

NORTHERN KENTUCKY AREA PLANNING COMMISSION

MEETING MINUTES

FEBRUARY 13, 2002

Mr. Paul Kordenbrock, Vice Chair of the Northern Kentucky Area Planning Commission, called the meeting to order at 5:45 p.m. a quorum present.

MEMBERS PRESENT:

Mr. Afton Kordenbrock, Chair
Mr. Paul Hahn, Vice Chair
Mr. Bill Goetz, Treasurer
Mr. Bill Bradford
Mr. Tom Kriege (arrived at 6:05 pm)
Mr. Tom Litzler
Mr. Lou Noll

LEGAL COUNSEL PRESENT:

Mr. Garry Edmondson

NKAPC STAFF PRESENT:

Mr. William W. Bowdy, FAICP, Executive Director
Mr. Marshall D. Slagle, FAICP, Technical Coordinator Supervisor
Mr. Michael Schwartz, AICP, Planning Services Manager
Mr. Paul Drury, Planner
Ms. Gail Deatherage, Executive Secretary

ACCEPTANCE OF AGENDA:

Mr. Kordenbrock asked if the agenda was acceptable, or if anyone had any corrections. He noted that action on the Recommended Amended Budget would be moved to the February 27 meeting. The agenda was accepted with change by unanimous consent.

ACCEPTANCE OF MINUTES:

Mr. Kordenbrock asked if there were any corrections or changes to the Minutes of January

23, 2002. Mr. Goetz made a motion to accept the Minutes of January 23, 2002; Mr. Bradford seconded the motion. The Minutes were accepted with unanimous consent.

LEGAL COUNSEL'S REPORT:

Mr. Edmondson noted that in the Stapleton/Silver Grove litigation that a summary judgment for Silver Grove and NKAPC had been received and further explained.

Mr. Edmondson noted that in the Jump litigation that it has been reaffirmed that NKAPC is out of the case.

Mr. Edmondson noted that a hearing before the Public Service Commission in regard to the AT&T tower will be March 14 and that he and Mr. Schwartz would be there.

Mr. Kordenbrock asked if there were any further questions for Mr. Edmondson. There were none.

EXECUTIVE DIRECTOR'S REPORT:

Mr. Bowdy noted that Mr. Drury would present information on the results of the Fort Mitchell Parking Study.

Mr. Drury noted that the city of Fort Mitchell had requested staff to review parking standards for general office uses and office parks and that the staff had reviewed local and national standards. He gave an overview of the findings via slide presentation comparing Kenton County parking regulations with national standards and the results of those findings. He noted that the present Fort Mitchell zoning ordinance requires 5.0 parking spaces per 1,000 square feet of gross leasable area (GLA). He stated that Fort Wright and Crescent Springs' zoning ordinances require 3.0 parking spaces and Erlanger requires 4.0 parking spaces. He noted that national standards require 3.0 spaces per 1,000 sq. ft. of gross leasable area for administrative offices, 2.5 for office parks, and 1.75 for research parks and that there are many factors when considering parking requirements for office uses, such as construction of the building; does office generate many customers on a daily basis, etc. Mr. Drury noted that on-site surveys were conducted for twelve office uses in the cities of Ft. Mitchell, Erlanger, Ft. Wright and Crescent Springs to determine actual parking spaces occupied compared to the square footage of the building. It was found that all of the office parking lots surveyed were below capacity, with the majority below 50% capacity. The surveys found that local parking trends in Kenton County were very similar to the national parking standards. All of the surveyed lots fell below the national standards of 3 spaces per 100 sq. ft. of gross leasable area.

Mr. Drury then noted that it was the staff recommendation, based on survey performed

locally, that off-street parking requirements for the city of Fort Mitchell, as well as other cities within Kenton County, be changed to provide for 3.0 parking spaces for 1,000 sq. feet of gross leasable area for offices and 2.5 parking spaces per 1,000 sq. ft. of gross leasable area for office park developments.

Mr. Kordenbrock asked the hours of the day the studies were made and Mr. Drury noted it was usually 10:00 - 11:00 am and 2:00 - 3:00 pm and gave some further information on how the study was conducted.

Mr. Bowdy noted that the study was basically for Fort Mitchell but that staff felt this should be recommended to all cities and the county for change in their zoning ordinance.

After some discussion, Mr. Kordenbrock made a motion to accept the staff recommendation on the results of the parking study and to recommend that it be changed in all cities' and the county's zoning ordinance; Mr. Litzler seconded the motion. Mr. Kordenbrock asked if there were any questions.

Mr. Noll asked about including the recommendation to encourage developers to put the extra space into green space. Mr. Bowdy noted that the Kenton County Landscape Regulations, which are in place in some cities, will have to address this. He noted there is a committee responsible for the county's landscape regulations.

Mr. Noll asked about the fact that medical buildings were not included in the survey study and noted he would like it noted that medical buildings are not included in the survey and that he would like to amend the motion to mention this fact. Mr. Kordenbrock so noted that his motion should be amended to exclude medical buildings in the recommendation; Mr. Litzler seconded the amendment. Mr. Kordenbrock asked if there were any questions; there were none. He then asked for a roll call vote which found Mr. Hahn, Mr. Goetz, Mr. Bradford, Mr. Kriege, Mr. Litzler, Mr. Noll and Mr. Kordenbrock in favor. The motion passed unanimously.

Mr. Bowdy noted there was nothing new to report on the GIS Guidance Committee.

Mr. Bowdy noted that a meeting of the Comprehensive Plan Update joint task force had been held recently to discuss a recommendation by the Kenton County Transportation Initiatives task force to the planning commission to amend the CPU to provide for bus lanes on Ky 16/17 and 536 roadways. Mr. Kordenbrock gave some brief overview on details of the meeting and noted that staff will draft language to allow for this in the CPU. He noted this is being urged for inclusion in the CPU by OKI in order to meet federal air quality requirements. Some discussion ensued with regard to the tri-state area not being in compliance with clean air standards. Mr. Schwartz noted he was working on language which will be used in the CPU.

Mr. Bowdy noted he had nothing further to report.

Mr. Kordenbrock asked if anyone had questions for the Executive Director; there were none.

CHAIRMAN'S REPORT:

Mr. Kordenbrock reminded of the Area Planning Council dinner meeting on February 25 at Twin Oaks. He noted that he and Mr. Theissen would give an overview on the highlights of the recent comprehensive plan update and that J/E Murgatroyd would also present the progress of the Transportation Initiatives group which he formed to study all transportation issues for Kenton County.

Mr. Kordenbrock reminded that the APA Conference will be in Chicago on April 12-17, 2002, and that final plans are being made.

Mr. Kordenbrock reminded of the Kentucky GIAC Conference at the Drawbridge on August 12-15, 2002, noting this was a change in dates previously announced.

Mr. Kordenbrock asked if there were any questions for the Chairman; there were none.

MEMBER'S COMMENTS:

Mr. Litzler noted that the Building Committee meeting had to be rescheduled due to the illness of Ms. Chapman, auditor, and asked for another date which members could attend. February 21 was the date selected at 4:00 pm.

Mr. Goetz thanked the staff for their good work on the parking study for the city of Fort Mitchell.

Mr. Goetz asked if the budget would start reflecting expenses by department and Mr. Bowdy noted this would be set up for 2002-2003.

Mr. Noll noted that the Personnel Policies Committee had met several times and that there are several changes and some areas are being research for assurance of compliance with state and federal rules. He noted he is hopeful that a draft will be available at the March 16 meeting.

Mr. Noll noted that a Cell Tower Review Committee had been formed but had not met as yet, but they will meet in the near future.

There being no further business to come before the Commission, the Chairman adjourned the meeting at

6:40 pm pm.