

Northern Kentucky Area Planning Commission

Meeting Minutes: May 25, 2005

Chairman Bill Goetz called the monthly business meeting of the Northern Kentucky Area Planning Commission to order at 5:15 PM in the Commission Chambers of NKAPC Building in Fort Mitchell. Attendance of the members was as follows.

	Term	Present	Absent
Chairman Bill Goetz	May 2004 through May 2006	X	
Vice Chairman Tom Kriege	May 2004 through May 2006	X	
Treasurer Afton Kordenbrock	May 2004 through May 2006	X	
Commissioner Tom Litzler	May 2004 through May 2006	X	
Commissioner Lou Noll	May 2005 through May 2007	X	
Commissioner Dick Spoor	May 2005 through May 2007		X
Commissioner Gene Weaver	May 2005 through May 2007	X	

Also present were: Michael Schwartz, AICP, Deputy Director for Current Planning; Wayne Onkst, Director, Kenton County Public Library; Mike Bishop, Architect, Robert Ehmet Hayes; Kenton County Public Library Board Members; Adam Koenig, Area Planning Council President; Dan Humpert, Kenton County Commissioner; Katherine Terwort, Area Planning Council Secretary; Dennis Andrew Gordon, FAICP, Executive Director; Garry Edmondson, legal counsel; and Gail H. Deatherage, Administrative Assistant

Chairman Goetz led the Pledge of Allegiance and Commissioner Noll gave the invocation.

ACCEPTANCE OF AGENDA

Chairman Goetz asked for review and approval of the agenda. Commissioner Kriege made a motion to accept the agenda as presented; Commissioner Litzler seconded the motion. Chairman Goetz asked for a voice vote on the motion, which found unanimous approval. The motion passed.

PUBLIC HEARING

Chairman Goetz stated that a public hearing for C-05-05-02/PF-96, Kenton County Public Library Independence branch, was open. He asked Mr. Schwartz for staff's presentation. Mr. Schwartz noted that members had received copies of the staff recommendation for a branch library on an approximate 5-6 acre site located on the north side of Walton Nicholson Road between Madison Pike and Cadillac Drive in unincorporated Kenton County.

Commissioner Noll noted that he had been on the Kenton County Public Library Board site selection committee, but did not feel it was a conflict of interest for him to participate or make comments, as he has not been involved in making decisions of the design of this facility. Mr. Edmondson stated he felt there was no conflict of interest.

Mr. Schwartz provided some overview of the site plan review noting that it indicates the following: demolition and removal of all existing structures; construction of a 39,924 square foot library facility with possible future expansion; access to the site is via one existing curb cut onto Madison Pike approximately 340 feet north of Walton Nicholson Pike; a curb cut onto Walton Nicholson Pike providing ingress only, approximately 300 feet west of Madison Pike; a curb cut onto Walton Nicholson Pike providing egress movement only, approximately 560 feet west of Madison Pike; and, provision of 150 off-street parking spaces (detailed information from staff's report is attached to original minutes).

Mr. Schwartz reported it was staff's recommendation to approve the proposed map amendments and the amended stage I development plan subject to compliance with the following conditions: that landscaping be consistent with the requirements of Section 9.17 of the Kenton County Zoning Ordinance along the north and east property lines of the site abutting the R-1B Zone; that a minimum of ten percent of the front yard along Walton Nicholson Pike be landscaped; that the proposed building be set back a

minimum of 50 feet from the right of way of Walton Nicholson Pike; that the proposed building not exceed 40 feet in height; that access to the site be provided with a left turn storage lane; that the site be provided with a single curb cut on Walton Nicholson Pike; and, that the site be allowed one Class 7 sign.

Several comments and questions were presented regarding traffic flow, turning lanes and curb cuts. Mr. Schwartz answered the general questions and comments from the Commission and clarified the curb cut locations as well as issues dealing with landscaping, traffic flow, etc.

Chairman Goetz asked for comments from proponents the library site plan. Mr. Onkst introduced himself and other members of the Library Board who were present. He thanked the Commission for the opportunity to present the Board's plan. He stated that: the Board plans to meet all landscaping requirements as requested; the 50-foot set back requirement is a problem due to the loss of parking spaces, noting the topography of the land did not lend itself to the setback; the Board plans to have a clock tower which will be six feet higher than the 40-foot height restriction and intends to ask for a waiver. He assured Commission members that Board members will work with the Kentucky Transportation Cabinet on meeting the left turn lane requirement, stating he feels this will likely not be accomplished by the time the building is completed. He then gave some overview comments on some of the various features and highlights being designed into the building. Mr. Bishop gave some explanation of the building's interior design and layout; landscaping, walking path, etc.

Commissioner Kordenbrock questioned conditions c and f and whether the clock tower could be excluded from the height restrictions of the zoning ordinance and the set back requirement of 50-feet be waived. Some discussion ensued regarding the curb cut requirements and traffic flow. After some general comments, Commissioner Kordenbrock made a motion to accept staff's recommendation with the deletion of conditions c. and f.; Commissioner Litzler seconded the motion. Chairman Goetz asked if there were any questions; there were none. He then asked for a roll call vote, which found Commissioners Kordenbrock, Litzler, Kriege, Noll, Weaver, and Chairman Goetz in favor. The motion passed unanimously.

Mr. Schwartz noted that staff's recommendation would be forwarded to the Kenton County Planning Commission for action at its June 2 meeting.

OLD AND UNFINISHED BUSINESS

Chairman Goetz asked if the minutes of the April 13, 2005, discussion forum were acceptable or if anyone had any additions/corrections. Commissioner Kriege made a motion to accept the minutes as presented; Commissioner Litzler seconded it. Chairman Goetz asked for a roll call vote, which found Commissioners Kriege, Litzler, Kordenbrock, Noll, Weaver, and Chairman Goetz in favor. The motion passed.

Chairman Goetz asked for consideration of the April 2005 Report of Receipts and Expenditures. Mr. Gordon answered line item questions from Commissioner Kordenbrock and reported on several other line items' totals. Commissioner Kriege made a motion to accept the April 2005 Report of Receipts and Expenditures as presented, subject to audit. Commissioner Weaver seconded the motion. Chairman Goetz asked for a roll call vote, which found Commissioners Kriege, Weaver, Noll, Litzler, Kordenbrock, and Chairman Goetz in favor. The motion passed unanimously.

Upon being asked by Chairman Goetz, Mr. Edmondson gave a brief update on the status of the second phase of the SOB Study. He also reported on a recent whistle-blower decision of the Kentucky Supreme Court and progress in the Jump litigation. Chairman Goetz asked if there were any questions for legal counsel; there were none.

Chairman Goetz noted that members of the Area Planning Council Budget Review Committee were present and stated there would be a five minute recess. The Commission recessed at approximately 6:15 pm and came back into session at 6:25 pm.

Chairman Goetz welcomed members of the Council Budget Review Committee and noted they were present to review in detail the FY06 Work Program and Budget. He asked Mr. Gordon to give details of these two documents. Mr. Gordon explained that the levy increase in 2004 had provided additional funding for new programs and additional staff and proceeded to identify each of these programs and the various line items in the budget. He also gave a general overview of the proposed work program. He and Commission members answered a number of questions and comments from the Committee that were complimentary of the detailed information. Committee members also stated they felt the NKAPC was headed in the right direction. (Ms. Terwort left the meeting at approximately 7:15 pm). Commissioner Humpert noted that he felt this was one of the better work programs and budgets that he has reviewed in some years

After the Committee took affirmative action to recommend the work program and budget to the full Council, Chairman Goetz thanked the members for their continued support.

Chairman Goetz asked for update reports from Mr. Gordon.

Mr. Gordon reported on the progress of the liability insurance task force, saying that he had requested a one month extension in the Commission's liability coverage. He stated the new policy would take effect

July 1 and that staff would have additional information on this at the next meeting.

Mr. Gordon noted that the City of Cold Spring has asked staff for a formal proposal to contract for our services in a manner similar to the One Stop Shop.

Mr. Gordon noted that the building renovation project continues to be on schedule, noting the second floor of the center pod, which will house the Current Planning Department, will be completed by June 10. He stated that after the construction is finished, the employee entrance doors and sidelights will have a film installed.

Mr. Gordon stated that he is getting pricing on refacing the high-rise expressway sign.

Mr. Gordon gave an update on the One Stop Shop program, noting that 14 cities should be on board by July 1. He stated that Mr. Lauber and Mr. Schwartz will be meeting with the mayors/city administrators / Judge to go over what they can expect and to answer any questions they may have.

Mr. Gordon noted he would be on vacation from June 6 through 17. He reported to members that the Long Range Planning department will pursue the discussion forum during the June 8 meeting.

Chairman Goetz asked if there were any questions for Mr. Gordon; there were none.

Chairman Goetz reminded members that they had received a copy of the proposed committees for 2005-06 and asked if there were any requests for changes. Commissioner Weaver made a motion to accept the proposed committees for 2005-06 as presented; Commissioner Noll seconded the motion. The motion passed with unanimous approval.

Chairman Goetz asked for members' comments.

Commissioner Kordenbrock asked about a possible cell tower application in Independence. Mr. Gordon responded he would check with staff about this.

Chairman Goetz asked if there were any other comments or other business to come before the Commission. There being no further business, he adjourned the meeting with unanimous consent at 6:45 PM.

Bill Goetz, Chairman

Dennis Andrew Gordon, FAICP

Secretary/Executive Director