the city by reflecting it along the corridor as a goal. Mayor Hellmann added that it strengthens the sense of destination within the boundary. Ms. Geiger specifically believed that architectural elements in the homes along Park Drive could be implemented into future redevelopment along the corridor. Vice Chairperson Stubbs suggested looking at the streetscape plan and using it as a guide once the study reaches the recommendations phase.

Mr. Kleymeyer presented increasing pedestrian safety to increase walkability along the corridor as a goal. He also suggested one purpose of the study should be to get customers to frequent the existing businesses.

Ms. Haverkos gave a brief summary of the goals and objectives as discussed, suggested staff revise the wording, send the modified list out to the task force via email for review, and vote on the revised list at the next meeting.

Chairperson Ryan requested the goals and objectives reflect the six goals sent via email and the topics that were discussed earlier in the meeting. He also volunteered to write a vision statement for the study.

9. STUDY BOUNDARY (PART II)

Chairperson Ryan returned the discussion to the study boundary. Mr. Kleymeyer made a motion for the task force to approve the boundary as discussed earlier, and Mayor Hellmann seconded the motion. The motion passed 10-0.

10. TIMELINE & SWOT ANALYSIS

Mr. Bayer asked about the timeline and whether a strengths, weakness, opportunities and threats (SWOT) analysis would be appropriate for the study. Ms. Haverkos proposed conducting a SWOT analysis at the next meeting. Ms. Geiger suggested the task force start the SWOT analysis via email before the next meeting and Chairperson Ryan agreed.

11. CONCLUSION

Chairperson Ryan stated the next meeting would be on January 8, 2009 starting at 5:30 P.M. The meeting was adjourned at 7:16 P.M.