

**Northern Kentucky Area Planning Commission  
Meeting Minutes: October 18, 2010**

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 the NKAPC Building in Fort Mitchell. Attendance of members was as follows.

	<b>Term</b>	<b>Present</b>	<b>Absent</b>
Chairman Bill Goetz	May 2010 through April 2012	<b>X</b>	
Vice Chairman Tom Kriege	May 2010 through April 2012	<b>X</b>	
Treasurer Tom Litzler	May 2010 through April 2012	<b>X</b>	
Commissioner Sherry Carran	May 2009 through April 2011		<b>X</b>
Commissioner Paul Meier	May 2010 through April 2012	<b>X</b>	
Commissioner Dick Spoor	May 2009 through April 2011	<b>X</b>	
Commissioner Gene Weaver	May 2009 through April 2011		<b>X</b>

Also present were: Joe Craighead; Tom McGovern; Larisa Sims, Assistant City Manager of Covington; Garry Edmondson, Legal Counsel; Keith Logsdon, AICP, Deputy Director for Long-Range Planning; Dennis Andrew Gordon, FAICP, Executive Director; and Lori Remley, Administrative Assistant.

Chairman Goetz asked for a moment of silent prayer and led the Pledge of Allegiance.

**ACCEPTANCE OF AGENDA**

Chairman Goetz asked for review of the agenda and recommended that items 10 and 11 be moved up to follow item 4. Commissioner Kriege made a motion to accept the agenda as recommended; Commissioner Spoor seconded the motion. Chairman Goetz asked for a voice vote on the motion which found unanimous approval. The motion passed.

**ONGOING BUSINESS**

Chairman Goetz called for comments from the public and noted that there were no comments from the public.

Chairman Goetz opened discussion on a proposed amendment to the area-wide comprehensive plan, the *Roebling Point Small Area Study*.

Mr. Logsdon provided some background information regarding the study and introduced Larisa Sims, Assistant City Manager for the City of Covington.

Ms. Sims began her PowerPoint presentation (a copy of which is attached to the original minutes) by detailing the steps taken and the various factors considered:

- Purpose and Background;
- Public Participation;
- Inventory of Planning Efforts and Existing Conditions;
- Goals and Objectives;
- Additional Recommendations;
- Architectural Design;
- Connectivity/Marketing;
- Implementation; and
- Next Steps.

She also provided a map of the study boundaries and showed a fly-through of what the area might look like.

Ms. Sims thanked the members for their time and consideration.

Commissioner Meier stated that he had been at the Long-Range Planning meeting last week and indicated that members had discussed the redevelopment of this area at length, especially the plans for Park Place. He indicated that those present at the meeting were pleased with the plan.

Commissioner Meier then made a motion to adopt the *Roebbling Point Small Area Study* into the area-wide comprehensive plan and recommend that it be adopted into the *Comprehensive Plan Update 2006-2026: An Area-Wide Vision for Kenton County*; to amend the Recommended Land Use Map as it relates to the referenced area from Commercial Office, Other Community Facility, Recreation and Open Space, and Residential Over 30.0 dwelling units per net acre to Small Area Study; and amend the County-Wide Plan Element text to include Addendum 06 describing the *Roebbling Point Small Area Study* and incorporating the entire study by reference; Commissioner Spoor seconded the motion. Chairman Goetz asked for a role call vote on the motion which found Commissioners Meier, Kriege, Litzler, Spoor, and Chairman Goetz in favor of the motion. The motion passed unanimously.

Chairman Goetz then opened discussion on a request from KYTC to join its efforts in Board of Education of the Bellevue Independent School District v. Commonwealth of Kentucky, Transportation Cabinet, Department of Highways.

Mr. Gordon provided background information regarding the lawsuit filed by the Bellevue Board of Education regarding the denial of its permit application for a large billboard along I-471. He advised members that he had been contacted by the Transportation Cabinet asking that NKAPC file a brief in support of its position. Mr. Gordon indicated that the filing fee for an Amicus Brief is \$150.

Following a brief discussion, Chairman Goetz asked members to review materials Mr. Gordon would send them and Mr. Edmondson to review them and provide an opinion at the November meeting.

Chairman Goetz asked if the Minutes of the September 20, 2010 business meeting were acceptable or if anyone had any additions/corrections. Commissioner Litzler made a motion to accept the September 20 minutes as presented; Commissioner Meier seconded the motion. Chairman Goetz asked for a role call vote on the motion which found Commissioners Litzler, Meier, Kriege, and Chairman Goetz in favor of the motion with Commissioner Spoor abstaining from the vote. The motion passed unanimously.

Mr. Gordon gave a brief overview of several line items in the September financial report and reviewed the most recent fee-based revenue report. After a brief discussion, Chairman Goetz asked for a motion. Commissioner Meier made a motion to accept the September reports as presented subject to audit; Commissioner Kriege seconded the motion. Chairman Goetz asked for a role call vote on the motion which found Commissioners Meier, Kriege, Litzler, Spoor, and Chairman Goetz in favor of the motion. The motion passed unanimously.

Chairman Goetz asked for a report from legal counsel. Mr. Edmondson stated that he had nothing new to report.

Chairman Goetz asked the executive director for his report. Mr. Gordon stated that the new subdivision regulations text is complete and that the review process will be kicking off soon. He indicated that when the proposed regulations are given to the Mayors' Group review committee, a copy will be provided to the Home Builders' Association.

Mr. Gordon stated that FY10 financial support for the Kenton County Planning Commission was slightly below the estimated \$30,000. He indicated that the preliminary audit shows the NKAPC billed KCPC a total of \$16,120 at the reduced rate. If billed at the normal rate, the total would have been \$40,300 for a difference of approximately \$24,000. Mr. Gordon advised members that KCPC finished the year just barely in the black.

Mr. Gordon asked members to save the date for the 2011 Lou Noll Symposium which will be held on Saturday, February 12 and stated that the agenda would be completely new.

Mr. Gordon then provided members with the 2011 holiday/office closing schedule, the preliminary audit and report to local officials handed out at Saturday's Mayors' Meeting.

Chairman Goetz asked for reports from committees or members. Commissioner Meier stated that he had attended the recent Latonia Small Area Study public hearing. He indicated that the meeting was well attended and some good input was received.

## **NEW BUSINESS**

Chairman Goetz opened a discussion on a recommendation from staff to appropriate unbudgeted funds carried forward from FY10 to FY11.

Mr. Gordon stated that there was some unexpected carry-over from the FY10 and outlined several items that had been cut from the FY11 budget or were not included due to the economic situation. He provided a list of recommended allocations and explained his reasoning for them. (Recommendations attached to original minutes.)

After a brief discussion, Chairman Goetz asked for a motion. Commissioner Meier made a motion recommending allocation of the funds as outlined by Mr. Gordon; Commissioner Kriege seconded the motion. Chairman Goetz asked for a role call vote on the motion which found Commissioners Meier, Kriege, Litzler, Spoor, and Chairman Goetz in favor of the motion. The motion passed unanimously.

Chairman Goetz asked if there were any other comments or business to come before the Commission. Mr. Gordon advised members of a new publication that has appeared in several areas – *The Journal News*. He stated that the paper came to his attention after a recent article appeared regarding The Hills project.

Mr. Gordon then provided a brief update regarding bonds called recently by the Kenton County Planning Commission. He indicated that the first bond was for an amount sufficient to cover the necessary work but that the second bond fell short by approximately \$7,000. He stated that the bond was for Shaw Estates in Independence and that the Home Owners' Association and City Public Works were willing to contribute to the deficiency. Mr. Gordon indicated that he had been contacted by Dan Groth with the City of Independence asking if the Kenton County Planning Commission or the Northern Kentucky Area Planning Commission would be willing to contribute money. Mr. Gordon stated the he advised Mr. Groth that the Kenton County Planning Commission did not have any funds and that he would discuss the matter with NKAPC members.

After a brief discussion, Mr. Edmondson said that such an expenditure of funds would be an inappropriate use of public dollars. Chairman Goetz asked for a motion. Commissioner Kriege made a motion that, based on advice of legal counsel, it would be inappropriate for NKAPC to contribute to a private project such as Shaw Estates; Commissioner Litzler seconded the motion. Chairman Goetz asked for a role call vote on the motion which found Commissioners Kriege, Litzler, Meier, Spoor, and Chairman Goetz in favor of the motion. The motion passed unanimously.

With no other comments, Chairman Goetz adjourned the meeting at 6:50 PM.

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Bill Goetz, Chairman

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Dennis Andrew Gordon, FAICP  
Executive Director/Secretary